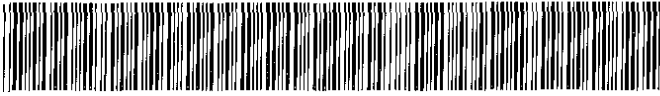




DEED 2006110299



SEP 25 2006 14:31 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/25/2006 14:31:00



2006110299

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*Deed*

$\frac{7}{234}$

FEE 152.<sup>00</sup>

FB 01-60000 -old

*New - 37325 -new*

BKP 13-15-10

*152*  
C/O

COMP

CC

DEL JD

SCAN

FV

MLS

*NW  
NE  
SW } NE  
SE }*

*SE NW*

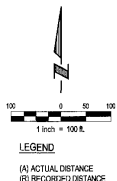
*NE SE .*

# SUMMER GLEN

LOTS 1 THRU 225 INCLUSIVE & OUTLOTS A THRU H INCLUSIVE

BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID SECTION 13, AND ALSO THE NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 10TH P.M., DOUGLAS COUNTY, NEBRASKA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	103.11	74.87	58.87	41°14'25"
2	100.02	71.27	57.19	40°47'57"
3	140.17	117.07	86.81	39°29'29"
4	140.17	100.77	82.26	39°29'29"
5	485.81	338.31	170.70	38°47'49"
6	433.81	312.87	152.88	37°46'51"
7	300.07	213.82	104.42	37°11'32"
8	198.77	148.89	73.89	37°04'48"
9	206.10	154.47	77.92	37°02'57"
10	225.89	154.47	85.51	37°02'57"
11	326.89	177.77	91.07	36°52'04"
12	415.07	206.82	107.29	36°27'36"
13	557.09	247.22	126.17	36°24'42"
14	705.10	292.86	147.25	36°24'42"
15	912.07	341.42	174.47	36°24'42"
16	1218.89	397.87	199.29	36°24'42"
17	1572.07	456.89	245.82	36°24'42"
18	2041.41	521.57	280.27	36°24'42"
19	2658.89	593.27	300.00	36°24'42"
20	3468.44	664.27	309.29	37°12'42"
21	4524.41	728.79	308.00	38°04'42"
22	5918.81	787.07	300.00	39°00'42"
23	7712.07	839.29	284.70	39°51'32"
24	10000.00	885.27	262.29	40°37'32"
25	12818.89	925.27	234.29	41°18'32"
26	16298.89	958.27	201.29	41°94'32"
27	20588.89	984.27	164.29	41°54'32"
28	25858.89	1004.27	124.29	42°28'32"



**DEDICATION**  
Know all men by these presents that we, HEARTHSTONE HOMES, INC. owner of the property described in the Certification of Survey and embraced within this plat, have caused said plat and to be subdivided into lots and areas to be numbered and named as shown, said subdivision to be hereinafter known as SUMMER GLEN (to be hereinafter as shown), and we do hereby certify and approve of the dedication of our property as shown on this plat, and we do hereby dedicate to the public use as shown on the streets, sidewalks and crosswalks, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Owner Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, the easement and easements, 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 heat and power and for the transmission of signals and records of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a two-foot (2') wide strip of land abutting all front and side boundary 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 abutting the rear boundary lines of all exterior lots. This rear exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be included in an eight-foot (8') wide strip when the adjacent lot is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District for water distribution and Agria, Inc. for gas distribution, both easements and easements, to erect, install, operate, maintain, repair and renew poles, conduits and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines of all lots, in consideration of the use and as a limitation of these easements granted herein, any wires, cables, conduits and other facilities installed by any grantee or any beneficiary under the easements granted in this plat and dedication shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expense, liability, and/or damage resulting from such failure, including but not limited to: reconnection costs, no permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not obstruct or interfere with the aforesaid uses or other uses or purposes.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF ELKHORN TO GUARANTEE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLES POINTS AND ENDS OF ALL CURVES IN SUMMER GLEN (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID SECTION 13, AND ALSO THE NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 10TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S87°42'27"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1363.07 FEET; THENCE S02°12'38"E, A DISTANCE OF 666.42 FEET TO THE POINT OF BEGINNING; THENCE S11°53'52"E, A DISTANCE OF 143.93 FEET; THENCE S17°14'16"E, A DISTANCE OF 146.88 FEET; THENCE S21°53'52"E, A DISTANCE OF 108.88 FEET; THENCE S20°30'30"E, A DISTANCE OF 130.00 FEET; THENCE S22°25'41"E, A DISTANCE OF 46.10 FEET; THENCE S00°43'48"E, A DISTANCE OF 114.65 FEET; THENCE S17°41'16"E, A DISTANCE OF 214.99 FEET; THENCE S07°03'08"E, A DISTANCE OF 28.84 FEET; THENCE S42°22'57"E, A DISTANCE OF 42.37 FEET; THENCE S31°34'22"E, A DISTANCE OF 77.40 FEET; THENCE S19°33'19"E, A DISTANCE OF 85.41 FEET; THENCE S30°58'46"E, A DISTANCE OF 84.17 FEET; THENCE S45°37'02"E, A DISTANCE OF 71.06 FEET; THENCE S09°49'49"E, A DISTANCE OF 109.72 FEET; THENCE S31°14'59"E, A DISTANCE OF 28.26 FEET; THENCE S03°10'38"E, A DISTANCE OF 97.49 FEET; THENCE S01°32'02"E, A DISTANCE OF 87.38 FEET; THENCE S04°11'24"W, A DISTANCE OF 80.81 FEET; THENCE S24°18'12"W, A DISTANCE OF 59.89 FEET; THENCE S02°31'09"W, A DISTANCE OF 277.32 FEET; THENCE S07°10'46"E, A DISTANCE OF 193.08 FEET; THENCE S00°19'09"E, A DISTANCE OF 100.36 FEET; THENCE S21°22'04"W, A DISTANCE OF 204.89 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 13, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF RETIERS DRIVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1000.00 FEET, A DISTANCE OF 194.82 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N61°19'09"W, A DISTANCE OF 104.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION; THENCE S91°42'27"W ALONG THE WESTERLY LINE OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 174.91 FEET TO THE NORTH-EAST CORNER OF LOT 3, SAID SKYLINE COUNTRY 3RD ADDITION; THENCE N88°31'19"W ALONG THE NORTHERLY LINE OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 508.67 FEET TO THE NORTH-EAST CORNER OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION; THENCE N02°39'59"W, A DISTANCE OF 124.18 FEET TO A POINT ON THE SOUTHWAY LINE OF SAID NE1/4 OF SECTION 13; THENCE S87°21'16"W ALONG SAID SOUTHWAY LINE OF THE NE1/4 OF SECTION 13, A DISTANCE OF 1311.34 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 13, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 13; THENCE S87°21'16"W ALONG THE SOUTHWAY LINE OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 118.84 FEET; THENCE N28°52'52"E, A DISTANCE OF 225.43 FEET; THENCE N31°03'46"E, A DISTANCE OF 115.02 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE N02°39'59"W ALONG SAID EASTERN RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 188.85 FEET; THENCE N67°21'16"E, A DISTANCE OF 30.00 FEET; THENCE S88°47'56"E, A DISTANCE OF 193.82 FEET; THENCE N07°20'02"E, A DISTANCE OF 52.37 FEET; THENCE S44°38'48"E, A DISTANCE OF 160.79 FEET; THENCE N27°42'22"E, A DISTANCE OF 64.00 FEET; THENCE N07°30'09"E, A DISTANCE OF 18.41 FEET; THENCE N08°39'49"E, A DISTANCE OF 18.65 FEET; THENCE N17°44'54"E, A DISTANCE OF 30.00 FEET; THENCE S19°30'46"E, A DISTANCE OF 17.85 FEET; THENCE N17°14'54"E, A DISTANCE OF 206.77 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 12th day of SEP, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Hearthstone Homes, Inc. who is personally known to me the Notary Public whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as president of said corporation.  
WITNESS my hand and Notarial Seal the day and year last above written.  
*John J. Smith, President*  
Notary Public

**GENERAL NOTARY STATE OF NEBRASKA**  
HOMER H. HUNT  
My Comm. Exp. April 30, 2007

**APPROVAL OF CITY PLANNING COMMISSION**  
This plat of SUMMER GLEN (Lots numbered as shown) was approved by the City of Elkhorn, Nebraska Planning Commission.  
*Richard A. ...* Sept 14, 2006  
CHAIRMAN DATE

**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 office.  
*John T. ...* 9-14-06  
COUNTY TREASURER DATE

**COUNTY TREASURER SEAL**  
DOUGLAS COUNTY NEBRASKA

**APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA**  
This plat of SUMMER GLEN (Lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.  
*Phillip ...* 9-22-06  
MAYOR DATE  
Attest: *Cheryl ...*  
CITY CLERK

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
This plat of the SUMMER GLEN (Lots numbered as shown) was approved by the City of the Douglas County Engineer.  
*...* 13.20.06  
DOUGLAS COUNTY ENGINEER

**NOTES:**  
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N).  
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.  
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SKYLINE DRIVE FROM ANY LOTS ADJUTING SAID STREET.  
5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.  
6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS W, X, Y, Z & TO S.I.D. NO. 54 AND THE CITY OF ELKHORN.

