DEED 2005065737

JUN 08 2005 09:12 P 11

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/8/2005 09:12:34.40

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62.

OW-17364/new

FEE 86.00 FB 01-60000-old

BKP 10-15-10 C/O COMP

DEL MS SCAN FV MS

RETURN: PEAB1

HOMES AT RIVER ROAD, 1ST ADDITION

LOTS 54–110, OUTLOTS B,C,D & E INCLUSIVE

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 ALL IN SECTION 10, T15N, R10E OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN 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 FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT PERMANENT MARKERS SHALL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION, TO BE KNOWN AS "HOMES AT RIVER ROAD, 1ST ADDITION", LOTS 54 THRU 110, OUTLOTS B, C, D,& E, INCLUSIVE, UPON COMPLETION OF THE GRADING. SAID TRACT OF LAND BEING LOCATED IN THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SW1/4, ALL IN SEC. 10–15–10, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS:

COMMENCING AT THE SW CORNER OF THE SE1/4; THENCE, N00°56'29"E (ASSUMED BEARING), ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 45.00 FEET, TO A POINT ON THE NORTH R.O.W. LINE OF BLONDO STREET, AND THE TRUE POINT OF BEGINNING; THENCE, CONTINUING N00°56'29"E, ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH R.O.W. LINE OF BLONDO STREET; THENCE, N89°37'55"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 795.00 FEET; THENCE, N43°54'35"W, A DISTANCE OF 116.00 FEET, TO A POINT ON THE EAST R.O.W. LINE OF 2ND STREET; THENCE, N00°45'06"E, ALONG SAID EAST R.O.W. LINE OF 2ND STREET, A DISTANCE OF 458.45 FEET; THENCE, S89°03'31"E, A DISTANCE OF 333.30 FEET, TO THE SE CORNER OF LOT 46, HOMES AT RIVER ROAD; THENCE, ALONG THE FOLLOWING FOUR BEARINGS AND DISTANCES: S00°56'29"W, 60.00 FEET; S37°32'22"E, 60.08 FEET; S63°13'35"E, 45.00 FEET; S68°24'46"E, 45.00 FEET; THENCE, S89°03'36"E, A DISTANCE OF 425.00 FEET TO A POINT ON THE EAST R.O.W. LINE OF CAMPBELL DRIVE; THENCE, N00°56'29"E, ALONG SAID EAST R.O.W., A DISTANCE OF 320.00 FEET TO THE SW CORNER OF LOT 6, HOMES AT RIVER ROAD, REPLAT I; THENCE, S89°03'36"E, ALONG THE SOUTH LOT LINES OF LOTS 1 THRU 6, HOMES AT RIVER ROAD, REPLAT 1, A DISTANCE OF 600.00 FEET TO THE SE CORNER OF SAID LOT 1, AND A POINT ON THE WEST R.O.W. LINE OF LOGAN DRIVE; THENCE, S00°56'24"W, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 80.00 FEET; THENCE S89°03'36"E, A DISTANCE OF 215.47 FEET TO A POINT ON THE WEST R.O.W. LINE OF RIVER ROAD; THENCE S04°52'19"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 6.89 FEET; THENCE, CONTINUING ON SAID WEST R.O.W. LINE, ALONG AN 840.47' RADIUS CURVE TO THE LEFT, A CHORD BEARING OF S13°30'28E, , A CHORD DISTANCE OF 253.22 FEET, AND AN ARC DISTANCE OF 254.19 FEET; THENCE, CONTINUING ON SAID WEST R.O.W. LINE OF RIVER ROAD, S22°11'06"E, A DISTANCE OF 413.47 FEET TO A POINT ON THE NORTH R.O.W. LINE OF BLONDO STREET; THENCE, N89°29'40"W, ALONG SAID NORTH R.O.W. LINE OF BLONDO STREET, A DISTANCE OF 1041.78 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINING 20.18 ACRES, MORE OR LESS.

NEBRASKA REGISTERED LS-134 LAND SURVEYOR EMERY M. GOLLEHON

E.M. GOLLEHON, LS-134 — DATE: May 25, '05

DEDICATION

Know all men by these presents that Donald F. Day and Jess R. Berglund, being Managers of Homes at River Road, L.L.C., owners of the lands described within the Surveyor's Certificate and embraced within the plat have caused said lands to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as "HOMES AT RIVER ROAD, 1ST ADDITION", Lots 54–110, Outlots B, C, D, & E, inclusive, and they do hereby ratify and approve of the disposition of this property as shown on the plat, and they hereby dedicate to the public for public use the streets, avenues, and circles, and they do hereby grant easements as shown on this plat, and they do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 they do further grant a perpetual easement to all Utility companies, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five–foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings 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.

BY: Donald F. Day, Manager – Homes at River Road, L.L.C.

BY: Jess R. Berglund, Manager – Homes at River Road, L.L.C.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 31 DAY OF May 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD F. DAY AND JESS R. BERGLUND, MANAGERS OF HOMES AT RIVER ROAD, L.L.C., AND ~~THOMAS FISCHER AND ELIZABETH BOULDIN~~, OWNERS, WHO ARE PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT AS OWNERS OF "HOMES AT RIVER ROAD, 1ST ADDITION", AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING CERTIFICATION TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OWNERS OF SAID PROPERTY.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska MARY M. PETERSEN My Comm. Exp. March 15, 2007

APPROVAL OF MORTGAGEES

Know all men by these presents that First State Bank, being mortgagee of the lands described within the Surveyor's Certificate and embraced within the plat does hereby approve of the disposition of the property as shown on this Final Plat.

BY: Robert Kment
Robert Kment
~~Vice~~ President, First State Bank

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas) SS

ON THIS 13th DAY OF June 2005, BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT KMENT, ~~VICE~~ PRESIDENT, FIRST STATE BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska KRYSTAL L. CUNNINGHAM My Comm. Exp. Sept. 19, 2009

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE,
THIS 1 DAY OF June 2005

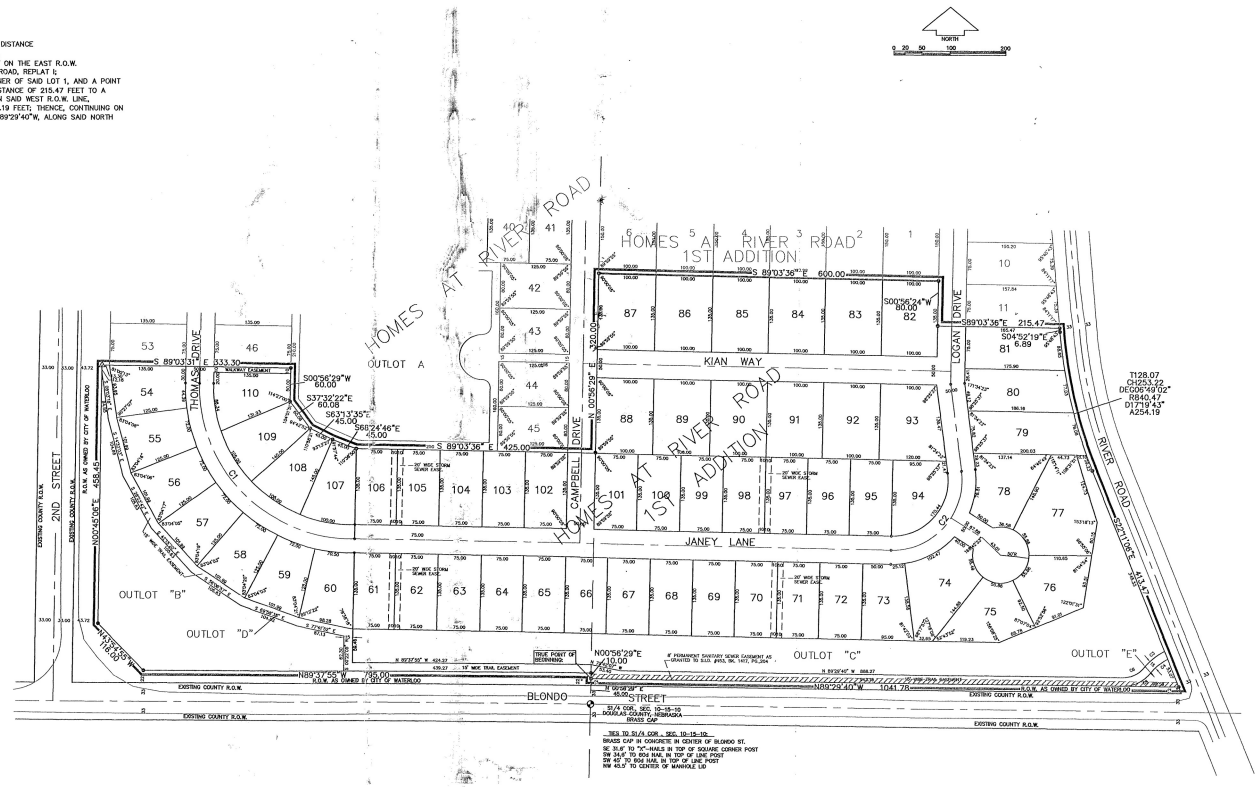
DOUGLAS COUNTY TREASURER

DOUGLAS COUNTY TREASURER OFFICIAL SEAL

APPROVAL OF VILLAGE CLERK OF WATERLOO

THIS PLAT OF "HOMES AT RIVER ROAD, 1st ADDITION", WAS APPROVED BY THE VILLAGE CLERK OF WATERLOO, THIS 2ND DAY OF June 2005

VILLAGE CLERK



CURVE DATA	ARC	DELTA	R	DEG	CH	T
C1	435.61	91°33'08"	272.62	21°01'01"	390.73	280.11
C2	213.39	98°25'37"	124.22	46°07'31"	188.10	143.98
C3	46.89	23°26'36"	114.59	49°59'55"	46.56	23.78
C4	39.48	22°42'50"	99.59	57°31'45"	39.22	20.00
C5	55.49	50°49'35"	62.55	91°35'46"	53.69	29.72
C6	44.29	53°21'35"	47.55	120°29'21"	42.70	23.90

APPROVAL OF VILLAGE OF WATERLOO PLANNING BOARD

THIS PLAT OF "HOMES AT RIVER ROAD, 1st ADDITION", WAS APPROVED BY THE VILLAGE OF WATERLOO PLANNING BOARD, THIS 6th DAY OF June 2005

BOARD PRESIDENT

APPROVAL OF VILLAGE OF WATERLOO BOARD OF TRUSTEES

THIS PLAT OF "HOMES AT RIVER ROAD, 1st ADDITION", WAS APPROVED AND ACCEPTED BY THE VILLAGE OF WATERLOO BOARD OF TRUSTEES, THIS 2nd DAY OF June 2005

CHAIRMAN

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF "HOMES AT RIVER ROAD, 1st ADDITION", WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 25 DAY OF MAY 2005

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

● Found Property Pin (5/8 Rebar)
△ Set Property Pin (5/8" Rebar)

DRAWN BY FEM / REVIEW BY EMG	PE/LS, INC. CIVIL ENGINEERING SURVEYING 8037 OAKCREST PLAZA, OMAHA, NEB. 68137 891-0654	PROJECT NO. 03-019	DATE 10/13/04
	HOMES AT RIVER ROAD, 1st ADDITION FINAL PLAT	SHEET NO. 1 OF 1	