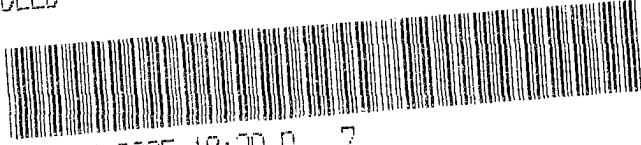


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8-26-05
Date
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7/4

FEE 37.00 FB 01-60000 -old *of-31317 - new.*
 BKP 21-16-11C10 SM COMP _____
 DEL _____ SCAN _____ FV _____
bkpg of 8/30/05

PRATT RANCH

(A CLUSTER SUBDIVISION)
 LOTS 1 AND 2 AND OUTLOT "A"

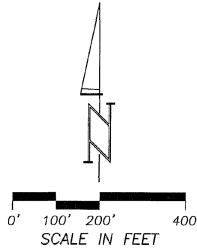
BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4, TOGETHER WITH PART OF THE WEST 1/2 OF THE SE 1/4 ALL IN SECTION 21, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

NW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 21, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.
 S87°31'41"W, 1323.54'

NE CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 21, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

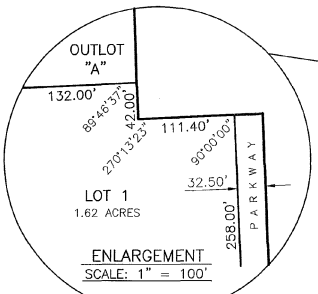
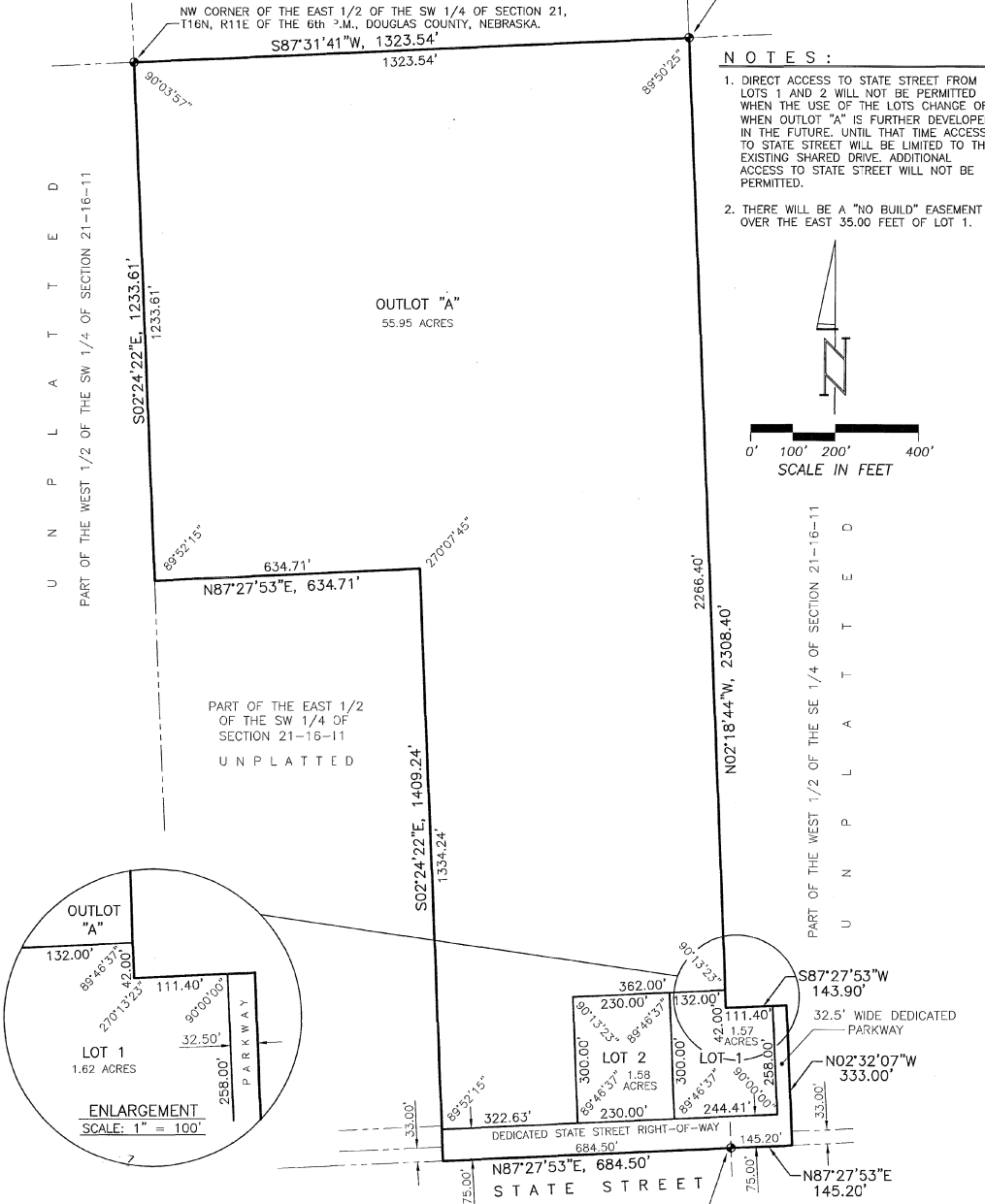
NOTES:

- DIRECT ACCESS TO STATE STREET FROM LOTS 1 AND 2 WILL NOT BE PERMITTED WHEN THE USE OF THE LOTS CHANGE OR WHEN OUTLOT "A" IS FURTHER DEVELOPED IN THE FUTURE. UNTIL THAT TIME ACCESS TO STATE STREET WILL BE LIMITED TO THE EXISTING SHARED DRIVE. ADDITIONAL ACCESS TO STATE STREET WILL NOT BE PERMITTED.
- THERE WILL BE A "NO BUILD" EASEMENT OVER THE EAST 35.00 FEET OF LOT 1.



U N P L A T T E D
 PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 21-16-11

U N P L A T T E D
 PART OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 21-16-11



SW CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 21, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (POINT OF BEGINNING)

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 PRATT RANCH, LOTS 1 AND 2 AND OUTLOT "A", A CLUSTER SUBDIVISION BEING A REPLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 TOGETHER WITH PART OF THE WEST 1/2 OF THE SE 1/4, ALL IN SECTION 21, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID WEST 1/2; THENCE N87°27'53"E (ASSUMED BEARING) 145.20 FEET ON THE SOUTH LINE OF SAID WEST 1/2; THENCE N02°32'07"W 333.00 FEET; THENCE S87°27'53"W 143.90 FEET ON A LINE 333.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST 1/2 TO THE EAST LINE OF SAID EAST 1/2; THENCE N02°18'44"W 2308.40 FEET ON THE EAST LINE OF SAID EAST 1/2 TO THE NE CORNER THEREOF; THENCE S87°31'41"W 1323.54 FEET ON THE NORTH LINE OF SAID EAST 1/2 TO THE NW CORNER THEREOF; THENCE S02°24'22"E 1233.61 FEET ON THE WEST LINE OF SAID EAST 1/2; THENCE N87°27'53"E 634.71 FEET ON A LINE 1409.24 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2; THENCE S02°24'22"E 1409.24 FEET ON A LINE 634.71 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 TO THE SOUTH LINE THEREOF; THENCE N87°27'53"E 684.50 FEET ON THE SOUTH LINE OF SAID EAST 1/2 TO THE POINT OF BEGINNING.

JUNE 8, 2005

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FRED R. HUNZEKER AND TERESA A. HUNZEKER, HUSBAND AND WIFE BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PRATT RANCH, 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 STREETS AS SHOWN ON THIS PLAT, 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 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 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. 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.

Fred R. Hunzeker
 FRED R. HUNZEKER

Teresa A. Hunzeker
 TERESA A. HUNZEKER

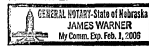


JAMES D. WARNER,
 NEBRASKA RLS 308

ACKNOWLEDGEMENT OF NOTARY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF JULY 2005, BY FRED R. HUNZEKER AND TERESA A. HUNZEKER, HUSBAND AND WIFE.



James Warner
 NOTARY PUBLIC

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAX DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 15 DAY OF AUGUST, 2005.



Charles Keagale
 DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF PRATT RANCH ON THIS 2nd DAY OF August, 2005.

Charles Keagale
 CITY ENGINEER

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

DATE 8/25/2005

Charles Keagale
 CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF PRATT RANCH WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6th DAY OF July, 2005.

Robert A. Mancoske
 CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PRATT RANCH WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 16th DAY OF August, 2005.

Michael J. Dowling
 MAYOR



Thomas J. Adams
 CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF PRATT RANCH WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.



Charles Keagale
 DOUGLAS COUNTY ENGINEER

7/6/05
 DATE

SCALE: 1" = 200'	DATE: JUNE 8, 2005	DRAWN BY: RLR	CHECKED BY: JDW	REVISION:
PRATT RANCH				
FINAL PLAT				
THOMPSON, DREESEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154 TEL: (402)330-8860 FAX: (402)330-8866 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM				
1373-102-2				
A13731022A.DWG				