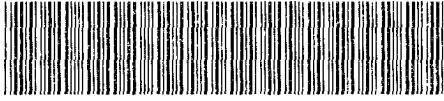


2138 194 DEED



16463 99 194-200

**Nebr Doc
Stamp Tax**

11-22-99
Date

S. K. [Signature]
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 NOV 22 PM 2:10

RECEIVED

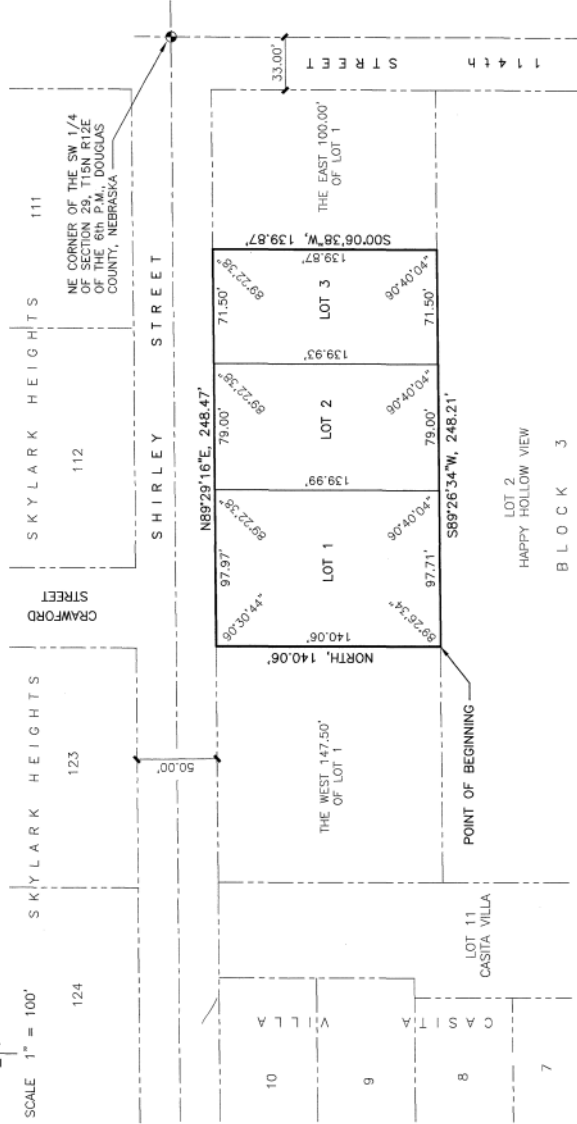
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PAGE DOWN FOR BALANCE OF INSTRUMENT**

60-22381 new
~~16463F 60-15100 old~~
~~FEE 37.00~~
~~EXP _____~~
~~DEL _____~~

LEONARD'S SUBDIVISION

LOTS 1, 2 AND 3

BEING A REPLAT OF LOT 1, BLOCK 3, HAPPY HOLLOW VIEW, A SUBDIVISION AS SURVEYED PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE EAST 100.00 FEET THEREOF AND THE WEST 147.50 FEET THEREOF.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LEONARD'S SUBDIVISION, LOTS 1, 2 AND 3, BEING A REPLAT OF BLOCK 3, HAPPY HOLLOW VIEW, SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE EAST 100.00 FEET THEREOF AND EXCEPT THE WEST 147.50 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE WEST 147.50 FEET OF SAID LOT 1;

THENCE NORTH (ASSUMED BEARING) 140.06 FEET ON THE EAST LINE OF THE WEST 147.50 FEET OF SAID LOT 1 TO THE NORTH LINE THEREOF;

THENCE N89°29'16"E, 248.47 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER OF THE EAST 100.00 FEET OF SAID LOT 1;

THENCE S00°06'38"W, 139.87 FEET ON THE EAST 100.00 FEET OF SAID LOT 1 TO THE SOUTH LINE THEREOF;

THENCE S89°26'34"W, 248.21 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



JUNE 9, 1999

DATE: JAMES D. WARNER
NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, GESCHWENDER REVOCABLE TRUST, ARTHUR L. BATTEN AND TOMIE BATTEN, BEING THE WIFE AND HUSBAND OF SAID ARTHUR L. BATTEN, DO HEREBY DEDICATE TO FIRST AMERICAN NATIONAL BANK, D/B/A CARL BROWN MORTGAGE COMPANIES D/B/A CARL BROWN MORTGAGE, THE SURVEYOR'S MORTGAGE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SAID SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LEONARD'S SUBDIVISION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DEDICATION, AND WE DO HEREBY RATIFY AND APPROVE OF THE POWER OF OUR PROPERTY AS SHOWN ON THIS PLAT AND THE 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, DOWN GUYS AND ARCHORS, THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING SAID SUBDIVISION, AND TO ERECT, OPERATE, MAINTAIN, REPAIR, PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES, NO WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

GESCHWENDER REVOCABLE TRUST
ARTHUR L. BATTEN
TOMIE BATTEN

FT MORTGAGE COMPANIES D/B/A
CARL BROWN MORTGAGE
BY: *[Signature]*
TITLE: *[Signature]*
FIRST AMERICAN NATIONAL BANK

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 1999 BY ARTHUR L. BATTEN AND TOMIE BATTEN, THE GESCHWENDER REVOCABLE TRUST ON BEHALF OF SAID TRUST.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 1999 BY ARTHUR L. BATTEN AND TOMIE BATTEN.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 1999 BY ARTHUR L. BATTEN AND TOMIE BATTEN.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF LEONARD'S SUBDIVISION ON THIS 22nd DAY OF JUNE, 1999.

[Signature]
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF LEONARD'S SUBDIVISION WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 14th DAY OF JUNE, 1999.

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF LEONARD'S SUBDIVISION WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14th DAY OF JUNE, 1999.

[Signature]
MAYOR

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF LEONARD'S SUBDIVISION WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 14th DAY OF JUNE, 1999.

[Signature]
DEPUTY



2 THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

LEONARD'S SUBDIVISION
FINAL PLAT

REVISIONS:
CHECKED BY: JDM
DRAWN BY: JJP
DATE: JUNE 9, 1999
SCALE: AS SHOWN

200-261-172
A200261172A.DWG