

# RALSTON VILLAGE

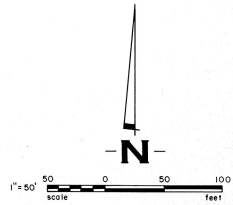
REPLAT OF LOTS 4, 5 AND 6, BLOCK 3  
AND LOTS 1, 2, 3 AND PART OF LOTS 4 AND 5,  
BLOCK 4, 1ST ADDITION TO RALSTON, AS PLATTED  
AND RECORDED, DOUGLAS COUNTY, NEBRASKA.



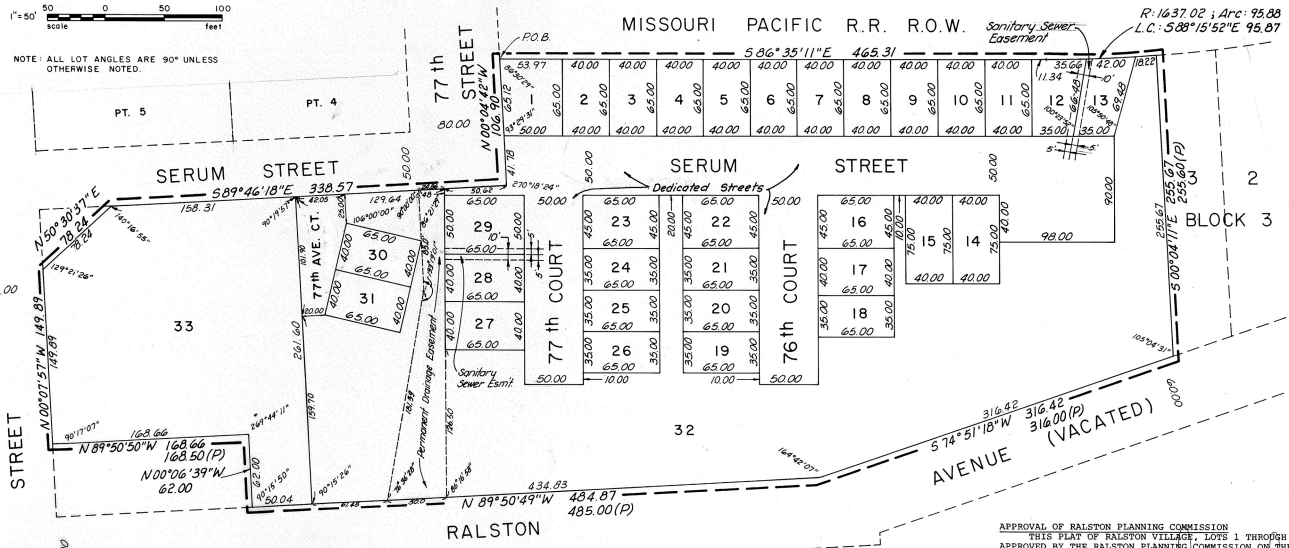
**SURVEYOR'S CERTIFICATE**  
I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE BOUNDARY OF THE PLAT AS SHOWN HEREIN AND THAT A BOND WILL BE FURNISHED TO DOUGLAS COUNTY TO INSURE THE PLACING OF PERMANENT MONUMENTS AT EACH LOT AND BLOCK CORNER, AND AT EACH POINT OF TANGENCY AND CURVATURE IN RALSTON VILLAGE, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 3 AND LOTS 1, 2, 3 AND PART OF LOTS 4 AND 5, BLOCK 4, 1ST ADDITION TO RALSTON, LOCATED IN THE EAST ONE HALF OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 4, 1ST ADDITION TO RALSTON VILLAGE THENCE EASTERLY ALONG THE SOUTH R.O.W. OF THE MISSOURI PACIFIC RAILROAD ON THE FOLLOWING 2 COURSES: 1.) S 86°35'11" E (ASSUMED BEARING) 465.31 FEET 2.) SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF S 88°15'52" E, CHORD DISTANCE 95.67 FEET, RADIUS 1,637.02 FEET AND ARC DISTANCE OF 95.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 3; THENCE S 00°04'11" E, 255.67 FEET TO A POINT ON THE NORTH R.O.W. OF VACATED RALSTON AVENUE; THENCE WESTERLY ALONG SAID NORTH R.O.W. ALONG THE FOLLOWING 2 COURSES: 1.) S 74°01'18" W, 316.42 FEET 2.) N 89°50'49" W, 484.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 4; THENCE N 00°06'39" W, 62.00 FEET; THENCE N 89°50'50" W, 168.66 FEET TO A POINT ON THE EAST R.O.W. OF 78th STREET; THENCE NORTHERLY ALONG SAID EAST R.O.W. OF 78th STREET ALONG THE FOLLOWING 2 COURSES: 1.) N 00°07'57" W, 149.89 FEET 2.) N 50°30'37" E, 78.24 FEET TO A POINT ON THE SOUTH R.O.W. OF SERUM AVENUE; THENCE S 89°46'18" E ALONG SAID SOUTH R.O.W. 338.57 FEET TO A POINT ON THE EAST R.O.W. OF 77th STREET; THENCE N 00°04'42" W ALONG SAID EAST R.O.W. 106.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.36 ACRES MORE OR LESS.

MAR 17, 1987  
DATE *Ronald D Hill*  
RONALD D. HILL L.S. NO. 373



NOTE: ALL LOT ANGLES ARE 90° UNLESS OTHERWISE NOTED.



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL MCCORMACK AND DONALD VERVAECKE, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS RALSTON VILLAGE, AND THEY DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT. THEY ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENOV, 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 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; AND 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 (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 18th DAY OF Nov., 1986.  
*Michael McCormack* MICHAEL MCCORMACK  
*Donald W. Vervaecke* DONALD W. VERVAECKE

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS)

ON THIS 18th DAY OF Nov., 1986, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MICHAEL MCCORMACK AND DONALD W. VERVAECKE, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.  
*John F. Curry, Jr.* NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 15, 1989

**COUNTY TREASURER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR OBLIGATIONS AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Nov. 18, 1986  
*James J. Hamilton* DOUGLAS COUNTY TREASURER

**APPROVAL OF DOUGLAS COUNTY SURVEYOR**  
I HEREBY REVIEW THIS PLAT OF RALSTON VILLAGE, LOTS 1 THROUGH 33, THIS 9th DAY OF December, 1986.



**APPROVAL OF RALSTON PLANNING COMMISSION**  
THIS PLAT OF RALSTON VILLAGE, LOTS 1 THROUGH 33, WAS APPROVED BY THE RALSTON PLANNING COMMISSION ON THE 17th DAY OF October, 1986.  
*Harvey Bennett* CHAIRMAN RALSTON PLANNING COMMISSION

**APPROVAL OF RALSTON CITY COUNCIL**  
THIS PLAT OF RALSTON VILLAGE, LOTS 1 THROUGH 33, WAS APPROVED BY THE RALSTON CITY COUNCIL ON THE 22nd DAY OF December, 1986.  
ATTEST: *Marisa J. Swartz* CITY CLERK *Gary Ford* MEYER

PONDEROSA

RECEIVED  
NOV 16 1986  
ENGINEERING DEPARTMENT  
DOUGLAS COUNTY, NEBR.

EX 101 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 25.00  
PO 101 N \_\_\_\_\_ DEL \_\_\_\_\_ MC \_\_\_\_\_  
OR Lead \_\_\_\_\_ COMP \_\_\_\_\_ FB \_\_\_\_\_

E2-20  
11/16/86



BK 1801 PG 408



DEED 1987 04169

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

NAME OF ADDITION RALSTON VILLAGE

LEGAL DESCRIPTION LOTS 1 - 33 INC.

A REPLAT OF LOTS 4,5,AND 6, BLOCK 3 AND LOTS 1,2,3 AND PART OF LOTS 4AND 5,  
BLOCK 4, 1st ADDITION TO RALSTON, AS PLATTED AND RECORDER, DOUGLAS COUNTY  
NEBRASKA.

**PLAT IN BACK OF BOOK**

DEEDS \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

MORTGAGE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT \_\_\_\_\_ BOOK 1801 PAGE 408

PLAT CABINET 3/91

FIELD BOOK # D2 - 32042

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

# 4169 16 DAY OF APRIL 19 87 AT 11:20 M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$ 25.00