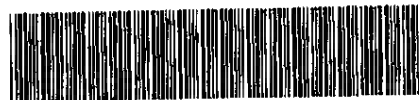




2143 470 DEED



01272 00 470-476

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 FEB -2 PM 12: 23

RECEIVED

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

B 1272

FILE	NO	OC-11942-01d
BY	CV	COMP BW
DATE	12/11	11

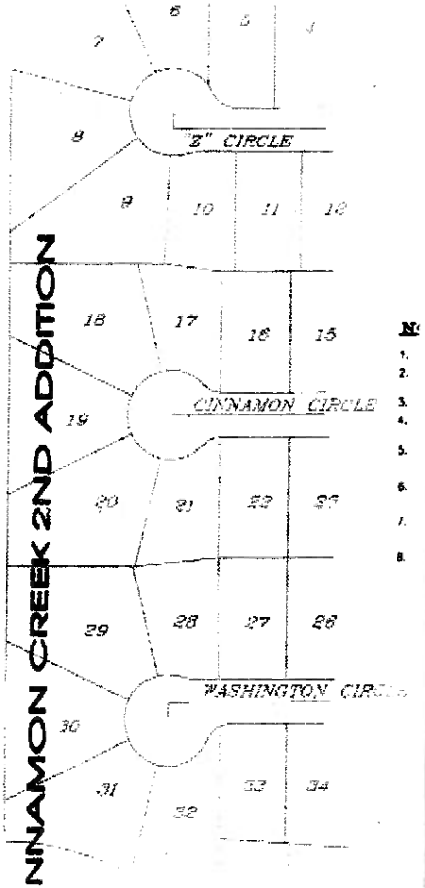
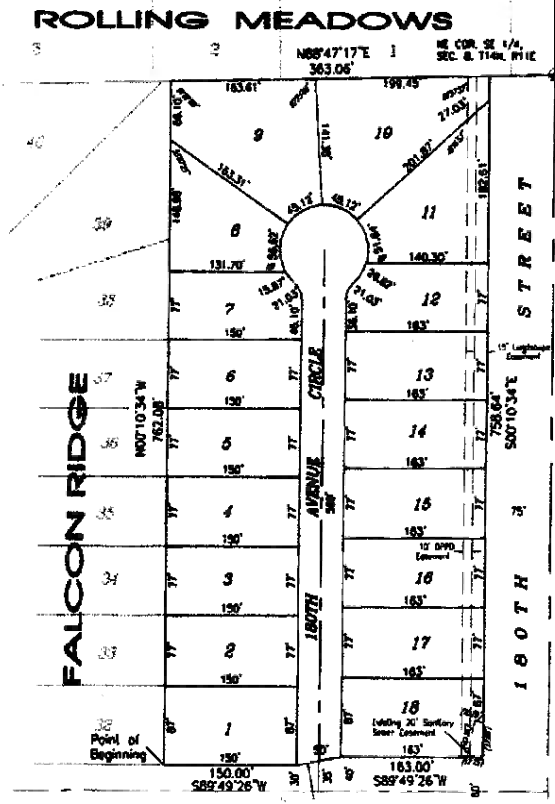
FALCON RIDGE REPL

Lots 1 through 18, inclusive, being a replatting of the Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska,

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed of all angle points on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments shall be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as FALCON RIDGE REPLAT 1, Lots 1 through 18, inclusive, being a replatting of the Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the southeast corner of Lot 32, FALCON RIDGE; Thence North 00°10'34" West (bearings referenced to the Final Plat of FALCON RIDGE) for 762.08 feet along the east line of Lots 32 through 36, FALCON RIDGE to the south line of Lot 2, ROLLING MEADOWS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 88°47'17" East for 363.06 feet along the south line of Lots 1 and 2, ROLLING MEADOWS to the west right of way line of 180th Street; Thence South 00°10'34" East for 758.64 feet along said west right of way line parallel with and 75.00 feet west of the east line of the Southeast Quarter of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, to the north right of way line of Jefferson Street; Thence South 88°49'26" West for 163.00 feet along said north right of way line to the east right of way line of 180th Avenue Circle; Thence South 78°30'50" West for 50.09 feet to the point of intersection of the north right of way line of Jefferson Street with the west right of way line of 180th Avenue Circle; Thence South 88°49'26" West for 150.00 feet along the north right of way line of Jefferson Street to the Point of Beginning. Contains 6.33 acres including 0.78 acre of the existing right of way of 180th Street within. Said right of way is unchanged from the original platting and is included herein for brevity and clarity of the Legal Description.

Robert D. Proehl
 Robert D. Proehl, L.S. 379
 Sept 9, 1999
 Date



REPLAT 1

ing of the Lots 4
subdivision, as
County, Nebraska,

rights have been placed of all
to, in order to ensure that
in the subdivision to be
inclusive FALCON RIDGE, a
as follows: Lots 4 through
marked by metes and
1 (bearings referenced to
o the south line of Lot 2,
N 88°47'17" East for 363.06
Thence South 00°10'34" East
southeast Quarter of Section
one of Jefferson Street;
o 100th Avenue Circle;
Jefferson Street with the west
of way line of Jefferson
10th Street within. Said right
creation.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I
BANK 1/2 of DOUGLAS COUNTY BANK AND TRU
land described within the Surveyor's Certificate
streets to be numbered and named as above
approve of the disposition of our property as
plot; and we also do hereby grant unto and
the Omaha Public Power District, US West Co
television system in the area to be subdivided
crossarms, downspouts and anchors, cables, or
and transmission of electric current for light
signals provided by a cable television system,
land abutting all front and side boundary for
lots; and a sixteen-(16) foot-wide strip of
defined as those lots forming the outer perim
to an eight-(8) foot-wide strip when the ad
the Metropolitan Telephone District of Omaha, if
hydraulic and other related facilities, and to
five-(5) foot-wide strip of land abutting ad
be placed in the above-described easement,
do not then or later interfere with the above:

FALCON RIDGE LAND CORPORATION, OWNER,
a Nebraska Corporation
John C. Allen
John C. Allen, President

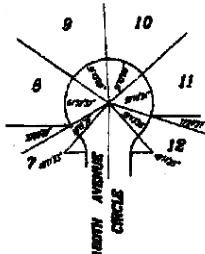
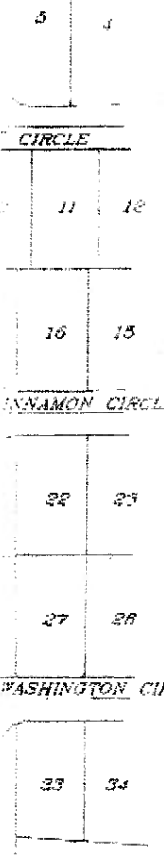
ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }
County of Douglas } SS

On this 9 day of September
before me, a Notary Public, duly commissioned in
said County, appeared John C. Allen, who is pers
me to be the identical person whose name is offi
above instrument as President of FALCON RIDGE L
CORPORATION, a Nebraska corporation, and he did
his execution of the foregoing Dedication to be his
and deed as such Officer and the voluntary act o
said Corporation.

Witness my hand and official seal the date last o

Donna R. Prent
Notary Public



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL C/A-DE-SAC RIGH ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL C/A-DE-SAC THROUGH RIGH ARE 75 FEET UNLESS NOTED OTHERWISE.
8. LOTS 10 THROUGH 18, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 10TH STREET.

COUNTY EN

This plot o
County Eng

9/1
Date
1/1
Division Co

COUNTY T

THIS IS TO
Certified
this office,
day of

John C. Allen
John C. Allen Co.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of FALCON RIDGE REPLAT 1 (Lots 1
through 18, inclusive) as to the design standards this 2.1 FT
day of September, 2000.

John C. Allen
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for in
compliance with Chapter 53 of the Omaha Municipal Code.

1-4-2000

Lots 1 through 18, inclusive, being a replatting of the Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

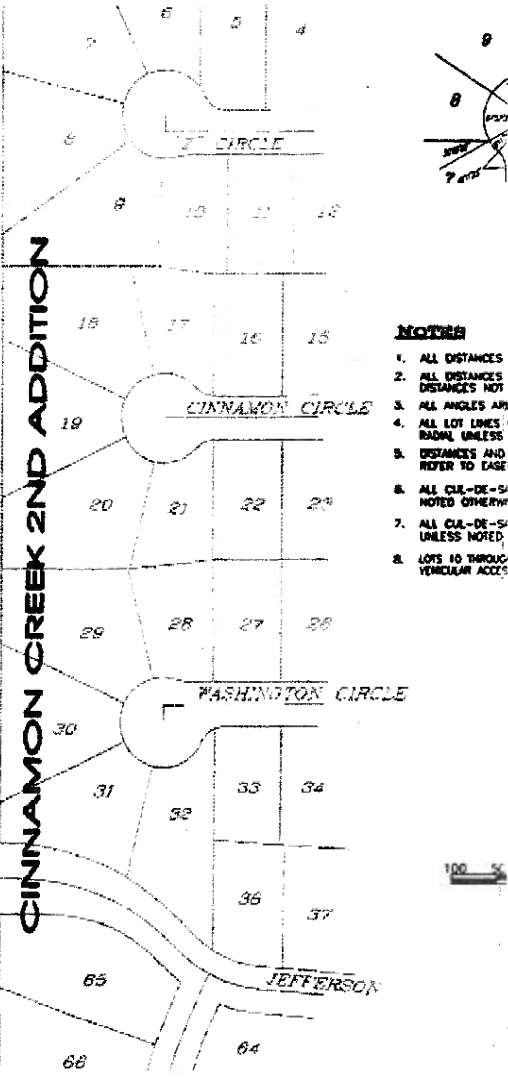
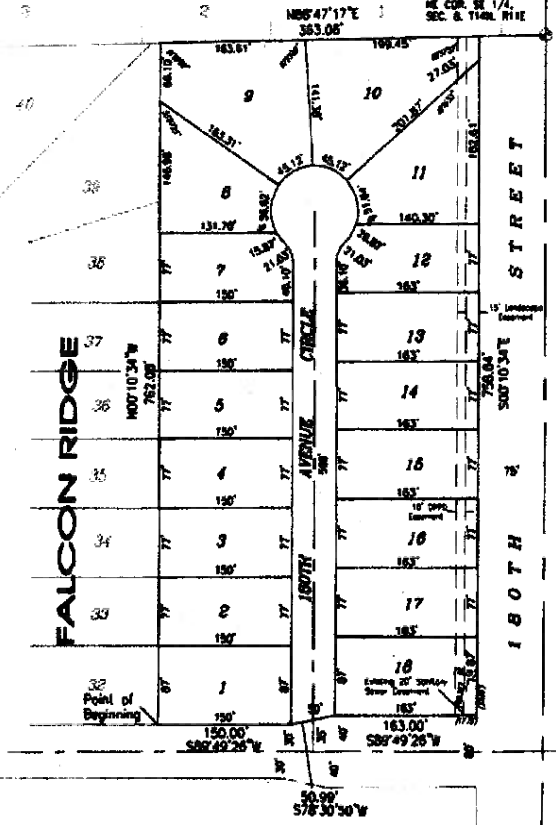
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as FALCON RIDGE REPLAT 1, Lots 1 through 18, inclusive, being a replatting of the Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Lots 4 through 31, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the southeast corner of Lot 32, FALCON RIDGE; Thence North 00°10'34" West (bearings referenced to the Final Plat of FALCON RIDGE) for 762.06 feet along the east line of Lots 32 through 39, FALCON RIDGE to the south line of Lot 2, ROLLING MEADOWS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 88°47'17" East for 363.06 feet along the south line of Lots 1 and 2, ROLLING MEADOWS to the east right of way line of 180th Street; Thence South 00°10'34" East for 758.64 feet along said east right of way line parallel with and 75.00 feet west of the east line of the Southeast Quarter of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, to the north right of way line of Jefferson Street; Thence South 88°49'28" West for 163.00 feet along said north right of way line to the east right of way line of 180th Avenue Circle; Thence South 78°50'50" West for 50.99 feet to the point of intersection of the north right of way line of Jefferson Street with the west right of way line of 180th Avenue Circle; Thence South 88°49'28" West for 150.00 feet along the north right of way line of Jefferson Street to the Point of Beginning. Contains 6.33 acres including 6.76 acre of the existing right of way of 180th Street within. Said right of way is unchanged from the original plating and is included herein for brevity and clarity of the Legal Description.

Robert D. Proett
 Robert D. Proett, L.S. 376
 Date Sept 9, 1999



ROLLING MEADOWS



- NOTES**
1. ALL DISTANCES
 2. ALL DISTANCES
 3. ALL ANGLES ARE
 4. ALL LOT LINES (RADIAL UNLESS
 5. DISTANCES AND REFER TO CASE
 6. ALL CUL-DE-SAC NOTED OTHERWISE
 7. ALL CUL-DE-SAC UNLESS NOTED
 8. LOTS 19 THROUGH VEHICULAR ACCESS



Lots 4
1, as
Nebraska,

the Omaha Public Power District, its next Communications and television system in the area to be subdivided, their successors or crossarms, downgays and anchors, cables, conduits and other radio signals provided by a cable television system, and the reception in land abutting at front and side boundary lot eight-(8) (8) lots; and a fifteen-(15) foot-wide strip of land adjoining the rear defined as those lots forming the outer perimeter of the above de to an eight-(8) foot-wide strip when the adjacent land is surveyed the Metropolitan Utilities District of Omaha, their successors and hydraulic, and other related facilities, and to extend thereon pipes five-(5) foot-wide strip of land abutting all cul-de-sac streets, be placed in the above-described easement ways, but the same r do not then or later interfere with the aforesaid uses or rights he

FALCON RIDGE LAND CORPORATIONAL OWNER,
a Nebraska corporation
[Signature]
John C. Allen, President

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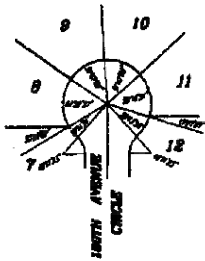
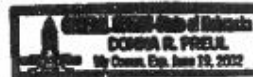
ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }
County of Douglas } SS

On this 9 day of September 1999 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John C. Allen, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of FALCON RIDGE LAND CORPORATION, a Nebraska corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

[Signature]
Notary Public



NOTICES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROUGH RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 10 THROUGH 12, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 100th STREET.

COUNTY ENGINEER'S CERTIFICATE

This plot of FALCON RIDGE REPLAT 1 (Lots 1 through 18, inclusive) is in compliance with the design standards of the Douglas County Engineer's Office.

9/15/99
Date
[Signature]
Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find delinquent against the property Certificate and embraced in the this office, the day of September 1999.

[Signature]
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plot of FALCON RIDGE REPLAT 1 (Lots 1 through 18, inclusive) as to the design standards this 2:58 day of September 1999.

[Signature]
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 33 of the Omaha Municipal Code.

1-4-2000
Date
[Signature]
City Engineer



CIRCLE

74

37

FIRSON

in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove poles, wires, wyes and anchors, cables, conduits and other related facilities and to extend thereon wires or cables for the carrying of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including a cable television system, and the reception thereon, over, through, under, and across a five-(5) foot-wide strip of land on the front and side boundary of lots; on eight-(8) foot-wide strip of land adjoining the rear boundary lines of all interior sixteen-(16) foot-wide strips of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein used to mean lots forming the outer perimeter of the above described addition. Said sixteen-(16) foot-wide easement will be reduced to a five-(5) foot-wide strip when the adjacent land is surveyed, plotted and recorded. We do further grant a perpetual easement to the Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and remove, pipelines, other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a side strip of land abutting all cut-thru streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed on the above-described easement area, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the aforesaid uses or rights herein granted.

LAND CORPORATION OWNER
 Corporation

 President

GREAT WESTERN BANK 1/4/0
 DOUGLAS COUNTY BANK & TRUST CO.
 MORTGAGE

 P. Timothy Eason, Vice-President

OF NOTARIES

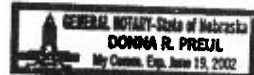
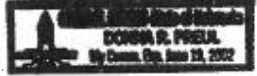
} SS
 }
 day of September 1999 A.D.
 I, Public, duly commissioned and qualified for said State of Nebraska, do hereby certify that the above named person whose name is affixed to the above instrument is the President of FALCON RIDGE LAND, a Nebraska corporation, and he did acknowledge a foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of

State of Nebraska }
 County of Douglas } SS
 On this 10 day of September 1999 A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Eason, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of GREAT WESTERN BANK 1/4/0 DOUGLAS COUNTY BANK AND TRUST CO., and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

no official seal the date last aforesaid.
 P. Preul

Witness my hand and official seal the date last aforesaid.

 Notary Public



COUNTY ENGINEER'S CERTIFICATE

This plot of FALCON RIDGE REPLAT 1 was reviewed by the Douglas County Engineer's Office.
 Date 9/15/99

 Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 10 day of September, 1999.

 Douglas County Treasurer



APPROVAL OF CITY PLANNING BOARD

This plot of FALCON RIDGE REPLAT 1 was approved by the CITY PLANNING BOARD, this 6th day of Sept, 1999.

 Chairperson, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

This plot of FALCON RIDGE REPLAT 1 was approved by the City Council of Omaha, Nebraska, this 1st day of December, 1999.

 Mayor

 City Clerk



path/filename
 94056.9456R101
 references

lamp, rymearson & associates, inc.
 planners
 14710 west dodge road, suite 100
 omaha, nebraska 68138
 phone 402-488-2488
 fax 402-488-2780

FALCON RIDGE REPLAT 1
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tamra
 94056.01-004
 book page
 date
 SEPT. 7, 1999
 sheet
 1 of 1



1326 425 MISC



01926 00 425-426

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 FEB -7 PM 3: 35

RECEIVED

BKUG
December 17, 1999

Doc.# _____

RIGHT-OF-WAY EASEMENT

FALCON RIDGE LAND CORPORATION

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots Nine (9) and Ten (10) of Falcon Ridge Replat One, an addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

(See Exhibit "A" on the reverse side hereof for approximate easement location.)

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 28 day of December, 1999.

OWNERS SIGNATURE(S)

FALCON RIDGE LAND CORP., a Nebraska corporation

By: 
President

< COMPLETE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF >

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

1926
FEE 11.00 FB 00.11943
BKP _____ C/O _____ COMB _____
DEL _____ SCAN 24 FV _____

CORPORATE ACKNOWLEDGMENT

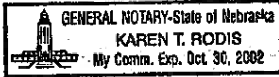
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 30th day of December, 1999, before me
the undersigned, a Notary Public in and for said County, personally came
John C. Allen

President of Falcon Ridge Land Corp.
personally to me known to be the identical person(s) who signed the
foregoing instrument as grantor(s) and who acknowledged the execution
thereof to be his voluntary act and deed for the purpose therein
expressed.

Witness my hand and Notarial Seal the date above written.

Karen T. Rodis
NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

STATE OF
COUNTY OF

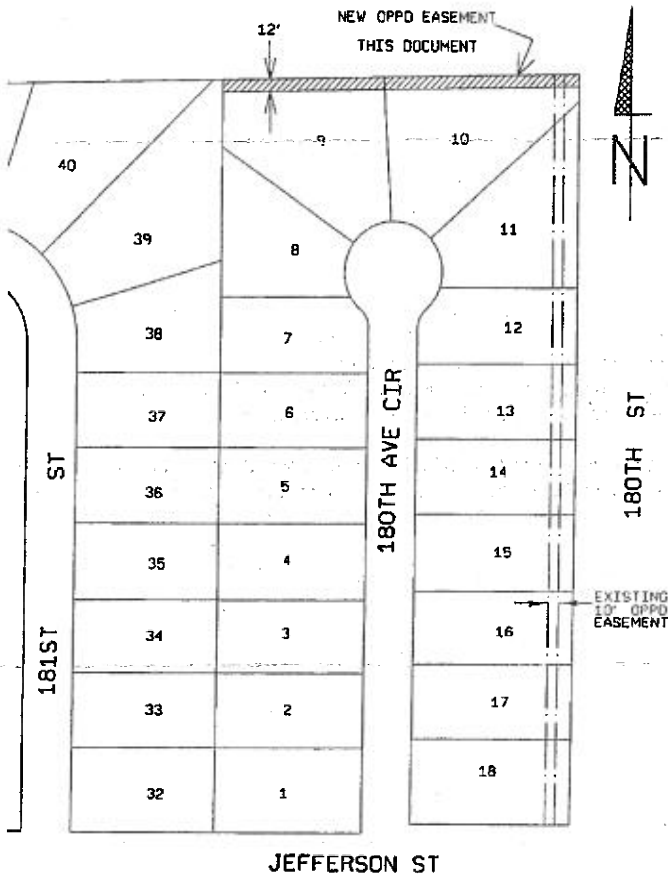
On this _____ day of _____, 19____, before me
the undersigned, a Notary Public in and for said County and State,
personally appeared _____

personally to me known to be the identical person(s) and who
acknowledged the execution thereof to be _____ voluntary act and deed
for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

EXHIBIT "A"



SE4, Section 08, T 14 N, R 11 E, County Douglas ROW RAM Date 12/10/1999
Rep Carnazzo Engineer Gabriel Serv Req # 2006 W.O.# 4232701