



BK 2198 PG 033-043



DEED 2001 16655

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 DEC 12 AM 10:19

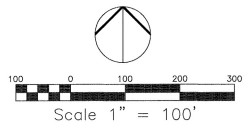
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11/14/01 Deed
FEE 176.00 FB New # 00-32074 ^{BW}
BKP 25-15-10 C/O _____ COMP AH
DEL KL SCAN CR FV _____

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RANCH VIEW ESTATES

FINAL PLAT RANCH VIEW ESTATES 2

LOTS 1 THROUGH 40, INCLUSIVE AND OUTLOT A
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:
Beginning at the West Quarter Corner of said Section 25, thence along the westerly line of said Northwest Quarter, N 02°12'46" W, 1321.97 feet to a point on the northerly line of the Southwest Quarter of said Northwest Quarter; thence along said northerly line, N 87°59'53" E, 894.51 feet to a point on the westerly line of Ranch View Drive; thence along said westerly line, N 02°12'46" W, 61.58 feet to a point on the southerly line of Ranch View Estates, a subdivision in said Douglas County; thence along said southerly line, N 87°47'14" E, 10.50 feet to a point on the westerly line of Lot 1, Caspio's Subdivision; thence along the boundary of said subdivision, S 02°12'46" E, 707.00 feet to a point on a non-tangent curve concave southwesterly, to which point a radial line bears N 26°02'17" E, 75.00 feet; thence southwesterly, along said curve, through a central angle of 42°27'50", 55.58 feet; thence N 87°58'23" E, 4.84 feet; thence S 02°01'37" E, 50.00 feet; thence S 87°58'23" W, 4.84 feet to the beginning of a non-tangent curve concave northwesterly, to which point a radial line bears, S 72°33'21" E, 75.00 feet; thence southwesterly, along said curve, through a central angle of 50°52'18", 66.59 feet; thence S 02°12'46" E, 539.37 feet to a point on the southerly line of said Northwest Quarter; thence along said southerly line, S 87°58'23" W, 894.51 feet to the Point of Beginning.
Said parcel of land contains an area of 27.434 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 1 through 40 and Outlot A, 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, U.S. West 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, downspouts, 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 a 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 25 day of Sept., 2001, 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 identical 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: *Richard J. Nielsen*
My commission expires on the 10th day of June, 2005

ELKHORN CITY COUNCIL ACCEPTANCE:

This plat of RANCH VIEW ESTATES 2, LOTS 1 THROUGH 40 AND OUTLOT A, was approved by the City Council of Elkhorn on this 13 day of Feb.
Mayor: *Phillip E. Hahn*
Attest: *Theresa K. Edstrom*
CITY CLERK

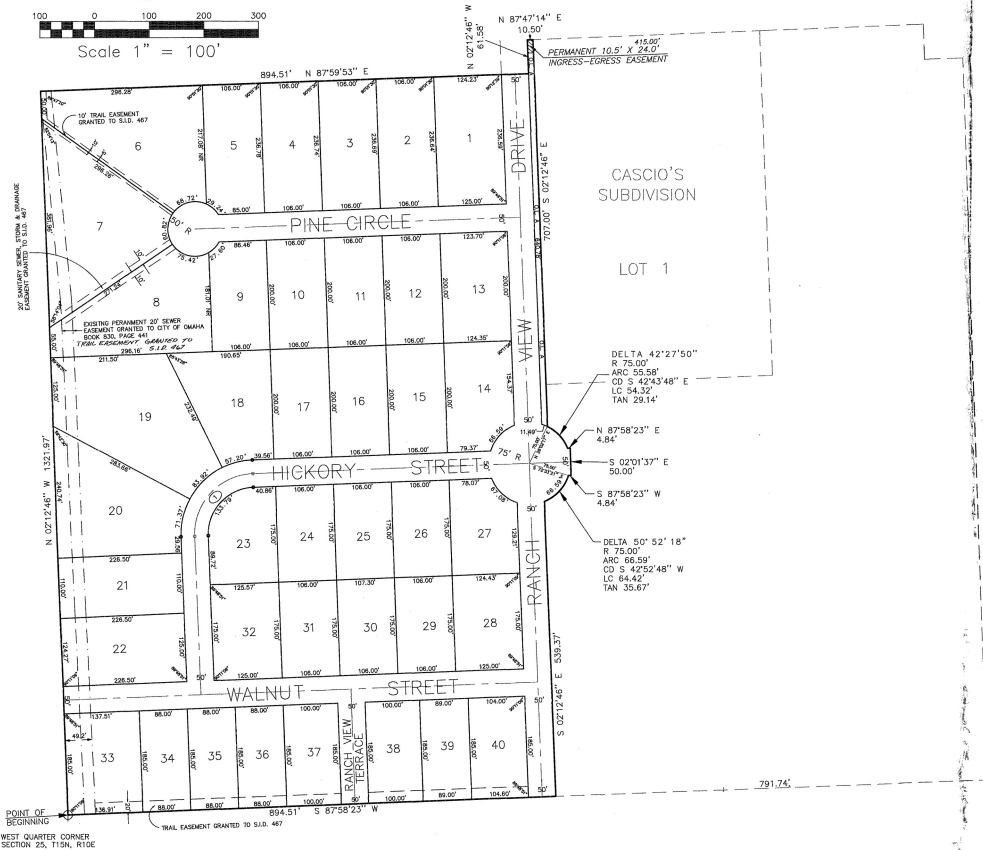
APPROVAL OF CITY OF ELKHORN PLANNING COMMISSION:

This plat of RANCH VIEW ESTATES 2, LOTS 1 THROUGH 40 AND OUTLOT A, was approved and accepted by the City Planning Commission on this 22 day of Jan., 2001.
Chairperson of City Planning Commission: *Rolla A. Norman*

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

RANCH VIEW ESTATES 2
LOTS 1 THROUGH 40, INCLUSIVE AND OUTLOT A

FINAL PLAT



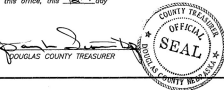
REVIEWED BY THE DOUGLAS COUNTY ENGINEER:

This plat of RANCH VIEW ESTATES 2, Lots 1 through 40 and Outlot A, was reviewed by the Douglas County Engineer's Office on this 24th day of Jan., 2001.



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 and embraced in this plat, as shown by the records of this office, this 24th day of Jan., 2001.



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 1 through 40 and Outlot A, 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. Whisnand L.S. #421
August 9, 2001

