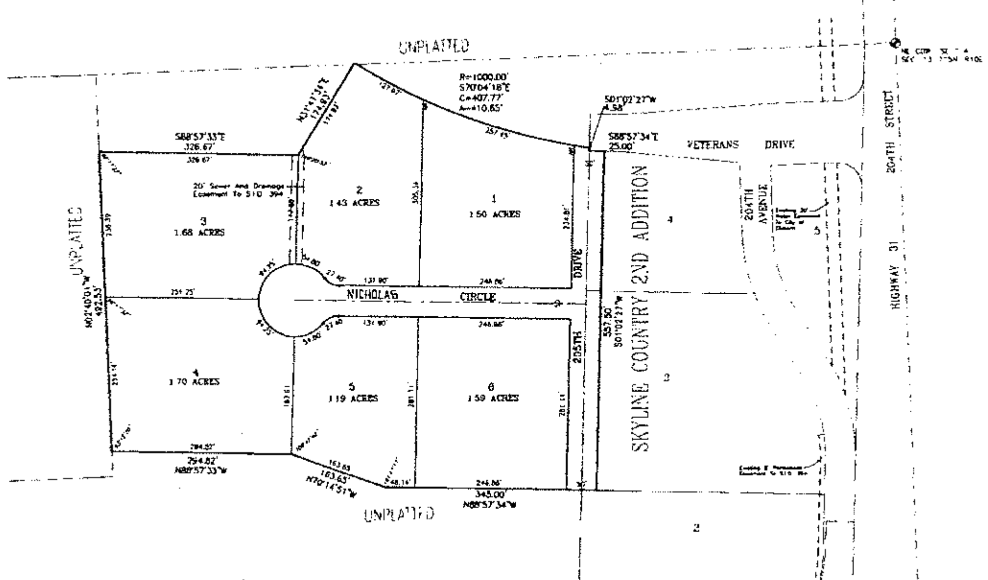
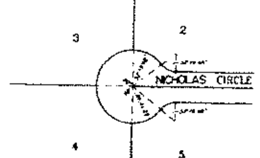
G12 #24 01 19 59 01 1999 Lamp Rynearson & Associates (Pat B)

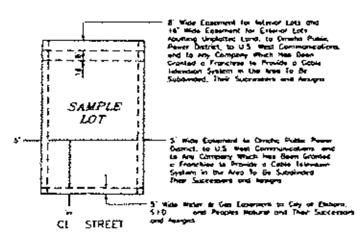
Skyline Country 3rd Add.

SKYLINE COUNTRY 3RD ADDITION

LOTS 1 THROUGH 6, INCLUSIVE, BEING A REPLATTING OF THE WEST TWENTY FIVE FEET (25') OF LOTS 3 AND 4, SKYLINE COUNTRY 2ND ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND A PLATTING OF PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA







TYPICAL LOT DEDICATION EASEMENTS

100 50 0 100 200

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS
6. ALL CUL-DE-SAC RADII ARE 80 FEET UNLESS OTHERWISE NOTED
7. ALL CUL-DE-SAC THROAT RADII ARE 30 FEET UNLESS OTHERWISE NOTED

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Elkhorn, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, said subdivision to be known as SKYLINE COUNTRY 3RD ADDITION, Lots 1 through 6, inclusive, being a replatting of the west twenty five feet (25') of Lots 3 and 4, SKYLINE COUNTRY 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, AND a platting of part of the East Half of Section 13, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska; the entire parcel described as follows: Beginning at the northeast corner of said Lot 4, SKYLINE COUNTRY 2ND ADDITION; Thence South 88°57'34" East (bearings referenced to the Final Plat of SKYLINE COUNTRY 2ND ADDITION) for 25.00 feet along the north line of said Lot 4, SKYLINE COUNTRY 2ND ADDITION; Thence South 01°02'27" West for 557.50 feet parallel with and 25.00 feet east of the west line of said Lots 3 and 4, SKYLINE COUNTRY 2ND ADDITION to the south line thereof; Thence North 88°57'34" West for 345.00 feet on the extended south line of said Lot 3, SKYLINE COUNTRY 2ND ADDITION; Thence North 70°14'51" West for 163.63 feet; Thence North 88°57'33" West for 294.82 feet; Thence North 02°40'01" West for 492.53 feet; Thence South 88°57'33" East for 326.67 feet; Thence North 31°41'34" East for 174.83 feet; Thence along a curve to the left (having a radius of 1000.00 feet and a long chord bearing South 70°04'18" East for 407.77 feet) for an arc length of 410.65 feet to the extended west line of said Lot 4, SKYLINE COUNTRY 2ND ADDITION; Thence South 01°02'27" West for 4.58 feet to the Point of Beginning. Contains 10.44 acres.

Robert D. Proett L.S. #379

April 8, 1999

Date

NEBRASKA REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, GOTTSCH LAND COMPANY, GOTTSCH ENTERPRISES, and ALEGENT HEALTH – IMMANUEL MEDICAL CENTER, being the sole Owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SKYLINE COUNTRY 3RD ADDITION, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Elkhorn, Nebraska, 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, cross arms, downguys and anchors, 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 cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all streets and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots that are adjacent to platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to platted and recorded 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. We do further grant a perpetual easement to the City of Elkhorn, S.I.D. 394 and Peoples Natural Gas, 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 (5') foot wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

GOTTSCH LAND COMPANY, OWNER

BRETT A. GOTTSCH
PRESIDENT

GOTTSCH ENTERPRISES, OWNER

BRETT A. GOTTSCH
PRESIDENT

ALEGENT HEALTH – IMMANUEL MEDICAL CENTER, OWNER

CHARLES J. MARR
CHIEF EXECUTIVE OFFICER

State of Nebraska }
} SS
County of Douglas }

On this 28th day of September 1999, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared BRETT A. GOTTSCH, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of GOTTSCH LAND COMPANY, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed as such officer of said Corporation.

Witness my hand and official seal the date last foresaid

Notary Public

State of Nebraska }
} SS
County of Douglas }

On this 28th day of September 1999, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared BRETT A. GOTTSCH, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of GOTTSCH ENTERPRISES, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed as such officer of said Corporation.

Witness my hand and official seal the date last foresaid

Notary Public

State of Nebraska }
} SS
County of Douglas }

On this 21st day of Sept. 1999, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared CHARLES J. MARR, who is personally known to me to be the identical person whose name is affixed to the above instrument as Chief Executive Officer of ALEGENT HEALTH – IMMANUEL MEDICAL CENTER, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed as such officer of said Corporation.

Witness my hand and official seal the date last foresaid

Notary Public

GENERAL NOTARY-State of Nebraska
LINDA ETHERTON
My Comm. Exp. Dec. 12, 2001

COUNTY ENGINEER'S CERTIFICATE

The Plat of SKYLINE COUNTRY 3RD ADDITION was reviewed by the Douglas County Engineer's Office

4/15/99

Date

Douglas County Engineer

APPROVAL OF CITY PLANNING COMMISSION

This plat of SKYLINE COUNTRY 3RD ADDITION was approved by the City Planning Commission of the City of Elkhorn the 25th day of April 1999

Chairman, City Planning Commission

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 1 day of [illegible]

SEAL

Douglas County Treasurer

APPROVAL OF ELKHORN CITY COUNCIL

This plat of SKYLINE COUNTRY 3RD ADDITION was approved and accepted by the City of Elkhorn on the 11th day of May 1999

Mayor

Attested: City Clerk

2145 487 DEED

Nebr Doc Stamp Tax
3-1-00
Date
$ Ex 4.36
By

00 MAR -1 PM 4:14

RECEIVED

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402-496-2498
fax 402-496-2730

SKYLINE COUNTRY 3RD ADDITION
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

drawn by PWB
designed by RDP
reviewed by RDP
revisions
path\filename 94001\DWG\94016FDP
references

job number-tasks 94016.03-003
book page
date APRIL 8, 1999
sheet 1 of 1

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N.R.).
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30 FEET

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Robert D. Proett L.S. #379

April 8, 1999
Date

NEBRASKA REGISTERED LS-379 LAND SURVEYOR ROBERT D. PROETT

DEDICATION

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GOTTSCH LAND COMPANY, OWNER

BRETT A. GOTTSCH
PRESIDENT

State of Nebraska)
)SS
County of Douglas)

On this 20th day of September, 1999, A.D.,

GOTTSCH ENTERPRISES, OWNER

BRETT A. GOTTSCH
PRESIDENT

State of Nebraska)
)SS
County of Douglas)

On this 20th day of September, 1999, A.D.,

ALEGENT HEALTH – IMMANUEL MEDICAL CENTER, OWNER

CHARLES J. MARR
CHIEF EXECUTIVE OFFICER

State of Nebraska)
)SS
County of Douglas)

On this 21st day of September, 1999, A.D.,

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referenc
9416F300

associates, inc.
planners
yors.
ph 402·496·2498