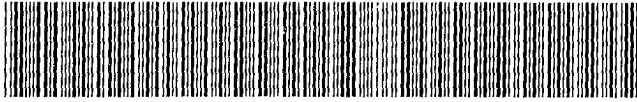


DEED 2004100471



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Nebr Doc
Stamp Tax

7-29-04

Date

\$EX-4

By *LS*

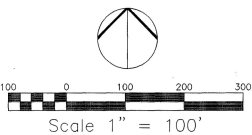
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deed ^{*W*}
11
42

FEE 76.00 FB New OC-32074
25-15-10 *61-60000-old*
BKP 25-15-10 C/O hvr COMP hvr
DEL MS SCAN FV

bkpg 8.5th ju.



NUMBER	DELTA	RADIUS	ARC	CD	LC	T
C1	31°00'10"	140.00	75.75	S 76°31'32" E	74.83	38.83
C2	31°00'10"	140.00	75.75	S 76°31'32" E	74.83	38.83
C3	90°11'09"	115.00	181.01	S 42°52'48" W	162.90	115.37



REVIEWED BY THE DOUGLAS COUNTY ENGINEER:

This plat of RANCH VIEW ESTATES 2, Lots 41 through 81, was reviewed by the Douglas County Engineer's Office on this 29 day of June, 2004.



DOUGLAS COUNTY TREASURER'S CERTIFICATE:

This is to certify that I find no regular or special taxes, due or delinquent, against the property described in the Surveyor's Certificate, embraced in this plat, as shown by the records of this office, this 29 day of June, 2004.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein described and that permanent monuments have been placed at all corners of the boundary and at all corners and all angle points on all lots in the subdivision to be known as RANCH VIEW ESTATES 2, Lots 41 through 81, inclusive, all in the Northwest Quarter of Section 25, Township 15 North, Range 10 East of the 6th P.M., City of Elkhorn, Douglas County, Nebraska.

LOUIS R. WILSON, L.S. #421
DATE: JUNE 21, 2004

NOTE:
ALL ANGLES ARE 90° UNLESS SHOWN
ALL LINES ON CURVES ARE RADIAL EXCEPT THOSE MARKED NR
ALL CURVE-TO-CURVE ARE 50 FOOT RADIUS UNLESS SHOWN OTHERWISE
ALL CORNERS MUST BE MARKED WITH #5 REBARS



FINAL PLAT RANCH VIEW ESTATES 2 LOTS 41 THROUGH 81, INCLUSIVE,

BEING A PLATTING OF A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., CITY OF ELKHORN, DOUGLAS COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A parcel of land situate in the Northwest Quarter of Section 25, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:
Commencing at the West Quarter Corner of said Section 25; thence along the southerly line of said Northwest Quarter, N 87°58'23" E, 894.51 feet to the Point of Beginning, said point being on the easterly right-of-way line of Ranch View Drive; thence along said easterly right-of-way line, N 02°12'46" W, 539.37 feet to the beginning of a non-tangent curve, concave northeasterly, to which point a radial line bears, S 21°41'03" E, 75.00 feet; thence northeasterly along said curve, through a central angle of 50°52'18", 68.59 feet to a point on the southerly right-of-way line of Hickory Street; thence along said southerly right-of-way line, N 87°58'23" E, 4.84 feet; thence N 02°01'37" W, 50.00 feet to a point on the northerly right-of-way line of said Hickory Street; thence along said right-of-way line, S 87°58'23" W, 4.84 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears, N 68°30'06" E, 75.00 feet; thence northeasterly along said curve, through a central angle of 42°27'50", 55.58 feet to a point on the easterly right-of-way line of Ranch View Drive; thence along said right-of-way line N 02°12'46" W, 77.00 feet to the southerly line of Lot 1, Cascio's Subdivision, a subdivision in said Douglas County; thence along said southerly line, N 87°47'14" E, 415.00 feet to the southeast corner of said subdivision, thence along the easterly line of said subdivision, N 02°12'46" W, 630.00 feet; thence N 87°47'14" E, 300.00 feet; thence S 02°12'46" E, 64.25 feet; thence N 87°58'53" E, 70.00 feet; thence S 02°02'59" E, 132.22 feet to a point on the southerly line of said Northwest Quarter; thence along said southerly line, S 87°58'23" W, 791.74 feet to the Point of Beginning.
Said parcel of land contains an area of 18.830 acres, more or less.

DEDICATION:

Know all men by these presents that David A. Broekemeier, as President of Liberty Capital Corporation, being the owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into the lots, numbered as shown, said subdivision to be hereafter known as RANCH VIEW ESTATES 2, Lots 41 through 81, inclusive, and we do hereby ratify and approve the disposition of our property as shown on this plat, and hereby dedicate the streets and easements as shown on this plat and we do further grant a perpetual easement to the Omaha Public Power District, QWest Communications, Inc. 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, crossarms, downguys, and anchors, cables, conduits and other related facilities, and to extend thereon wires and 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 abutting all front and side boundary lot lines, on eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots; and sixteen (16) foot wide strip of land adjoining 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 subdivision. Said sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16) foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in 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: David A. Broekemeier
President of Liberty Capital Corporation

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 29 day of July, 2004, before me a Notary Public in and for said County personally came the above named David A. Broekemeier, he is personally known to me to be the individual person whose name is affixed to the dedication on this plat and he acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

Notary Public: David A. Broekemeier

My commission expires on the 29 day of June, 2007

ELKHORN CITY COUNCIL ACCEPTANCE:

This plat of RANCH VIEW ESTATES 2, Lots 41 THROUGH 81, was approved by the City Council of Elkhorn on this 16 day of March, 2004.

Philip E. New
MAYOR
ATTEST: Cheryl A. Eklund
CITY CLERK

APPROVAL OF CITY OF ELKHORN PLANNING COMMISSION:

This plat of RANCH VIEW ESTATES 2, Lots 41 THROUGH 81, was approved and accepted by the City Planning Commission on this 2 day of March, 2004.

Robert A. Pomeroy
CHAIRPERSON OF CITY PLANNING COMMISSION

Louis Surveying
12100 West Center Road, Suite 522A
Omaha, NE 68144 (402-334-7982)

RANCH VIEW ESTATES 2
LOTS 41 THROUGH 81, INCLUSIVE

FINAL PLAT

