



DEED 2003240272



DEC 15 2003 11:39 P 7

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| Nebr Doc Stamp Tax |
| 12/15/03 |
| Date |
| \$ 2x104 |
| By <i>lmj</i> |

THOMAS M. JAMES
RECEIVED

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THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

FEE _____ FB *new DC -16265*
2 BKP _____ C/O _____ COMP _____
43 DEL *PD* SCAN _____ FV _____
(K)

BKPs 12-18-03
LM

Temp 12.4.01

Return to:
E&A Consulting Group, Inc.
12001 Q Street
Omaha NE 68137

*SAC**

THE HIGHLANDS REPLAT TWO

LOTS 1 THRU 18 INCLUSIVE

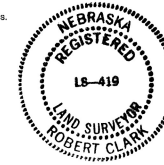
Being a replat of all of Lots 11, 12, 13, 14, 16, 24, 25, 26, 27, 28, 29, 30, 51, 52, 53, 55, 56, 57, 61, 62, 63, and 64, THE HIGHLANDS, a subdivision located in part of the SW 1/4 of the SE 1/4 of Section 20; and also being a replat of all of Lots 20, 21 and 22, THE HIGHLANDS REPLAT ONE, a subdivision located in said part of the SW 1/4 of the SE 1/4 of section 20; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in THE HIGHLANDS REPLAT TWO (lots numbered as shown) being a replat of all of Lots 11, 12, 13, 14, 16, 24, 25, 26, 27, 28, 29, 30, 51, 52, 53, 55, 56, 57, 61, 62, 63, and 64, THE HIGHLANDS, a subdivision located in part of the SW 1/4 of the SE 1/4 of Section 20; and also being a replat of all of Lots 20, 21 and 22, THE HIGHLANDS REPLAT ONE, a subdivision located in said part of the SW 1/4 of the SE 1/4 of section 20; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 4.990 acres, more or less.

Robert Clark, L.S.-419 Date 11-4-03



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or irregular taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in the foregoing by the records of this office.

County Treasurer Date 11-6-03

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

City Engineer Date 11/19/03

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of THE HIGHLANDS REPLAT ONE was approved as a subdivision of Brookfield At The Ridges in compliance with Section 53-10 (5), Omaha Municipal Code, with plat requirements waived per Section 7.06, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

City Planning Director Date 12/3/03

DEDICATION

Know all men by these presents that we, Highlands Development, L.L.C., trustees of the property described in the Certification of Survey 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 THE HIGHLANDS REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat. We do hereby grant easements as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent building or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands.

HIGHLANDS DEVELOPMENT, L.L.C.

Patrick G. Day
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 14th day of November 2003, before me, the undersigned, a Notary Public in and for said County, personally came Patrick G. Day, managing member of Highlands Development, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.

Sally A. Kiefer SEAL
Notary Public



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS



1000 Q STREET, SUITE 200
OMAHA, NEBRASKA 68102
PHONE: (402) 425-2177
FAX: (402) 425-2178

THE HIGHLANDS REPLAT TWO
OMAHA, NEBRASKA

MINOR PLAT

| Revision | Date |
|------------------------|-------------|
| (1) | |
| Proj No. | 20020222.04 |
| Date | 10-20-03 |
| Designed By | HPR |
| Drawn By | TBR |
| Checked By (Engr) | |
| Checked By (Arch) | |
| Checked By (Civil Mgr) | |
| Scale | 1" = 100' |
| Sheet | 1 of 1 |

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N/R).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO JONES STREET FROM ANY LOT ABUTTING SAID STREET.

M4385