



DEED 2014084989



OCT 30 2014 08:21 P 6

deed to 40... -New  
TB oc-06110-ald

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/30/2014 08:21:37 54  
2014084989

# CENTER RIDGE REPLAT 2

## LOTS 1, 2 AND 3

BEING A REPLATTING OF LOT 8, CENTER RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

### 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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CENTER RIDGE REPLAT 2, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOT 8, CENTER RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 8; THENCE N02°17'30"W (ASSUMED BEARING) 524.59 FEET ON THE WEST LINE OF SAID LOT 8; THENCE S87°42'30"W 4.28 FEET ON THE WEST LINE OF SAID LOT 8; THENCE N02°17'30"W 436.00 FEET ON THE WEST LINE OF SAID LOT 8 TO THE NW CORNER THEREOF; THENCE N87°34'22"E 29.85 FEET ON THE NORTH LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 8 ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING S31°24'11"E, CHORD DISTANCE 121.11 FEET, AN ARC DISTANCE OF 126.43 FEET; THENCE S60°22'44"E 215.00 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE NE CORNER THEREOF; THENCE S15°22'44"E 10.89 FEET ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 8 ON A 230.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING S09°34'41"W, CHORD DISTANCE 94.62 FEET, AN ARC DISTANCE OF 95.30 FEET; THENCE S02°17'30"E 468.00 FEET ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 8 ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARING S42°42'30"W, CHORD DISTANCE 240.42 FEET, AN ARC DISTANCE OF 267.04 FEET; THENCE S87°42'30"W 80.00 FEET ON THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA RLS 308

JULY 2, 2014  
DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SAI PROPERTIES II, INC. BEING THE OWNERS AND GREAT WESTERN BANK, BEING THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTER RIDGE REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 ERECT, 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 THEIR 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. 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.

SAI PROPERTIES II, INC.

GREAT WESTERN BANK

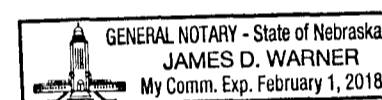
BY: Deven Patel  
DEVEN PATEL, PRESIDENT

BY: Milo Hovland  
MILO HOVLAND, MARKET PRESIDENT II

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF AUGUST, 2014 BY DEVEN PATEL, PRESIDENT OF SAI PROPERTIES II, INC. ON BEHALF OF SAID CORPORATION.

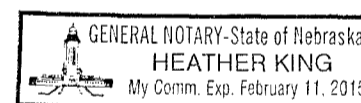


James Warner  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF August, 2014 BY MILO HOVLAND, MARKET PRESIDENT II OF GREAT WESTERN BANK ON BEHALF OF SAID BANK.

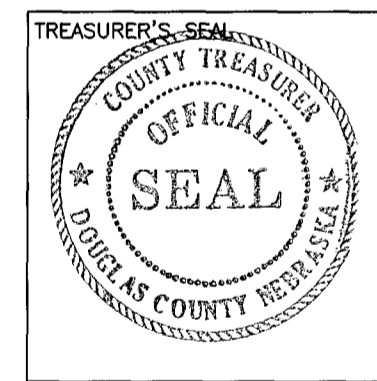


Heather King  
NOTARY PUBLIC

### 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 14 DAY OF October, 2014.

Susan Benschoid  
DOUGLAS COUNTY TREASURER



### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CENTER RIDGE REPLAT 2 ON THIS 27 DAY OF August, 2014.

Madd Patel  
CITY ENGINEER

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

10/28/14  
DATE:

Madd Patel  
CITY ENGINEER

### APPROVAL OF CITY OF OMAHA PLANNING BOARD

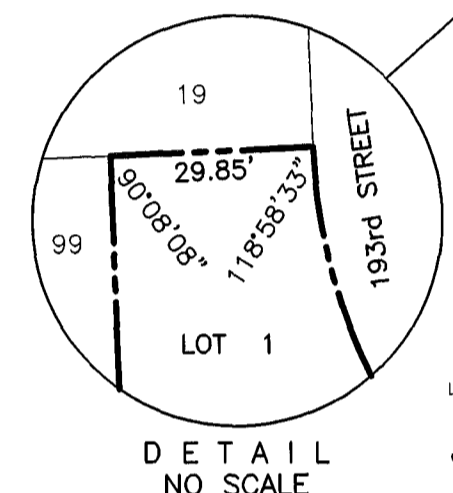
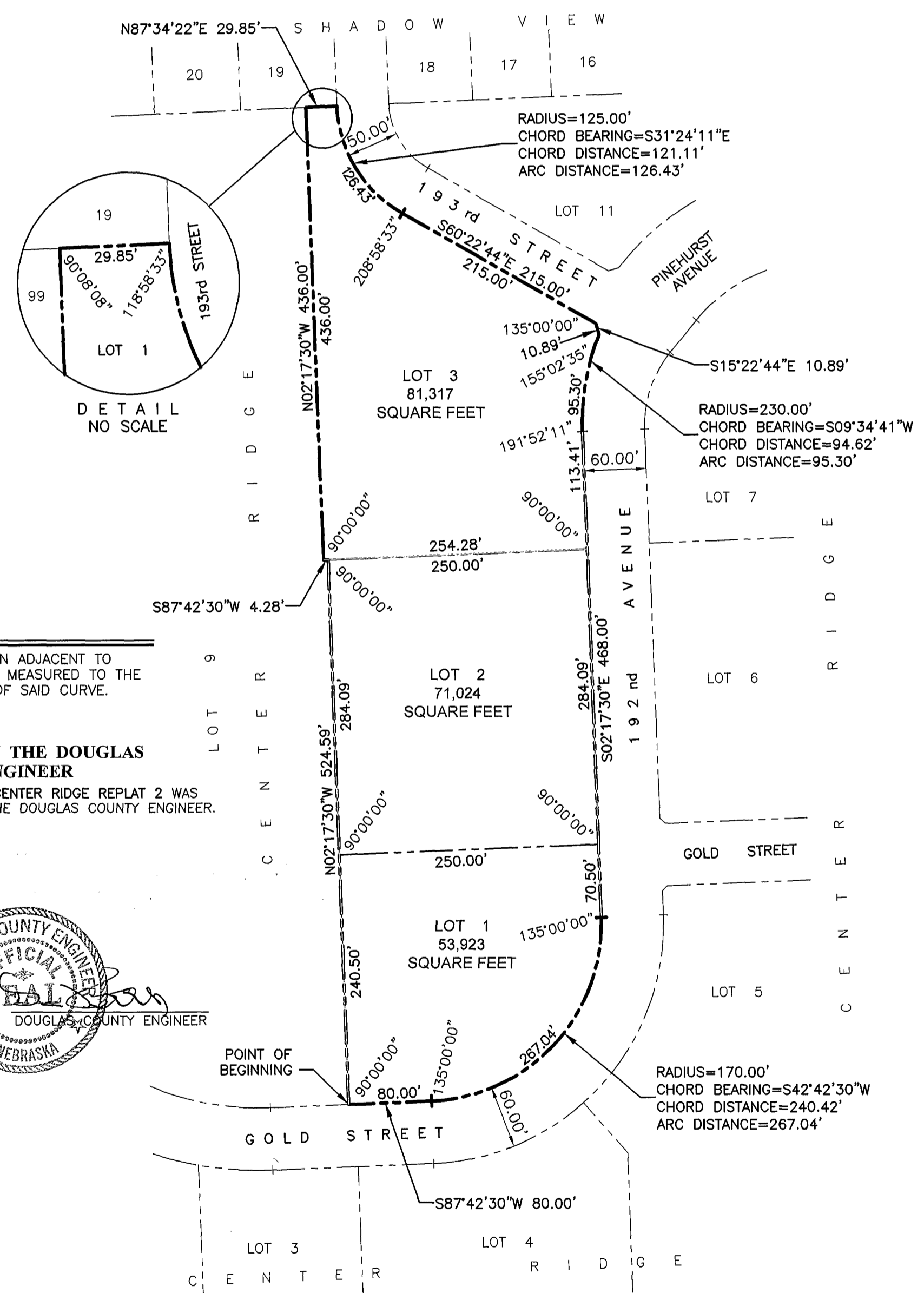
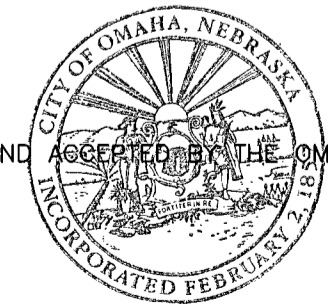
THIS PLAT OF CENTER RIDGE REPLAT 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 3<sup>rd</sup> DAY OF September, 2014.

R.J. Henry  
CHAIRMAN

### APPROVAL OF OMAHA CITY COUNCIL

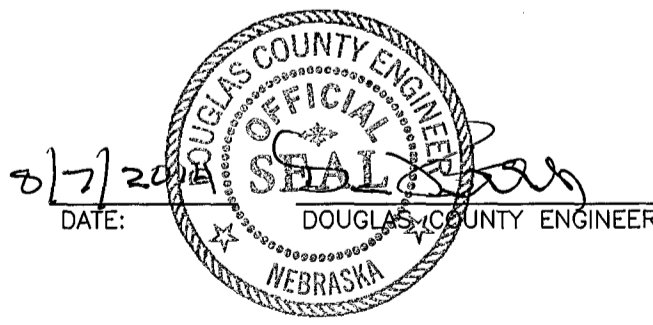
THIS PLAT OF CENTER RIDGE REPLAT 2 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 7<sup>th</sup> DAY OF October, 2014.

Jim Stothard MAYOR  
Robert PRESIDENT  
Debra L. Speed CITY CLERK



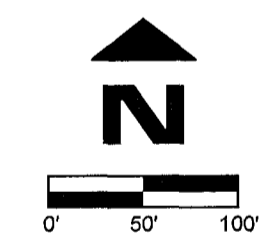
**NOTE:**  
ANGLES SHOWN ADJACENT TO CURVES WERE MEASURED TO THE CHORD LINE OF SAID CURVE.

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF CENTER RIDGE REPLAT 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



thompson, dressen & dornier, inc.  
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Omaha, NE 68154  
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CENTER RIDGE REPLAT 2  
LOTS 1, 2 AND 3



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1847-127-1A  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 2, 2014  
Book:  
Page:

Sheet Title  
CITY OF OMAHA  
FINAL PLAT

Sheet Number  
SHEET 1 OF 1