



2126 386 DEED



09434 99 386-394

Nebr Doc Stamp Tax
Date
\$
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

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MC-22587

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BNP CO COMP

DEL SCAN *dc* PY

FOUR SEASONS I

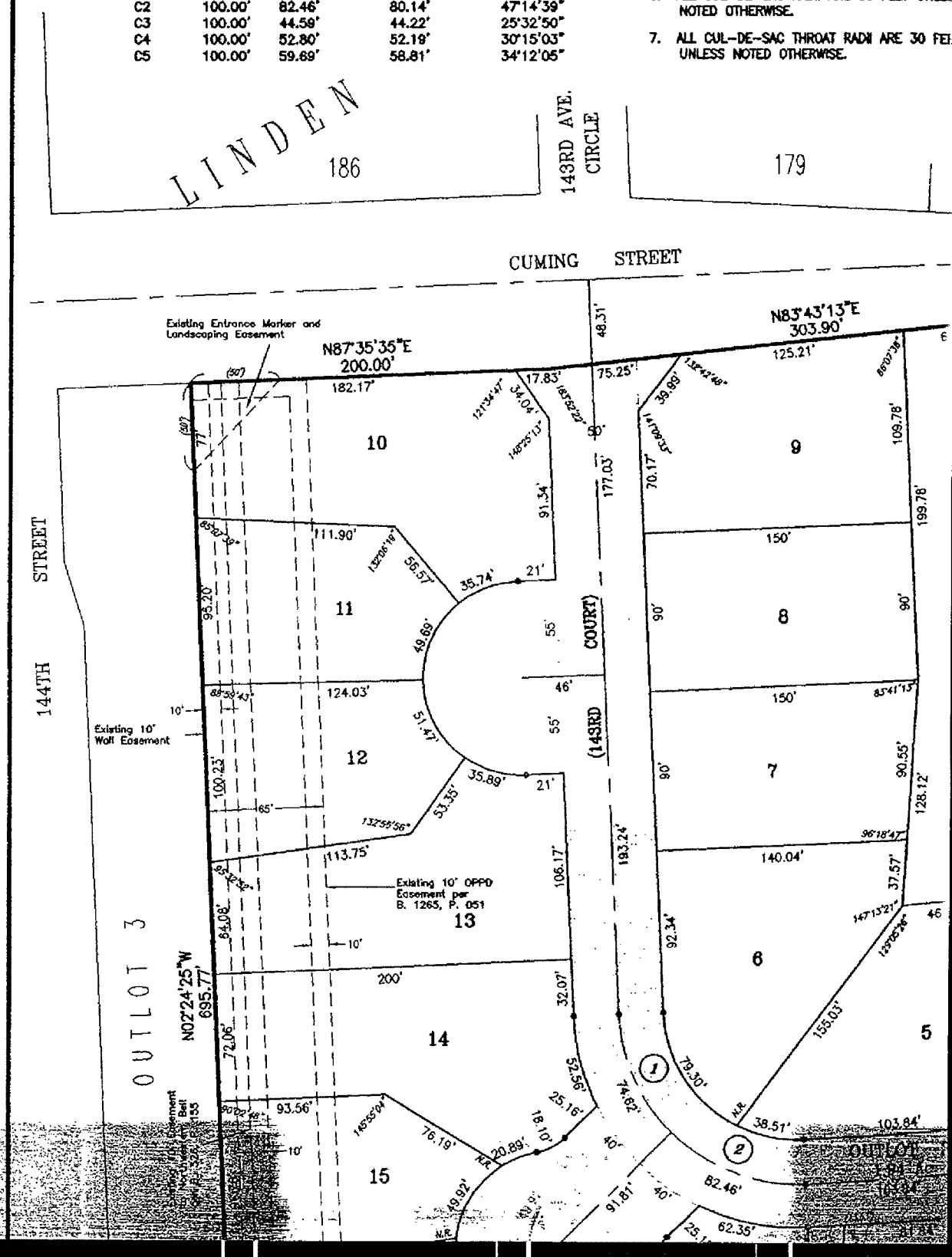
Lots 1 through 28, and Outlots 1, 2 & 3
 Lots 174 through 178, Inclusive AND
 2ND ADDITION, AND ALSO Lots 1 & 2
 ESTATES, TOGETHER WITH, the abutting
 Avenue as dedicated in LINDEN ESTATES
 as surveyed, platted and recorded in

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE 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 PARENTHS REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADI ARE 55 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADI ARE 30 FEET UNLESS NOTED OTHERWISE.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	100.00'	74.62'	72.90'	42°45'21"
C2	100.00'	82.46'	80.14'	47°14'39"
C3	100.00'	44.58'	44.22'	25°32'50"
C4	100.00'	52.80'	52.18'	30°15'03"
C5	100.00'	59.89'	58.81'	34°12'05"



500 Associates (Alisha Tipton)

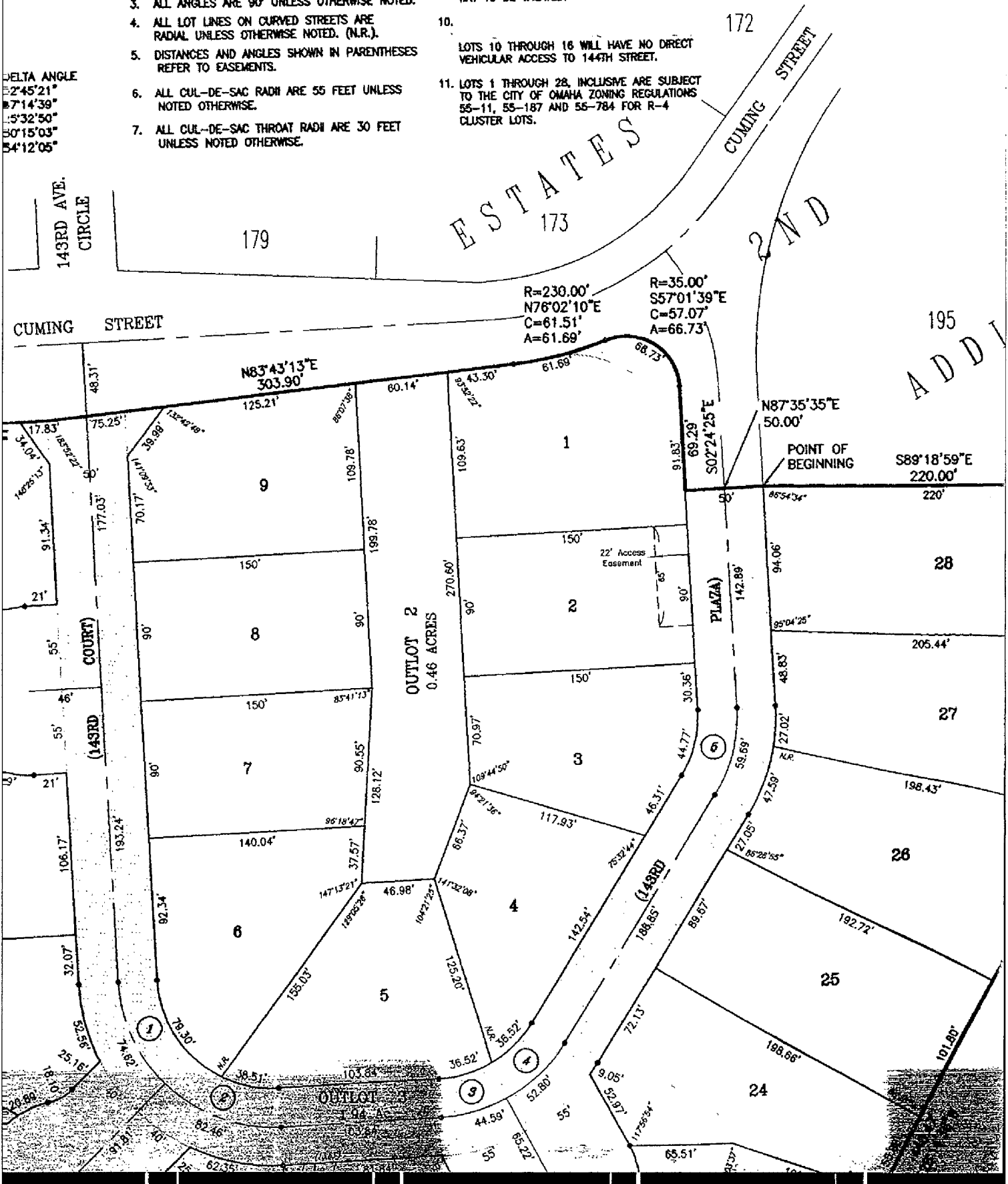
ASONS LINDEN ESTAT

ough 28, and Outlots 1, 2 and 3, Being a Replatting of
 through 178, Inclusive AND Lot 194, LINDEN ESTATES
 DITION, AND ALSO Lots 1 and 2, VILLAGE OF LINDEN
 TOGETHER WITH, the abutting 143rd Street and 143rd
 dedicated in LINDEN ESTATES 2ND ADDITION, subdivisions,
 yed, platted and recorded in Douglas County, Nebraska

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 CUL-DE-SAC RADII ARE 55 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 30 FEET UNLESS NOTED OTHERWISE.
8. LOTS 1, 9 AND 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO CUMING STREET.
9. [Hatched Area] INDICATES DEDICATED RIGHT OF WAY TO BE VACATED.
10. LOTS 10 THROUGH 18 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 144TH STREET.
11. LOTS 1 THROUGH 28, INCLUSIVE ARE SUBJECT TO THE CITY OF OMAHA ZONING REGULATIONS 55-11, 55-187 AND 55-784 FOR R-4 CLUSTER LOTS.

DELTA ANGLE
 2°45'21"
 7°14'39"
 5°32'50"
 30°15'03"
 54°12'05"



STATES

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of all curves on the boundary of the plot and the ends of all curves on all lots, outlots and street in the 3) being a replatting of Lots 174 through 178, inclusive TOGETHER WITH, the abutting 143rd Street and 143rd / County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 195, LINDEN ESTATES 228.53 feet along said west line; Thence South 28°14'36" of said Outlot 1, FIRST NATIONAL BUSINESS PARK to the parallel with and 125.00 feet east of the west line of t Nebraska to the northeast corner of said Outlot 3 and t of way line; Thence North 83°43'13" East for 303.90 fee long chord bearing North 78°02'10" East for 81.51 feet) radius of 35.00 feet and a long chord bearing South 57 Thence North 87°35'35" East for 50.00 feet to the Poin

[Signature]
Robert D. Proett, L.S. 379

Mar 3, 1999
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, McNEIL CO being the sole OWNER AND MORTGAGEE of the land desc: subdivided into lots and streets to be numbered and nam do hereby ratify and approve of the disposition of our p and do hereby grant the easements shown on the plat. Communications and to any company which has been gr Television System in the area to be subdivided, their suc anchors, cables, conduits and other related facilities; and and power and for the transmission of signals and soun through, under, and across a five foot (5') wide strip of rear boundary lines of all interior lots; and all exterior k abutting the rear boundary lines of all exterior lots that those lots forming the outer perimeter of the above desc easement when the adjacent land is surveyed, platted on their successors and assigns, to erect, install, operate, n the transmission of gas and water on, through, under or Seasons Linden Estates Homeowners Association a permo permanent buildings, trees, retaining walls, or loose rock shrubs, landscaping, and other purposes that do not the

PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, McNEIL CO being the sole OWNER AND MORTGAGEE of the land desc: all existing public streets within the boundaries of Lot 1 construction and maintenance of pavement, sewer, gas a SEASONS LINDEN ESTATES Homeowners Association Membe

McNEIL COMPANY, INCORPORATED
A Nebraska Corporation, OWNER

[Signature]
Patrick G. McNeil, President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
County of Douglas) SS

On this 10 day of March, 1999, A.D., before a Notary Public, duly commissioned and qualified for said County, appeared PATRICK G. McNEIL, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of McNEIL COMPANY INCORPORATED, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication and Petition 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

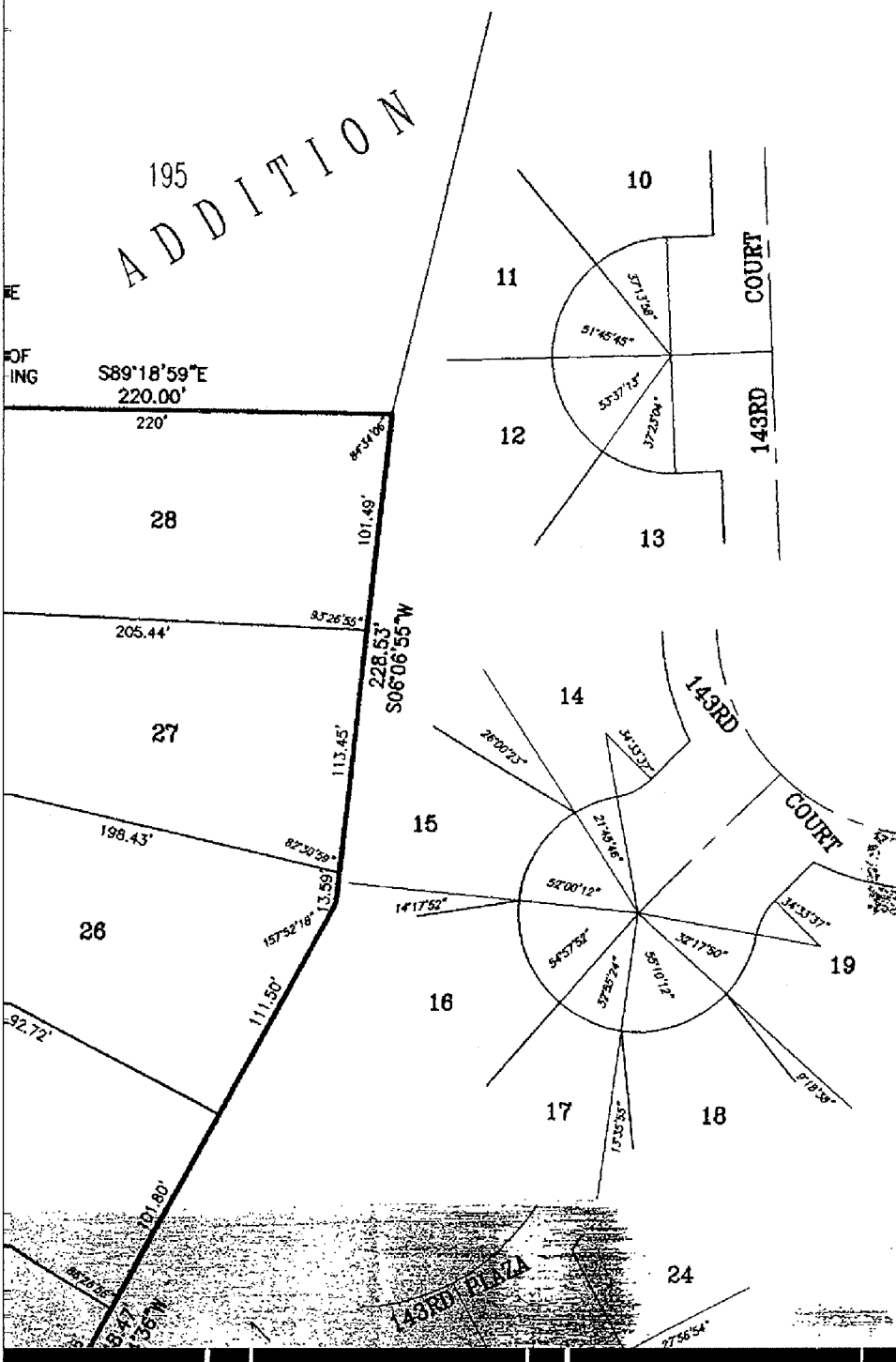
[Signature]
Notary Public



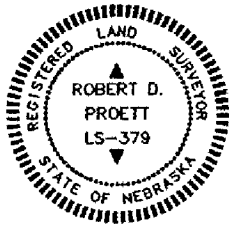
COUNTY ENGINEER'S CERTIFICATE

This plot of FOUR SEASONS LINDEN ESTATES and Outlots Douglas County Engineer's Office.

3/5/99
Date



survey of the subdivision herein and that permanent monuments have been placed at all angle points, corners and and that a bond has been posted to ensure that permanent monuments will be placed at all corners, angle points and in the subdivision to be known as FOUR SEASONS LINDEN ESTATES (Lots 1 through 28, inclusive and Outlots 1, 2 and inclusive AND Lot 194, LINDEN ESTATES 2ND ADDITION, AND ALSO Lots 1 and 2, VILLAGE OF LINDEN ESTATES, 143rd Avenue as dedicated in LINDEN ESTATES 2ND ADDITION, subdivisions, as surveyed, platted and recorded in Douglas County at the southwest corner of Lot 195, LINDEN ESTATES 2ND ADDITION; Thence South 89°18'59" East for 220.00 feet to the southwest corner of Lot 195, LINDEN ESTATES 2ND ADDITION; Thence South 08°06'55" West for 28°14'36" West for 448.47 feet along said west line; Thence South 87°21'05" West for 617.19 feet along the north line to the southeast corner of Outlot 3, LINDEN ESTATES 2ND ADDITION; Thence North 02°24'25" West for 895.77 feet to the southwest corner of Section 13, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska; Thence South 57°01'39" East for 57.07 feet for an arc length of 86.73 feet; Thence South 02°24'25" East for 69.29 feet to the Point of Beginning. Contains 12.29 acres.



McNEIL COMPANY, INCORPORATED, a Nebraska Corporation, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, and described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be surveyed and named as shown hereon, said subdivision to be hereafter known as FOUR SEASONS LINDEN ESTATES; and we do hereby dedicate to the public the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West for their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and conductors; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and sound of all kinds including signals provided by cable television systems, and the reception thereon, over a strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, to operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for water and across a five foot (5') wide strip of land abutting all cul-de-sacs. We do further grant to the Four Seasons a permanent easement for paving maintenance over a five foot (5') strip of land abutting all cul-de-sacs. No concrete rock walls shall be placed in the above described easement ways, but the same may be used for gardens, patios not then or later interfere with the aforesaid uses or rights herein granted.

McNEIL COMPANY, INCORPORATED, a Nebraska Corporation, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, and described within the Land Surveyor's Certificate, hereby petition the City Council of Omaha, Nebraska to vacate the street of Lot 1 and Outlot 3, and to retain a public easement over the same. Said public utility easement will include the sewer, gas and water facilities. A permanent ingress and egress easement is granted over said Outlot 3 to the FOUR SEASONS LINDEN ESTATES Members and Invitees.

FIRST NATIONAL BANK OF OMAHA
MORTGAGEE

Richard A. Frandeen
Richard A. Frandeen, Vice-President

State of Nebraska)
) SS
County of Douglas)

On this 18 day of March, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared RICHARD A. FRANDEEN, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of FIRST NATIONAL BANK OF OMAHA, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Delores M. Micheel
Notary Public

GENERAL NOTARY-State of Nebraska
JOYCE A. SNOWDEN
My Comm. Exp. July 5, 2002

GENERAL NOTARY-State of Nebraska
DELORES M. MICHEEL
My Comm. Exp. Nov. 30, 2002

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE the design of FOUR SEASONS LINDEN ESTATES (Lots 1 through 28, inclusive and Outlots 1 through 3, inclusive) as to the design standards thereon on this 18 day of March, 1999.

drawn by
aet
designed by
RDP
reviewed by

revisions

path\filename
93057\9357R601
references
9357R600

larp, rynearson & associates, inc.
engineers planners
surveyors

14710 west dodge road, suite 100
omaha, nebraska 68164-2029

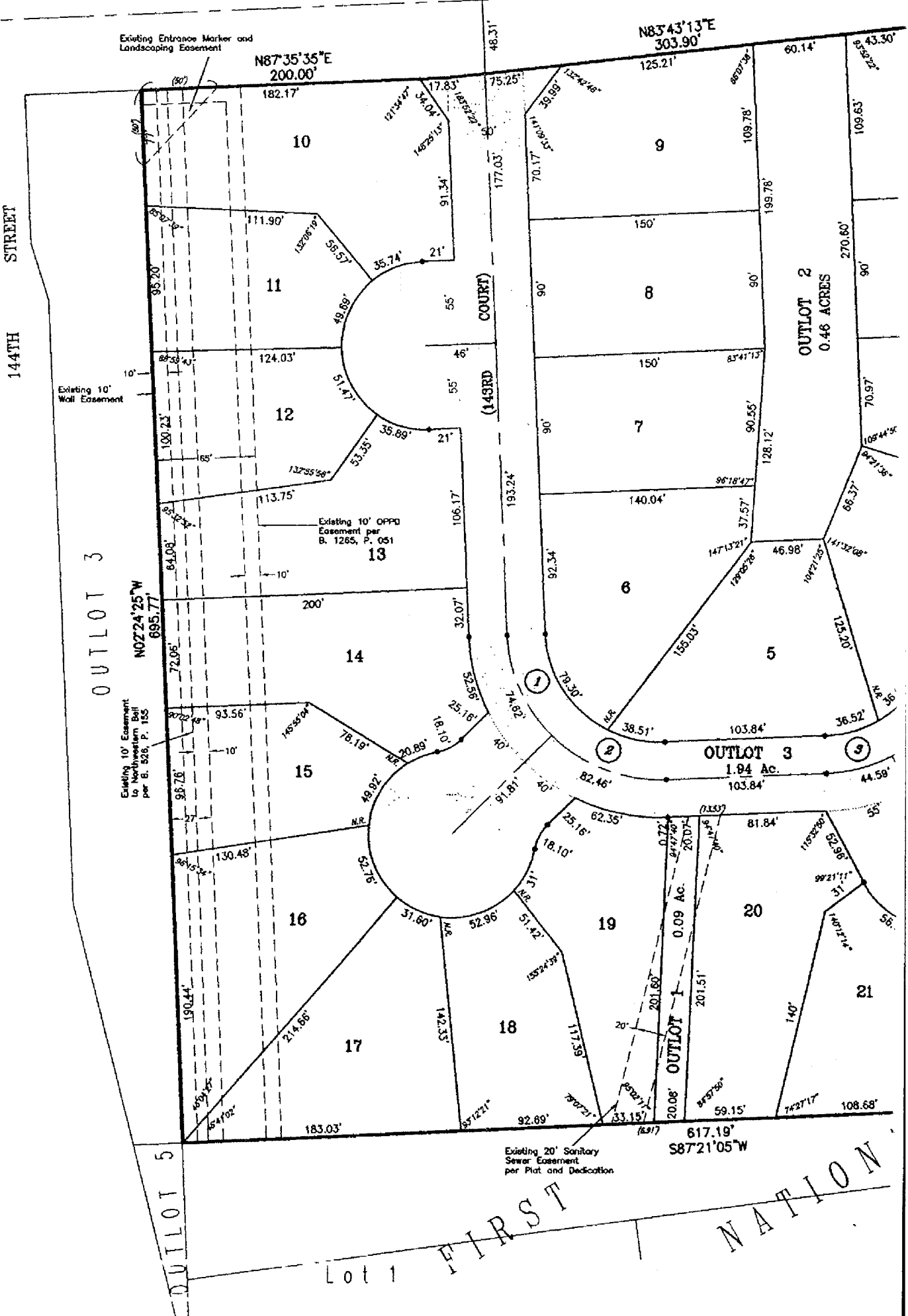
ph 402-496-2498
fax 402-496-2790

**FOUR SEASONS LINDEN ESTATES
DOUGLAS COUNTY, NEBRASKA**

LINDEN 186 143RD AVE. CITY 179 ES

CUMING STREET

144TH STREET



Existing Entrance Marker and Landscaping Easement

N87°35'35"E 200.00'

N83°43'13"E 303.90'

Existing 10' Wall Easement

Existing 10' OPPD Easement per B. 1265, P. 051

Existing 10' Easement to Northwestern Bill per B. 528, P. 155

Existing 20' Sanitary Sewer Easement per Plat and Dedication

OUTLOT 3 1.94 Ac. 103.84'

OUTLOT 1 0.09 Ac. 20.08'

OUTLOT 2 0.46 Acres 270.60'

Lot 1 FIRST NATION

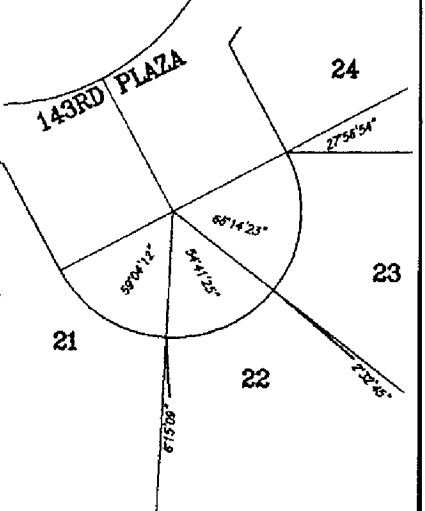
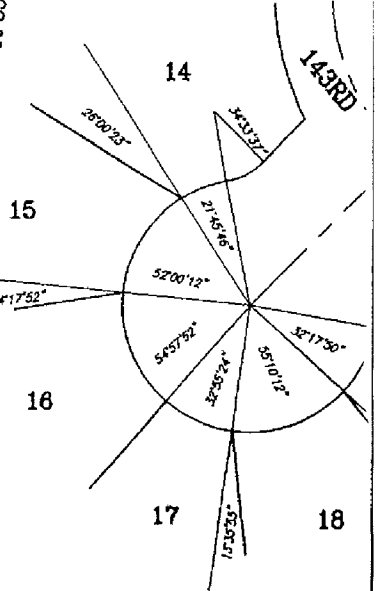
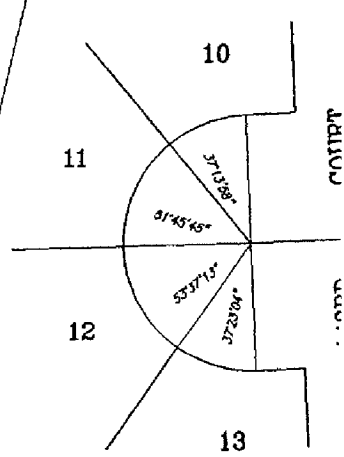
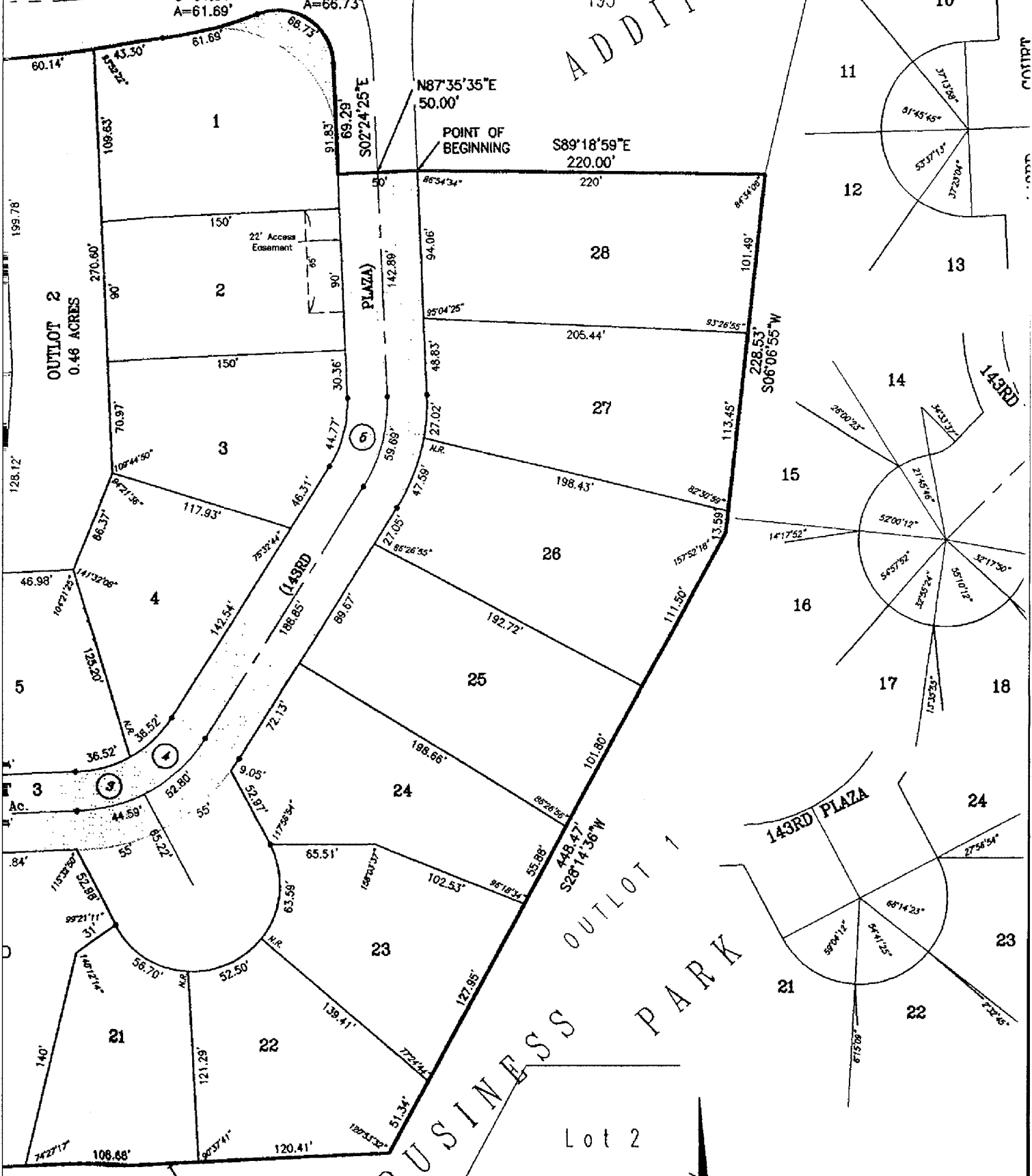
ESTATES
173

2ND

195
ADDITION

R=230.00'
N76°02'10"E
C=61.51'
A=61.69'

R=35.00'
S57°01'39"E
C=57.07'
A=66.73'



NATIONAL

Lot 2

KNOW ALL MEN BY THESE PRESENTS, that McNEIL COMPANY, INCORPORATED, a Nebraska Corporation, OWNER, and being the sole OWNER AND MORTGAGEE of the land described within the Land Surveyor's Certificate and embraced within subdivided into lots and streets to be hereinafter named as shown hereon, said subdivision to be hereafter known, do hereby ratify and approve of these conditions of our property as shown on this plat, and we do hereby dedicate to and do hereby grant the easements shown on this plat. We do further grant a perpetual easement to the Omaha Public Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Television System in the area to be surveyed, their successors and assigns, to erect, operate, maintain, repair and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of power and for the transmission of signals and sounds of all kinds including signals provided by cable television as through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; c abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul- Seasons Linden Estates Homeowners Association a permanent easement for paving maintenance over a five foot (5') s permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein gr

PETITION

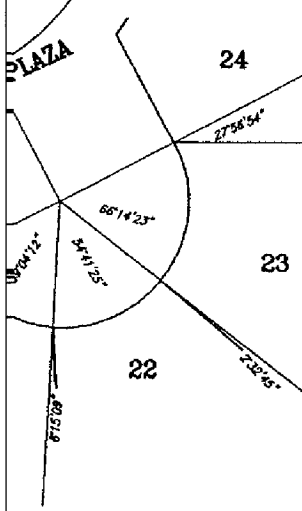
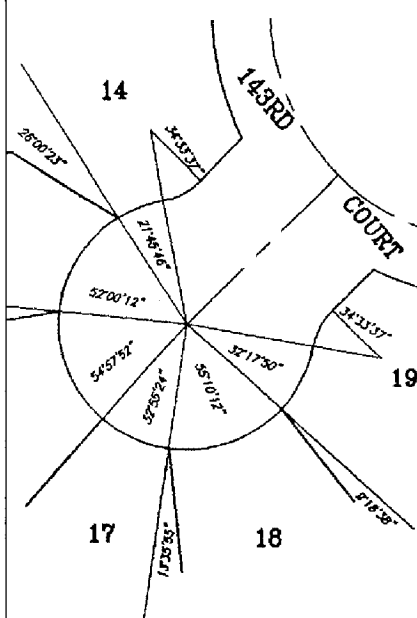
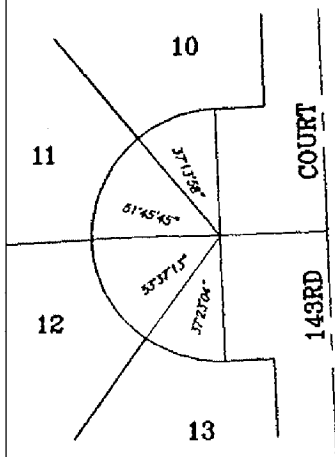
KNOW ALL MEN BY THESE PRESENTS: That We, McNEIL COMPANY, INCORPORATED, a Nebraska Corporation, OWNER, and being the sole OWNER AND MORTGAGEE of the land described within the Land Surveyor's Certificate, hereby petition the all existing public streets within the boundaries of Lot 1 and Outlot 3, and to retain a public easement over the same construction and maintenance of pavement, sewer, gas and water facilities. A permanent ingress and egress easement SEASONS LINDEN ESTATES Homeowners Association Members and Invitees.

McNEIL COMPANY, INCORPORATED
A Nebraska Corporation, OWNER

Patrick G. McNeil
Patrick G. McNeil, President

FIRST NATIONAL
MORTGAGEE

Richard A. Fra
Richard A. Fra



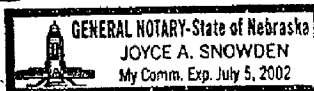
ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
 SS
County of Douglas

On this 10 day of March, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared PATRICK G. McNEIL, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of McNEIL COMPANY INCORPORATED, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication and Petition 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.

Joyce A. Snowden
Notary Public



State of Nebraska
County of Douglas

On this 18 day of March, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared RICHARD A. FRA, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of the NATIONAL BANK OF OMAHA, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand

Delores W
Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of FOUR SEASONS LINDEN ESTATES was reviewed by the Douglas County Engineer's Office

Date: 3/5/99
Lucretia L. W.
Douglas County Engineer

APPROVAL OF CITY

I HEREBY APPROVE
1 through 28, Incl.
design standards to
of March

Lucretia L. W.
City Engineer

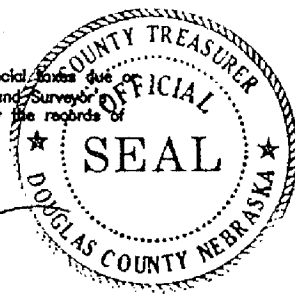
I HEREBY CERTIFY
compliance with Ch

Lucretia L. W.
City 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 July, 1999.

Julie M. Laney
Douglas County Treasurer



APPROVAL OF CITY

This plat of FOUR
City Planning Board
day of MAY

James
Chairman, City Plan

APPROVAL OF OMAHA CITY COUNCIL

This plat of FOUR SEASONS LINDEN ESTATES was approved accepted by the City Council of Omaha, Nebraska, this day of March, 1999.

Paul J. Konecny
Bob Deub
City Council Members



...INCORPORATED, a Nebraska Corporation, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into sections, said subdivision to be hereafter known as FOUR SEASONS LINDEN ESTATES; and we do hereby dedicate to the public the streets as shown on this plat; and we do hereby dedicate to the Omaha Public Power District and U.S. West a perpetual easement to the Omaha Public Power District and U.S. West under the authority of the City Council of Omaha, Nebraska, to provide a Cable television franchise, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and to extend thereon signals provided by cable television systems, and the reception thereon, over lands of all kinds including signals provided by cable television systems, and the reception thereon, over lands of all kinds including signals provided by cable television systems, and the reception thereon, over lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, to maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for and across a five foot (5') wide strip of land abutting all cul-de-sacs. We do further grant to the Four Seasons a permanent easement for paving maintenance over a five foot (5') strip of land abutting all cul-de-sacs. No other uses shall be placed in the above described easement ways, but the same may be used for gardens, when or later interfere with the aforesaid uses or rights herein granted.

COMPANY, INCORPORATED, a Nebraska Corporation, OWNER, and FIRST NATIONAL BANK OF OMAHA, MORTGAGEE, described within the Land Surveyor's Certificate, hereby petition the City Council of Omaha, Nebraska to vacate Lots 1 and Outlot 3, and to retain a public easement over the same. Said public utility easement will include the water and sewer facilities. A permanent ingress and egress easement is granted over said Outlot 3 to the FOUR SEASONS LINDEN ESTATES and invitees.

FIRST NATIONAL BANK OF OMAHA
MORTGAGEE

[Signature]
Richard A. Francken, Vice-President

State of Nebraska }
County of Douglas } SS

On this 18 day of March 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared RICHARD A. FRANCKEN, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of FIRST NATIONAL BANK OF OMAHA, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

[Signature]
DeLores M. Micheel
Notary Public

GENERAL NOTARY-State of Nebraska
DELORES M. MICHEEL
My Comm. Exp. Nov. 30, 2002

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of FOUR SEASONS LINDEN ESTATES (Lots 1 through 28, inclusive, and Outlots 1 through 3, inclusive) as to the design standards this 30th day of March, 1999.

[Signature]
City Engineer

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

[Signature]
City Engineer

APPROVAL OF CITY PLANNING


This plat of FOUR SEASONS LINDEN ESTATES was approved by the City Planning Board of the City of Omaha, Nebraska, this 5th day of MAY, 1999.

[Signature]
Chairman, City Planning Board

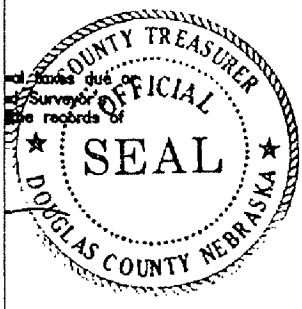
APPROVAL OF OMAHA CITY COUNCIL

This plat of FOUR SEASONS LINDEN ESTATES was approved and accepted by the City Council of Omaha, Nebraska, this 15th day of April, 1999.

[Signature]
President
[Signature]
Mayor



GENERAL NOTARY-State of Nebraska
JOYCE A. SNOWDEN
My Comm. Exp. July 5, 2002



lamp, rynearson & associates, inc.
engineers planners surveyors

14710 west dodge road, suite 100
omaha, nebraska 68164-2029

ph 402-498-2498
fax 402-498-2730

**FOUR SEASONS LINDEN ESTATES
DOUGLAS COUNTY, NEBRASKA**

FINAL PLAT

Job number-tasks
93057.02-004
book page
date
Mar. 3, 1998
sheet
1 of 1