



DEED 2005054452



MAY 12 2005 10:28 P 7

Nebr <sup>Doc</sup>  
Stamp Tax  
5-12-05  
Date  
\$ EX-4  
By SH

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/12/2005 10:28:56.96



2005054452

**THIS PAGE INCLUDED FOR INDEXING**  
**PAGE DOWN FOR BALANCE OF INSTRUMENT**

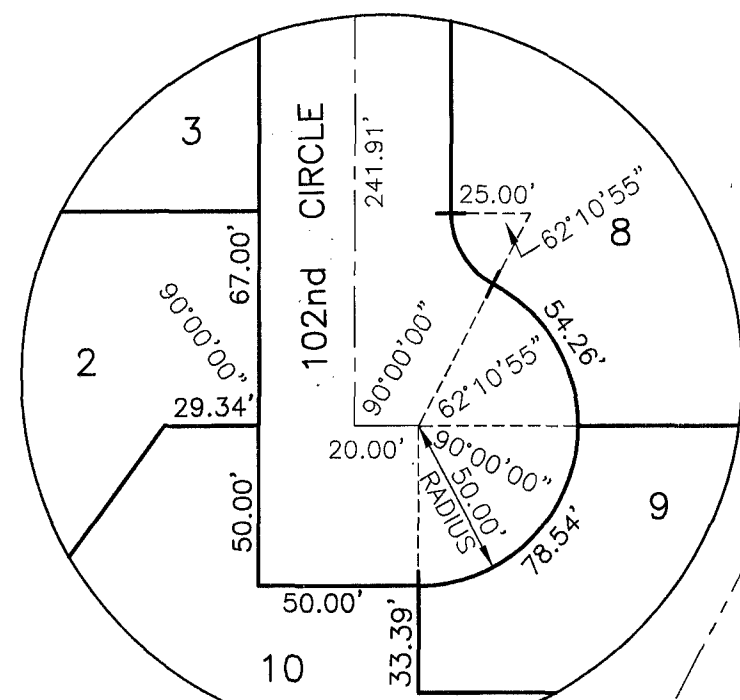
*a*  
Deed. FEE 43.50 FB 67 06282 - new  
7 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 812  
17 DEL PA SCAN \_\_\_\_\_ FV \_\_\_\_\_

RETURN: Tony Saldi  
512 So. 91<sup>ST</sup> Av.  
Dwaha, Mo.  
68114

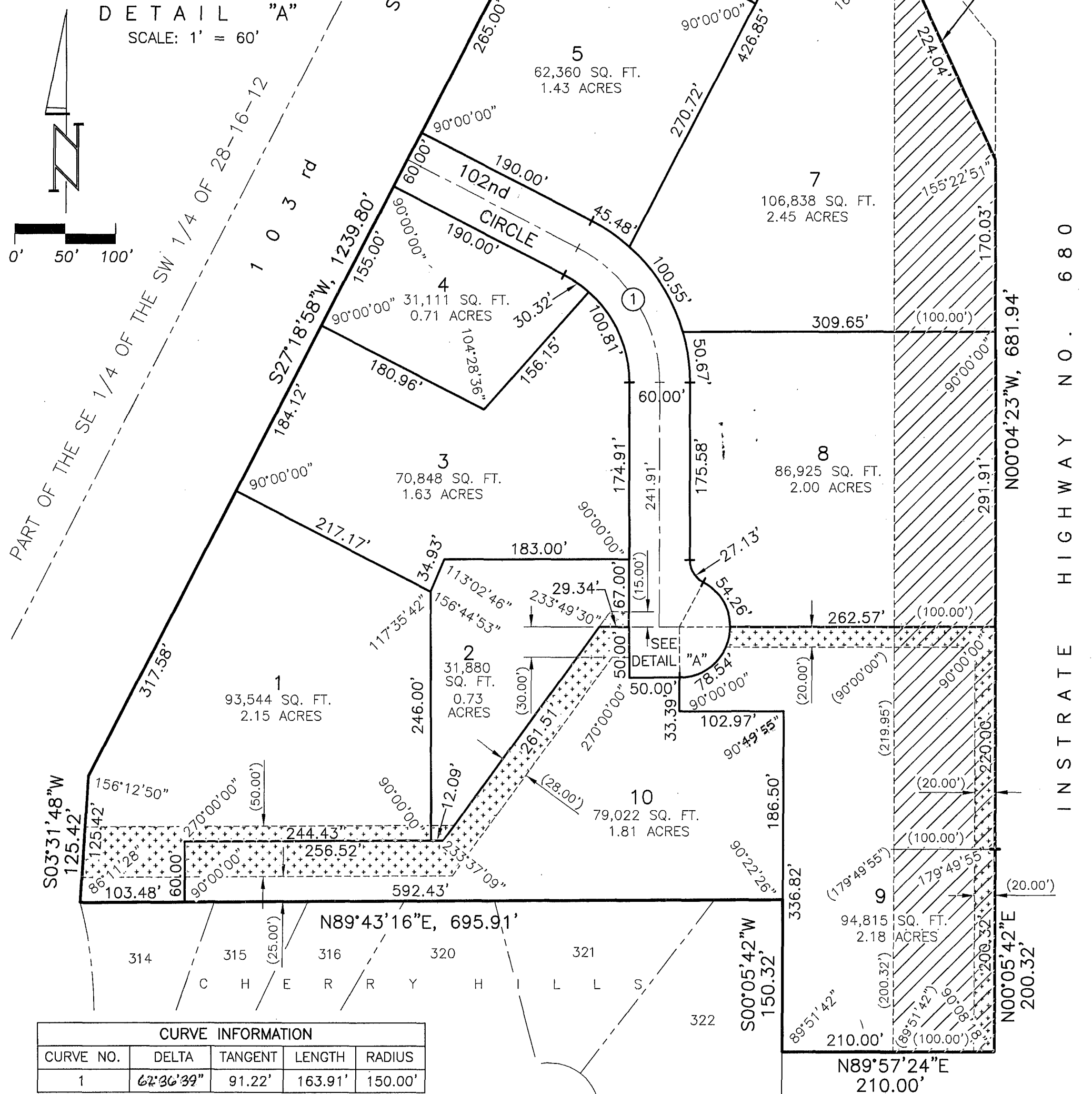
# CHERRY HILLS VILLAGE REPLAT

LOTS 1 TO 10, INCLUSIVE

BEING A REPLAT OF LOTS 1 TO 7, INCLUSIVE, CHERRY HILLS VILLAGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART OF SAID LOTS 4 AND 5 DEEDED TO THE NEBRASKA DEPARTMENT OF ROADS FOR HIGHWAY 133 RIGHT-OF-WAY, TOGETHER WITH VACATED IDA STREET ADJACENT THERETO ON THE SOUTH, TOGETHER WITH VANE STREET LYING WITHIN SAID CHERRY HILLS VILLAGE.



DETAIL "A"  
SCALE: 1" = 60'



CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	62°36'39"	91.22'	163.91'	150.00'

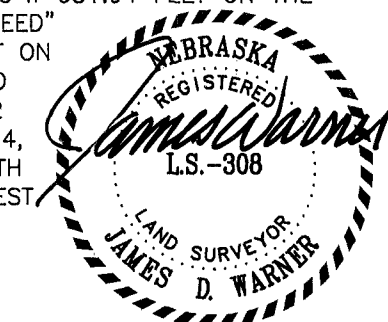
## NOTE

THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 103rd STREET, HIGHWAY 133, OR I-680 FROM LOTS 1 AND 3 TO 9.

INGRESS & EGRESS EASEMENT (SEE RECORDED INSTRUMENT)  
EXISTING 100.00' WIDE OMAHA PUBLIC POWER DISTRICT EASEMENT

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS VILLAGE REPLAT, BEING A REPLAT OF LOTS 1 TO 7, INCLUSIVE, CHERRY HILLS VILLAGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART OF SAID LOTS 4 AND 5 DEEDED TO THE NEBRASKA DEPARTMENT OF ROADS FOR HIGHWAY 133 RIGHT-OF-WAY, TOGETHER WITH VACATED IDA STREET ADJACENT THERETO ON THE SOUTH, TOGETHER WITH VANE STREET LYING WITHIN SAID CHERRY HILLS VILLAGE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 7; THENCE N00°05'42"E (ASSUMED BEARING) 200.32 FEET ON THE EAST LINE OF SAID LOT 7; THENCE N00°04'23"W 681.94 FEET ON THE EAST LINES OF SAID LOTS 7, 6 AND 5 TO THE SOUTH LINE OF HIGHWAY 133 AS DESCRIBED IN A "WARRANTY DEED" RECORDED IN BOOK 2231 AT PAGE 465 OF THE DOUGLAS COUNTY RECORDS; THENCE N24°41'32"W 224.04 FEET ON THE SOUTH LINE OF HIGHWAY 133; THENCE N39°13'35"W 371.38 FEET ON THE SOUTH LINE OF HIGHWAY 133 TO THE WEST LINE OF SAID LOT 4; THENCE S27°18'58"W 1239.80 FEET ON THE WEST LINES OF SAID LOTS 4, 3, 2 AND 1 TO THE SW CORNER OF SAID LOT 1; THENCE S03°31'48"W 125.42 FEET TO THE NW CORNER OF LOT 314, CHERRY HILLS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE N89°43'16"E 695.91 FEET ON THE SOUTH LINE OF VACATED IDA STREET TO THE WEST LINE OF SAID LOT 7; THENCE S00°05'42"W 150.32 FEET ON THE WEST LINE OF SAID LOT 7 TO THE SW CORNER THEREOF; THENCE N89°57'24"E 210.00 FEET ON THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA RLS 308

OCTOBER 13, 2004

DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ANTHONY SALDI AND DEBRA G. SALDI, HUSBAND AND WIFE, AND CHERRY HILLS VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND OMAHA STATE BANK AND COMMERCIAL FEDERAL BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS VILLAGE REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES, AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING VANE CIRCLE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ANTHONY SALDI  
DEBRA G. SALDI

CHERRY HILLS VILLAGE, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: ANTHONY SALDI, MANAGING MEMBER

OMAHA STATE BANK  
BY: CHRISTOPHER MAHER, PRESIDENT

COMMERCIAL FEDERAL BANK  
BY: TOM WEINANDT, VICE-PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2004 BY ANTHONY SALDI AND DEBRA G. SALDI, HUSBAND AND WIFE.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2004 BY ANTHONY SALDI, MANAGING MEMBER OF CHERRY HILLS VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2004 BY CHRISTOPHER MAHER, PRESIDENT OF OMAHA STATE BANK, ON BEHALF OF SAID BANK.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2004 BY TOM WEINANDT, VICE-PRESIDENT OF COMMERCIAL FEDERAL BANK, ON BEHALF OF SAID BANK.

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 10 DAY OF MAY, 2005.

DEPUTY

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CHERRY HILLS VILLAGE REPLAT ON THIS 22th DAY OF JANUARY, 2005.

Charles Karpis  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

MAY 11th, 2005  
DATE:

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CHERRY HILLS VILLAGE REPLAT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 1st DAY OF December, 2004.

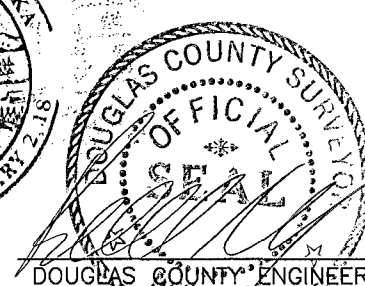
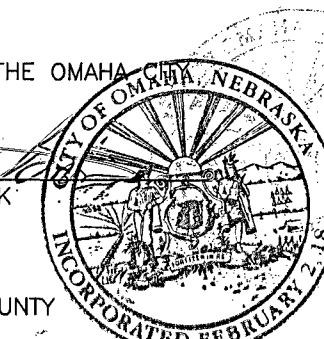
## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHERRY HILLS VILLAGE REPLAT WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 1st DAY OF May, 2005.

MAYOR  
PRESIDENT  
CITY CLERK

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHERRY HILLS VILLAGE REPLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 1st DAY OF May, 2005.



CHERRY HILLS VILLAGE REPLAT

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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