

# MENARDS SUBDIVISION REPLAT 1

(LOT 1, LOT 2 AND OUTLOT "A", INCLUSIVE) BEING PART OF THE SE 1/4  
OF SECTION 13, T15N, R10E AND A REPLAT OF OUTLOT "A", MENARDS  
SUBDIVISION AN ADDITION TO THE CITY OF ELKHORN, DOUGLAS  
COUNTY, NEBRASKA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, HARV PROCHASKA, VICE PRESIDENT/REAL ESTATE OF MENARD, INC., OWNER AND PROPRIETOR OF THE LAND  
DESCRIBED WITHIN THIS PLAT AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND  
STREETS, SAID SUBDIVISION TO BE KNOWN AS MENARDS SUBDIVISION REPLAT 1, AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS  
SHOWN HEREON AND I DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND  
THEIR ASSIGNS FOR THE PURPOSES NOTED. I DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND  
GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO  
PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND CABLE COMMUNICATIONS, THEIR  
SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR  
CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER  
NECESSITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR  
LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED  
BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET  
WIDE STRIP OF LAND ADJUTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FEET WIDE  
STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FEET WIDE STRIP  
OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJUTING TO PREVIOUSLY  
PLATTED AND RECORDED LOTS, THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE  
STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED, DO FURTHER GRANT A PERPETUAL  
EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL,  
OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO  
EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND  
ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL DRIVES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT  
BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY  
BE USED FOR GROUND SURVEY, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH  
THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, HE DO HEREBY SET OUR HANDS:

MENARD, INC.

BY: Harv Prochaska  
HARV PROCHASKA  
VICE PRESIDENT/REAL ESTATE

DATE 12-22-06

## CORPORATION ACKNOWLEDGEMENT

STATE OF WISCONSIN  
COUNTY OF DAIRY

ON THIS 22 DAY OF December, 2006, A.D., BEFORE ME A NOTARY PUBLIC IN  
FOR SAID COUNTY PERSONALLY CAME THE ABOVE, HARV PROCHASKA, VICE PRESIDENT/REAL ESTATE OF  
MENARD, INC., WHO PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE  
AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR  
VOLUNTARY ACT AND DEED AS SUCH DURING THE TIME AND PLACE AND IN THE PRESENCE OF ME, A NOTARY PUBLIC,  
AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

Timothy Engel  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 12-22-06 DAY OF December, 2006, A.D.  
is permanent.

## LEGAL DESCRIPTION

A PORTION OF THE SE 1/4 OF SECTION 13, T15N, R10E AND ALL OF OUTLOT A, MENARDS SUBDIVISION AN ADDITION TO THE CITY  
OF ELKHORN, DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST  
CORNER OF LOT 2, MENARDS SUBDIVISION; THENCE N 67°37'17" E (ORIGINAL PLATTED BEARING), 154.92 FT. ON THE EAST LINE OF  
204TH AVENUE, THENCE NORTHEAST 1/4 ON A 235.00 FT. RADIAL CURVE TO THE LEFT, 388.49 FT. (LONG CHORD BEARS N  
32°19'35" E, 271.52 FT.) ON SAID EAST LINE, THENCE N 62°57'27" E, 40.48 FT. ON SAID EAST LINE TO THE NORTH LINE OF SAID  
OUTLOT A; THENCE N 67°37'17" E, 170.27 FT. ON SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 31;  
THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE FOR THE NEXT 3 COURSES: 1) S 15°10'00" E, 122.70 FT.; 2) S 65°14'01" W,  
26.42 FT.; 3) S 15°45'52" W, 222.55 FT. TO THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 8; THENCE S 85°23'30" W, 450.52  
FT. ON SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 1, MENARDS SUBDIVISION; THENCE N 43°12'18" E, 133.37 FT. ON THE  
SOUTH LINE OF SAID LOT 1 AND LOT 2, MENARDS SUBDIVISION; THENCE N 42°17'27" E, 114.48 FT. ON THE SOUTH LINE OF SAID  
LOT 2 TO THE EAST LINE OF SAID LOT 2; THENCE N 34°00'22" W, 194.58 FT. ON SAID EAST LINE TO THE POINT OF BEGINNING,  
CONTAINING 4.81 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT MENARDS SUBDIVISION  
REPLAT 1 (LOT 1, LOT 2 AND OUTLOT "A"), WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT IS CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF. 1/4" REBAR WITH PLASTIC CAPS WILL BE PLACED AT ALL LOTS CORNERS  
AS SHOWN HEREON UPON COMPLETION OF IMPROVEMENTS.

CHAD W. MARSH, L.S. #580  
DECEMBER 22, 2006



## ELKHORN CITY COUNCIL ACCEPTANCE

THIS PLAT OF MENARDS SUBDIVISION REPLAT 1, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL  
OF ELKHORN, NEBRASKA THIS 20 DAY OF January, 2007, A.D.

MAYOR Phil E. Kelly CITY CLERK Cheryl K. Schum

## APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MENARDS SUBDIVISION REPLAT 1, WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE  
CITY OF ELKHORN, NEBRASKA THIS 20 DAY OF January, 2007, A.D.

Phil E. Kelly  
CITY CLERK

## COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF MENARDS SUBDIVISION REPLAT 1, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S  
OFFICE ON THIS 21 DAY OF December, 2006.



## 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 IN THIS PLAT AS

SHOWN BY THE RECORDS OF THIS OFFICE.

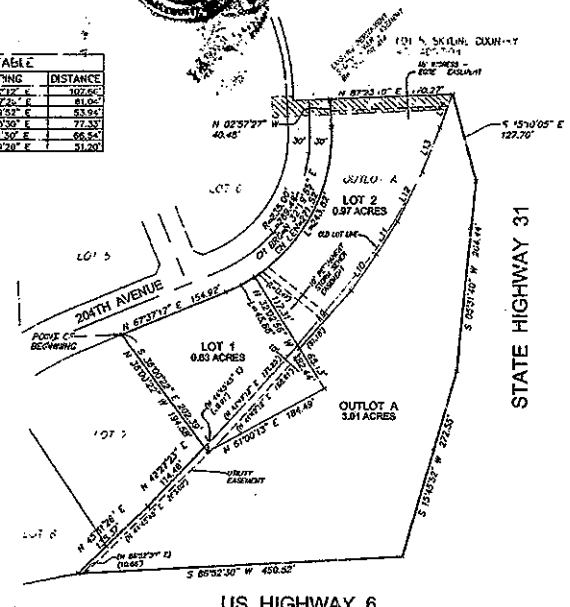
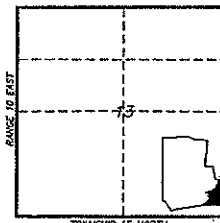
DATED THIS 16 DAY OF February, 2007, A.D.

John M. Ewing, Jr.  
COUNTY TREASURER

LINE	BEARING	DISTANCE
10	N 43° 12' 18" E	133.37
11	N 42° 17' 27" E	114.48
12	N 34° 00' 22" W	194.58
13	N 67° 37' 17" E	170.27
14	N 62° 57' 27" E	40.48



VICINITY SKETCH



KIRKHAM  
MICHAEL

STATE OF  
NEBRASKA  
COUNTY OF DOUGLAS  
CITY OF ELKHORN

MENARDS SUBDIVISION REPLAT 1

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