DEED 2010048925

JUN 07 2010 11:42 P 10

Dead 07-34682-cm (Administrative)

10 FEE 5900 FB 07-34682-cm

BKP C/O COMP

14 FCT SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/7/2010 11:42:09.07

2010048925

6/7/10

(Administrative) MINOR PLAT

SADDLEBROOK REPLAT 12

LOTS 1 THRU 7 INCLUSIVE

BEING A REPLAT OF LOTS 233 - 239 SADDLEBROOK, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

NOTES

1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2. ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 24" LONG #5 REBARS DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED LS 691.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).
5. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

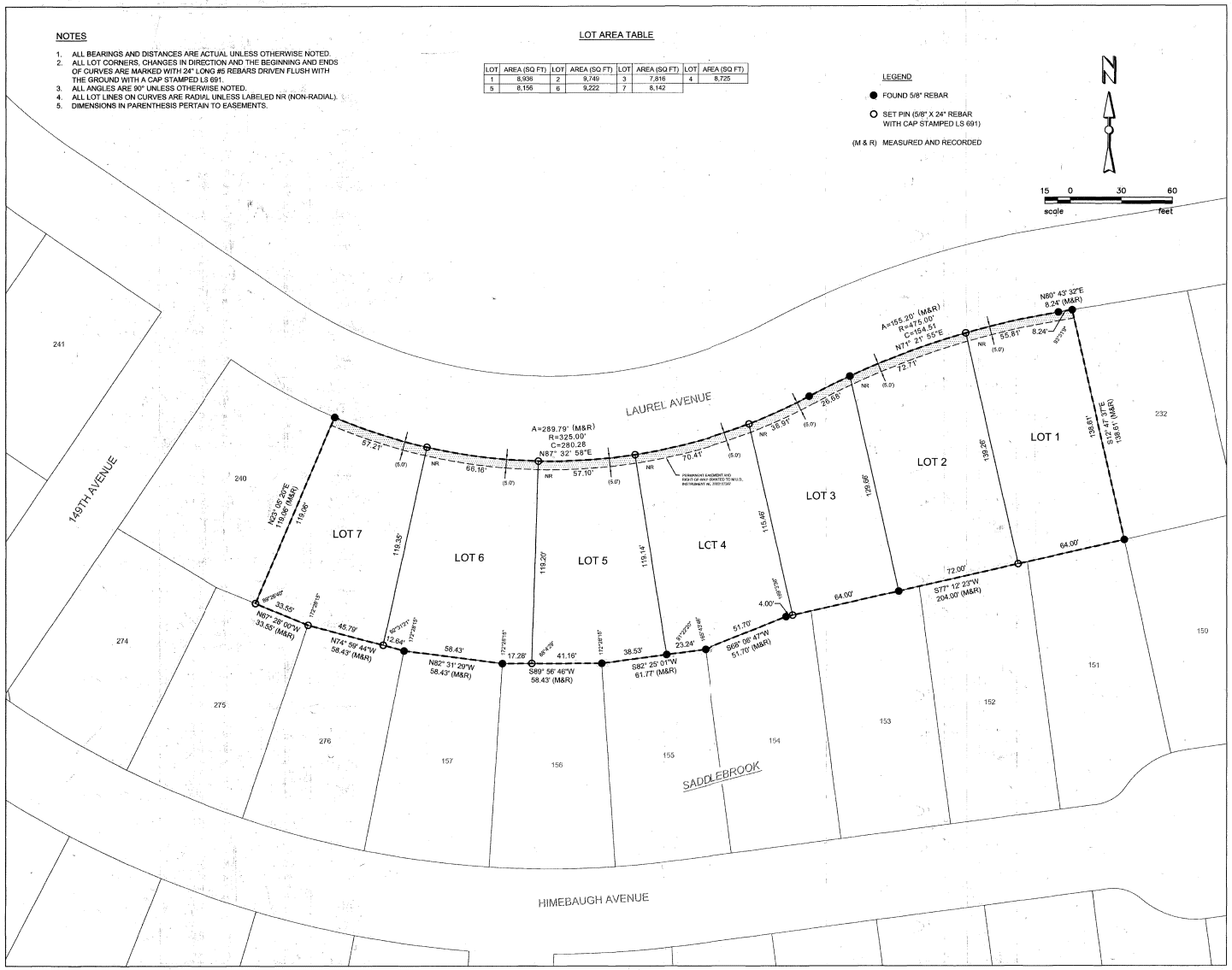
LOT AREA TABLE

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	8,936	2	9,749	3	7,816	4	8,725
5	8,156	6	9,222	7	8,142		

LEGEND

- ● FOUND 5/8" REBAR
- ○ SET PIN (5/8" X 24" REBAR WITH CAP STAMPED LS 691)

(M & R) MEASURED AND RECORDED



LEGAL DESCRIPTION

REPLAT OF LOTS 233-239 SADDLEBROOK, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SADDLEBROOK REPLAT 12 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LS-691 JEREMY M. BENDER LS-691

5/17/2010 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, FIRST NATIONAL BANK OF OMAHA, OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SADDLEBROOK REPLAT 12 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE REPLATTED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, 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; 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 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 FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

FIRST NATIONAL BANK OF OMAHA

ERIC MUSGJERD, VICE PRESIDENT

5-18-2010 DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

ON THIS 18th DAY OF May, 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, ERIC MUSGJERD, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
DEBRA R. WETZEL
My Comm. Exp. Sept. 8, 2010

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I CAN FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER

5/24/10 DATE

PLANNING DIRECTORS APPROVAL

THIS PLAT OF SADDLEBROOK REPLAT 12 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE PLANNING DEPARTMENT AND APPROVED AS A SUBDIVISION OF SADDLEBROOK IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

PLANNING DIRECTOR

6/2/10 DATE

APPROVAL OF THE CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SADDLEBROOK REPLAT 12 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS AND CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

By CITY ENGINEER

6-3-10 DATE

UNITED ENGINEERING
Surveying & Engineering Services
20507 NICHOLAS CIRCLE • OMAHA, NE 68022 • (402) 763-9475

No.	DATE	REVISION DESCRIPTION	DRAWN	DESIGN	CHECK
	5-17-2010	ORIGINAL PLANS	SRB	NA	JMB

SADDLEBROOK REPLAT 12
DOUGLAS COUNTY, NEBRASKA
NP DODGE
(Administrative) MINOR PLAT

PROJECT # 10013

SHEET 1 OF 1

m5266

5/17/2010 1:42 PM
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