



BK 2200 PG 561-576



DEED 2002 00670

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN 15 PM 4:00

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

15/30
FEE

145

FB *OJ* - 34472 - old

A

BKP _____ C/O _____ COMP *BO*

DEL _____ SCAN *OR* FV *HJ*

Temp. 12.4.01

✓ 2042

VIL

1
39
W

R=100.00'
N70°37'10"E
C=150.74'
A=170.74'

170.74'

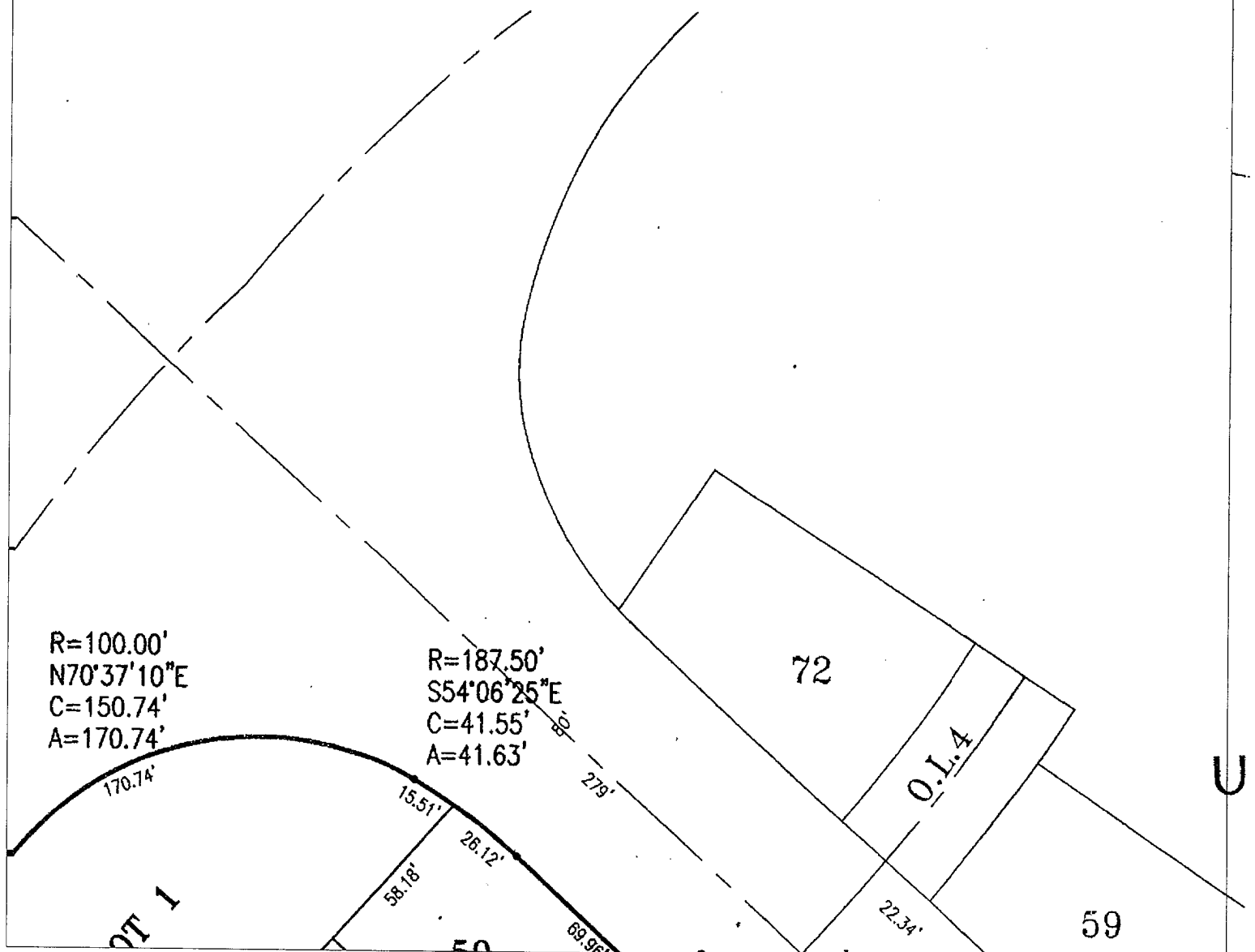
90'

58'

VILLAS OF SADI

A CLUSTER SUBDIVISION

Lots 1 through 63, inclusive and Out Lot 1, be
through 14, inclusive, AND Lots 17 through 3
39 through 57, inclusive, AND Lots 60 through
WITH Out Lot 1, all in SADDLEBROOK, a subdivisio
recorded in Douglas County, Ne



SADDLEBROOK

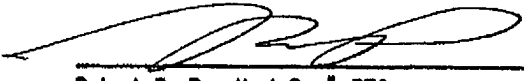
SUBDIVISION

Out Lot 1, being a replatting of Lots 1
s 17 through 36, inclusive, AND Lots
lots 60 through 71, inclusive TOGETHER
OK, a subdivision, as surveyed, platted and
glas County, Nebraska.

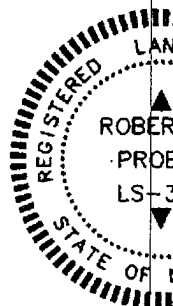
UNPLATTED

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the sub-
points and corners on the boundary of the plat and that a bond h
angle points, corners and ends of curves on all lots and streets in
inclusive and Out Lot 1), being a replatting of Lots 1 through 14,
inclusive, AND Lots 60 through 71, inclusive TOGETHER WITH
recorded in Douglas County, Nebraska, described by metes and bou
Ellison Avenue with the east right of way line of Saddlebrook Drive;
SADDLEBROOK) for 320.56 feet along the east right of way line of
feet and a long chord bearing North 09°55'12" West for 64.82 feet
Saddlebrook Drive; Thence North 12°48'01" West for 263.37 feet al
the right (having a radius of 505.00 feet and a long chord bearing
the east right of way line of Saddlebrook Drive; Thence along a cur
North 70°37'10" East for 150.74 feet) for an arc length of 170.74
curve to the right (having a radius of 187.50 feet and a long chor
feet along the southwest right of way line of 147th Street; Thence
147th Street; Thence along a curve to the right (having a radius of
for an arc length of 108.60 feet along the southwest right of way
southwest right of way line of 147th Street; Thence along a curve
42°11'25" East for 123.92 feet) for an arc length of 124.11 feet a
East for 37.04 feet along the southwest right of way line of 147th
of way line of Ellison Avenue; Thence along a curve to the right (h
for 191.29 feet) for an arc length of 195.38 feet along the north
feet along the north right of way line of Ellison Avenue to the Poin


Robert D. Proett, L.S. # 379

Oct 6, 2000
Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, SADDLEBROOK F
BANK OF OMAHA, a national banking association, MORTGAGEE b
Surveyor's Certificate and embraced within this plat, have cause
named as shown, said subdivision to be hereafter known as VI
disposition of our property as shown on this plat; and we also
do further grant a perpetual easement to the Omaha Public Po
granted a franchise to provide a cable television system in the
maintain, repair and renew poles, wires, crossarms, downguys a
thereon wires or cables for the carrying and transmission of el
and sounds of all kinds including signals provided by a cable to
across a five foot (5') wide strip of land abutting all front and
rear boundary lines of all interior lots. We do further grant a p
successors and assigns, to erect, install, operate, maintain, rep
extend thereon pipes for the transmission of gas and water on,
over Lots 14 through 63, inclusive, abutting Laurel Plaza, Him
retaining walls, or loose rock walls shall be placed in the above
shrubs, landscaping, and other purposes that do not then or la

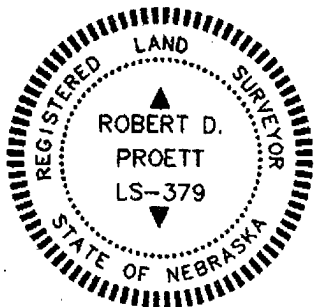


0 50 100

drawn by
oat
designed by
RDP
reviewed by
FAK
revisions

path\filename
96057\9657R101
references
9657R100

urvey of the subdivision herein and that permanent monuments have been placed at all angle
that a bond has been posted to ensure that permanent monuments will be placed as all
and streets in the subdivision to be known as VILLAS OF SADDLEBROOK (Lots 1 through 63,
1 through 14, inclusive, AND Lots 17 through 36, inclusive, AND Lots 39 through 57,
TOGETHER WITH Out Lot 1, all in SADDLEBROOK, a subdivision, as surveyed, platted and
metes and bounds as follows: Beginning at the intersection of the north right of way line of
Saddlebrook Drive; Thence North 07°02'23" West (bearings referenced to the Final Plat of
of way line of Saddlebrook Drive; Thence along a curve to the left (having a radius of 645.00
for 64.82 feet) for an arc length of 64.85 feet along the east right of way line of
263.37 feet along the east right of way line of Saddlebrook Drive; Thence along a curve to
along chord bearing North 04°27'12" East for 299.57 feet) for an arc length of 304.14 feet along
ence along a curve to the right (having a radius of 100.00 feet and a long chord bearing
length of 170.74 feet along the south right of way line of Saddlebrook Drive; Thence along a
and a long chord bearing South 54°06'25" East for 41.55 feet) for an arc length of 41.63
Street; Thence South 47°44'45" East for 176.47 feet along the southwest right of way line of
ving a radius of 560.00 feet and a long chord bearing South 42°11'25" East for 108.43 feet)
st right of way line of 147th Street; Thence South 36°38'05" East for 321.21 feet along the
along a curve to the left (having a radius of 640.00 feet and a long chord bearing South
of 124.11 feet along the southwest right of way line of 147th Street; Thence South 47°44'45"
y line of 147th Street; Thence South 42°15'15" West for 378.96 feet along the northwest right
to the right (having a radius of 275.00 feet and a long chord bearing South 62°36'26" West
along the north right of way line of Ellison Avenue; Thence South 82°57'37" West for 172.71
ue to the Point of Beginning. Contains 9.86 acres.



SADDLEBROOK PARTNERS, LLC, a Limited Liability Company, OWNERS, AND FIRST NATIONAL
MORTGAGEE being the sole Owners and Mortgagee of the land described within the
plat, have caused said land to be subdivided into lots and streets to be numbered and
known as VILLAS OF SADDLEBROOK, and we do hereby ratify and approve of the
it; and we also do hereby grant the easements as shown and/or noted on this plat. We
Omaha Public Power District, US West Communications and to any company which has been
system in the area to be subdivided, their successors and assigns, to erect, operate,
is, downguys and anchors, cables, conduits and other related facilities; and to extend
transmission of electric current for light, heat, and power and for the transmission of signals
d by a cable television system, and the reception thereon, over, through, under, and
ng all front and side boundary lot lines; an eight foot (8') wide strip of land adjoining the
rther grant a perpetual easement to the Metropolitan Utilities District of Omaha, their
e, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to
and water on, through, under and across Outlot 1 and that five foot (5') strip of land
el Plaza, Himebaugh Plaza, Hartman Plaza and 148th Plaza. No permanent buildings, trees,
ed in the above described easement ways, but the same may be used for gardens,
not then or later interfere with the aforesaid uses or rights herein granted.

ynearson & associates, inc.
engineers surveyors planners

ph 402-496-2498
fax 402-496-2730

ge road, suite 100
a 68164-2028

OK

BACKA

231

SADDLEBROOK DRIVE

UNPLATTED

150

R=505.00'
N04°27'12"E
C=299.57'
A=304.14'

OUTLOT 1

61

62

63

OUTLOT 1

53

52

51

50

OUTLOT 1

148TH

PLAZA

4

3

R=645.00'

OUTLOT 1

LAUREL PLAZA

PLAZA

HIMEBAUGH

HARTMAN

OUTLOT 1

PLAZA

148TH

63

61

60

59

59

58

57

56

55

54

53

52

51

50

49

48

47

46

45

44

43

41

40

39

38

37

36

35

30

31

32

29

263.37'
N12°48'01"W

24'

OUTLOT 1

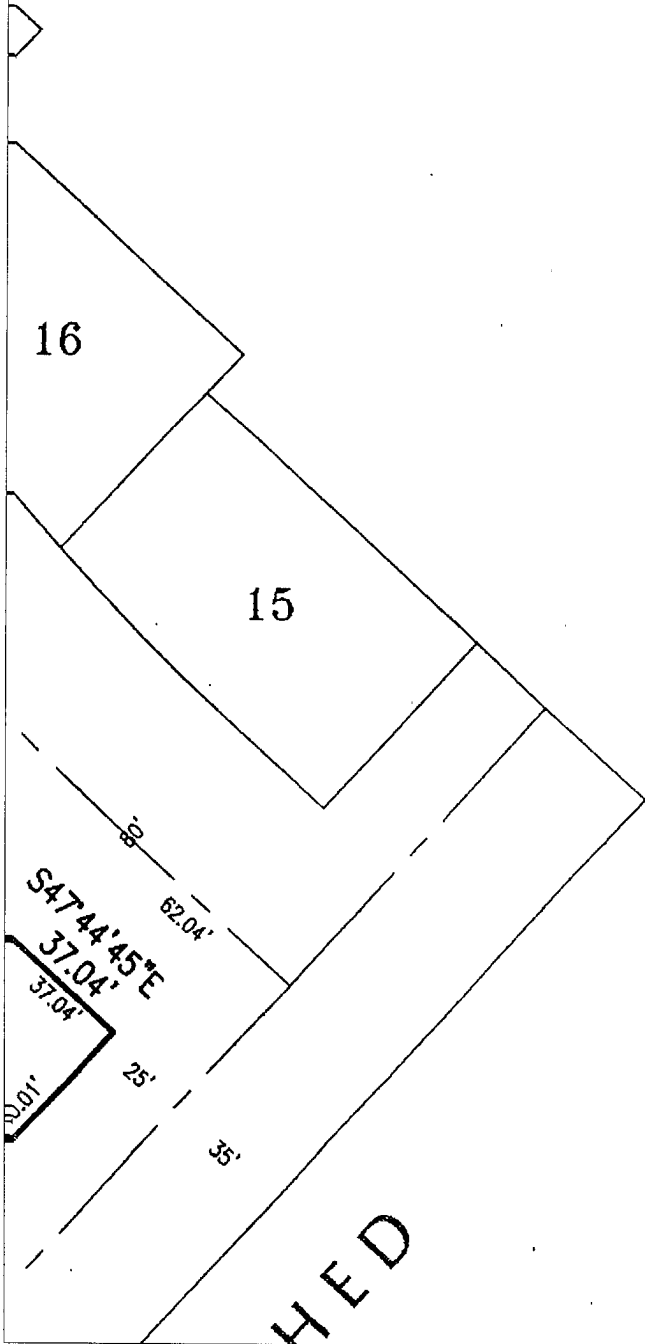
S47°44'45"E
176.47'

R=645.00'
N09°55'12"W

R=5
S42
C=1
A=1

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 1, 25, 26, 43, 44, 58 AND 59 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 147TH STREET.
- LOT 1 WILL BE USED AS A EASEMENT FOR UTILITIES, AND PAVEMENT AND FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.



shrubs, landscaping, and other purposes that do not the
SADDLEBROOK PARTNERS, LLC, a limited liability company
[Signature]
John C. Czerwinski Jr., Manager

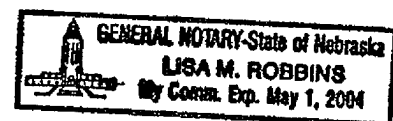
FIRST NATIONAL BANK OF OMAHA, MORTGAGEE
[Signature]
Richard A. Frandeen, Senior Vice President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }
SS County of Douglas }

On this 20 day of November, 2000, A.D.,
said County, appeared John C. Czerwinski Jr., who is pe
to the above instrument as Managing Member of SADDL
did acknowledge his execution of the foregoing Dedicatio
act and deed of said Company. Witness my hand and

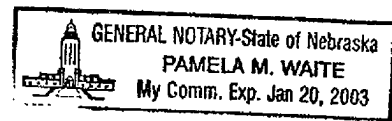
[Signature]
Notary Public



State of Nebraska }
County of Douglas } SS

On this 19 day of September 2001, 2000
said County, appeared RICHARD A. FRANDEEN, who is pe
the above instrument as SENIOR VICE PRESIDENT, FIRST
acknowledge his execution of the foregoing Dedication to
and deed of said Bank.

Witness my hand and official seal the date last afores
[Signature]
Notary Public

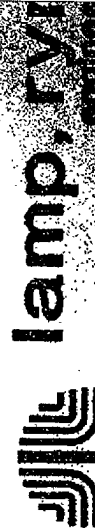


COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special to
Surveyor's Certificate and embraced in this plat, as shor
day of Nov, 2000.

11-30-2000
Date *[Signature]*
Douglas County Treasur

any, OWNER



14710 west dodan
omaha, nebraska

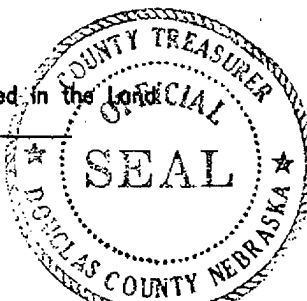
VILLAS OF SADDLEBROOK
DOUGLAS COUNTY, NEBR

D., before me, a Notary Public, duly commissioned and qualified for
a personally known to me to be the identical person whose name is affixed
DDLEBROOK PARTNERS, LLC, a Nebraska limited liability company, and he
ation to be his voluntary act and deed as such Officer and the voluntary
and official seal the date last aforesaid.

2000, A.D., before me, a Notary Public, duly commissioned and qualified for
a personally known to me to be the identical person whose name is affixed to
RST NATIONAL BANK OF OMAHA, a national banking association, MORTGAGEE and he did
n to be his voluntary act and deed as such Officer and the voluntary act
oresaid.

al taxes due or delinquent against the property described in the
shown by the records of this office, this 30th

Notary Public
Notary



MINOR

PLAT

263.37'
263.37'
N12°48'01"W
DRIVE

OUTLOT 1
148TH

PLAZA

R=645.00'
N09°55'12"W
C=64.82'
A=64.85'

OUTLOT 10

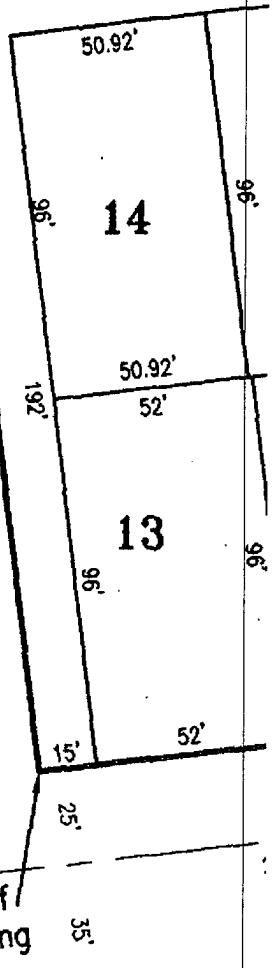
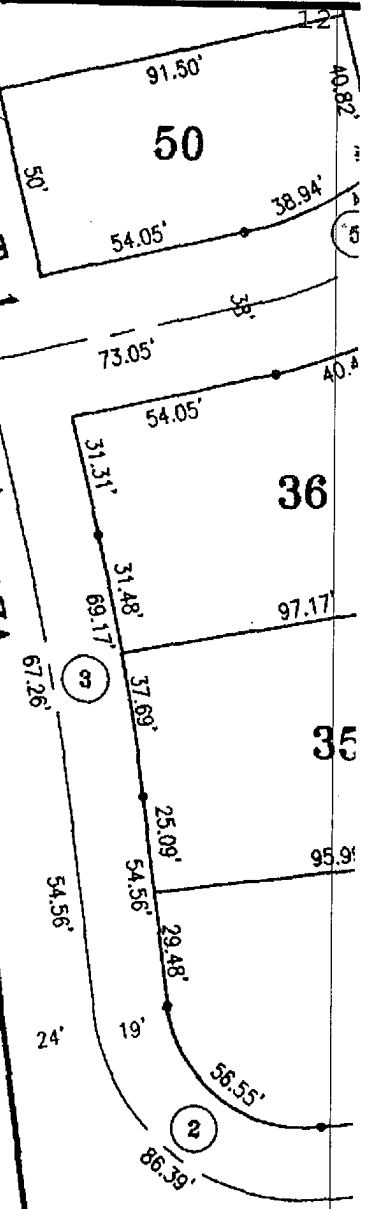
HIMEBAUGH
CIRCLE

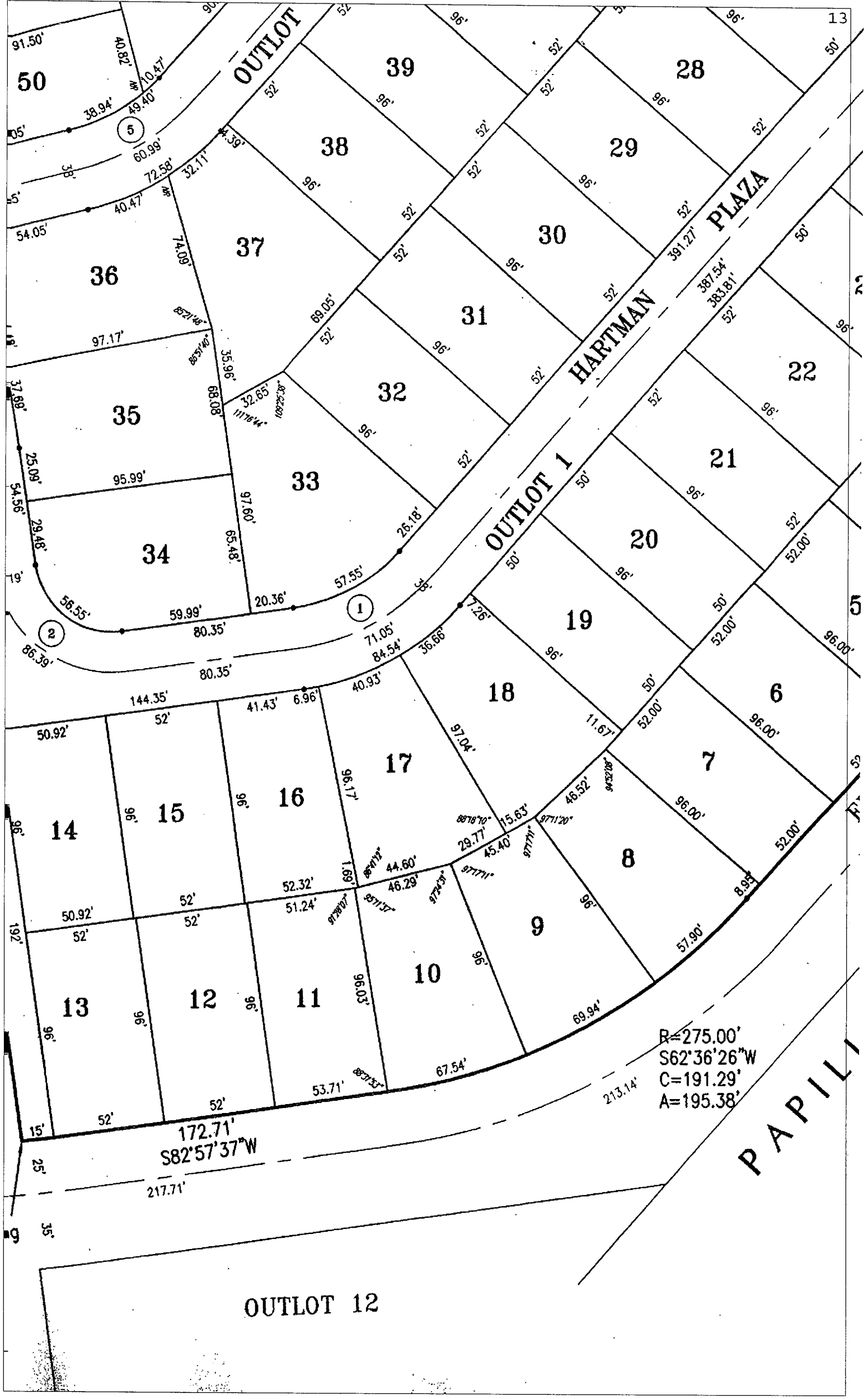
ELLISON
CIRCLE

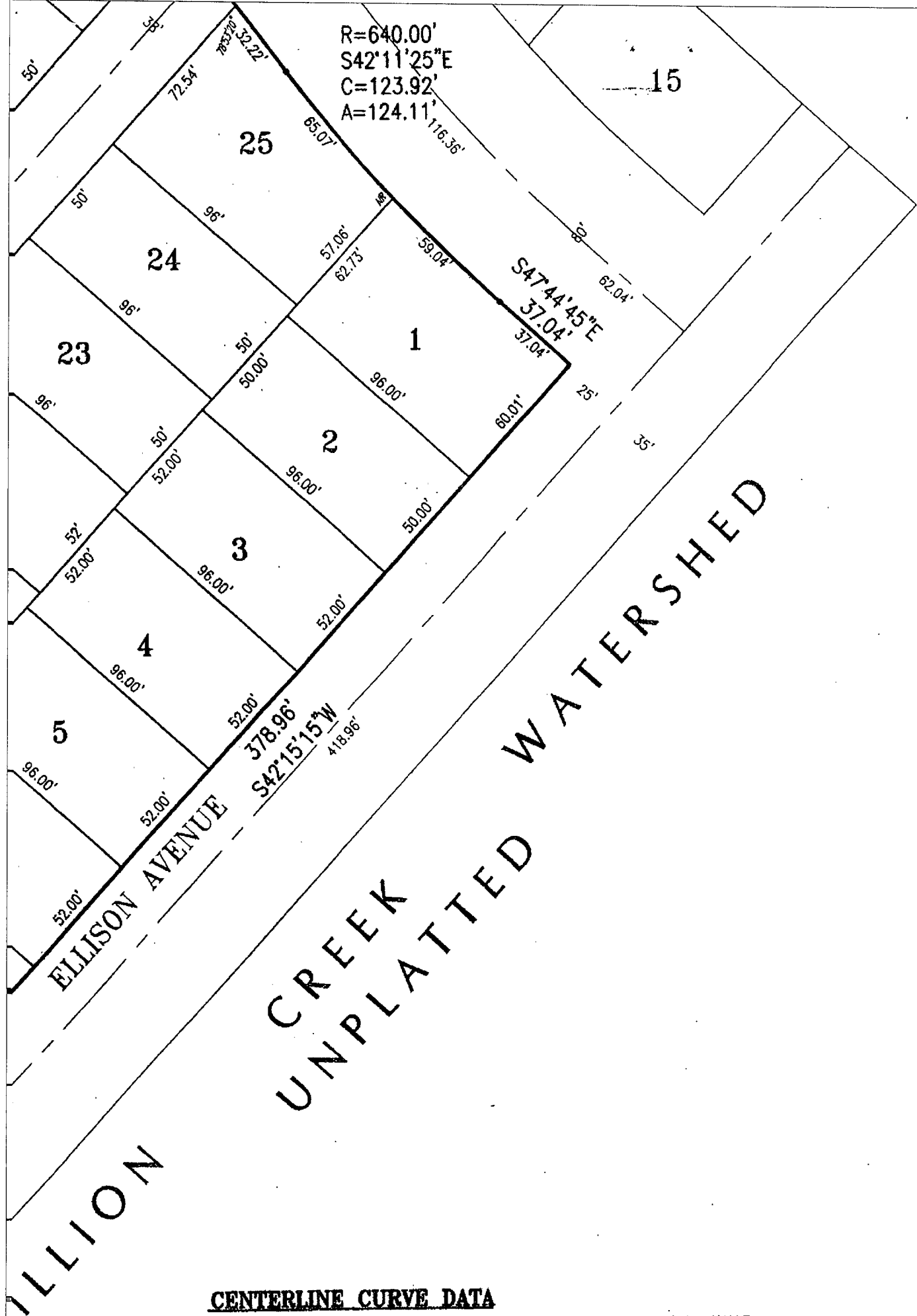
150

165

166

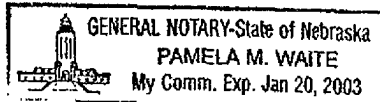






CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	71.05'	69.56'	40°42'22"
C2	55.00'	86.39'	77.78'	90°00'00"
C3	669.00'	67.26'	67.24'	05°45'39"
C4	65.00'	62.46'	60.08'	55°03'16"
C5	100.00'	60.99'	60.05'	34°56'44"

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property de
Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 30th
day of Nov, 2000.

11-30-2000
Date

[Signature]
Douglas County Treasurer

Sub 2001
81

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the
Code. All required public improvements have been completed, inspected and approved by the Public Work

[Signature]
City Engineer

1-8-2
Date

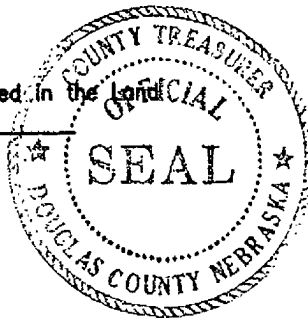
PLANNING DIRECTOR'S APPROVAL

This plat of VILLAS OF SADDLEBROOK was aproved as a subdivision of lots 1 through 14, inclusive, and
lots 17 through 36, inclusive, and lots 39 through 57, inclusive, and lots 60 through 71, inclusive
together with Outlot 1, all in 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,
Nebraska. This subdivision approval is void unless this plat is filed and recorded with the County
Register of Deeds within thirty (30) days of this date.

[Signature]
Planning Director
1/15/02
Date

Special taxes due or delinquent against the property described in the land
as shown by the records of this office, this 30th


Treasurer



MINOR

PLAT

When made for the compliance with Chapter 53 of the Omaha Municipal
Completed, inspected and approved by the Public Works Department.

as a subdivision of lots 1 through 14, inclusive, and
57, inclusive, and lots 60 through 71, inclusive
compliance with Section 53-10 (3), Omaha Municipal
8 Home Rule Charter of the City of Omaha,
this plat is filed and recorded with the County
Re.

job number-taske

96057.01-004

book page

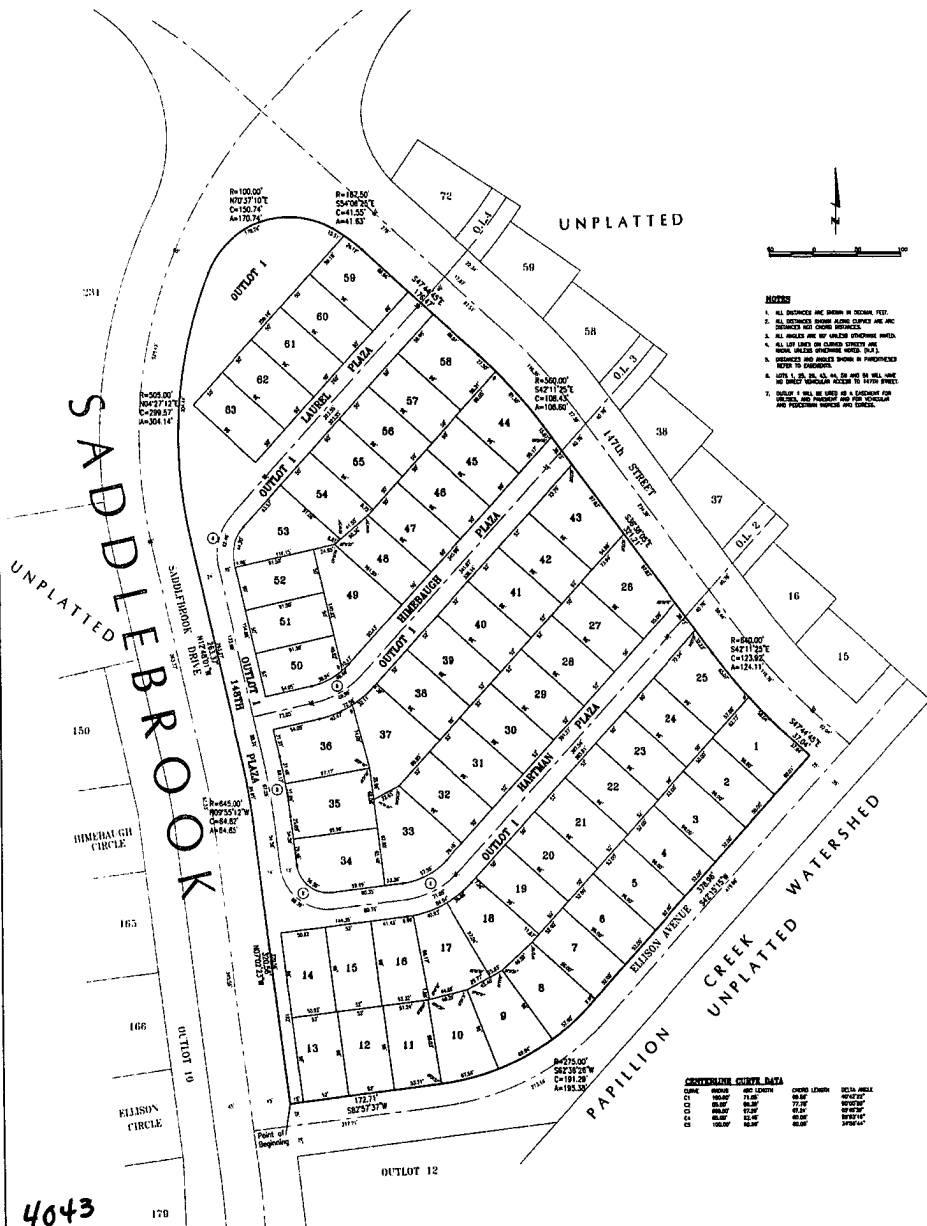
date

Oct. 6, 2000

REVISIONS
G13-#29

VILLAS OF SADDLEBROOK

A CLUSTER SUBDIVISION
Lots 1 through 63, inclusive and Out Lot 1, being a replatting of Lots 1 through 14, inclusive, AND Lots 17 through 36, inclusive, AND Lots 39 through 57, inclusive, AND Lots 60 through 71, inclusive TOGETHER WITH Out Lot 1, all in SADDLEBROOK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



UNPLATTED

- NOTES
1. ALL DISTANCES ARE GIVEN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 3. ALL LOTS ARE OF UNIFORM DIMENSIONS UNLESS OTHERWISE NOTED.
 4. ALL LOTS ARE TO BE CONVEYED BY DEED.
 5. ALL LOTS ARE TO BE CONVEYED BY DEED.
 6. ALL LOTS ARE TO BE CONVEYED BY DEED.
 7. ALL LOTS ARE TO BE CONVEYED BY DEED.
 8. ALL LOTS ARE TO BE CONVEYED BY DEED.
 9. ALL LOTS ARE TO BE CONVEYED BY DEED.
 10. ALL LOTS ARE TO BE CONVEYED BY DEED.

LEGAL DESCRIPTION
A CERTAIN CERTAIN PART OF THE SADDLEBROOK SUBDIVISION, being a replatting of Lots 1 through 14, inclusive, AND Lots 17 through 36, inclusive, AND Lots 39 through 57, inclusive, AND Lots 60 through 71, inclusive TOGETHER WITH Out Lot 1, all in SADDLEBROOK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

DATE: 6/6/2000



STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the County of Douglas, State of Nebraska, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the records of the County of Douglas, State of Nebraska.

WITNESS MY HAND AND SEAL OF OFFICE this 6th day of June, 2000.

Surveyor

STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the County of Douglas, State of Nebraska, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the records of the County of Douglas, State of Nebraska.

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WITNESS MY HAND AND SEAL OF OFFICE this 6th day of June, 2000.

Surveyor

Drawn by
Designed by
Reviewed by
Fast
Fast

DATE: 6/6/2000

Surveyor

Surveyor

Surveyor

Surveyor

Surveyor

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Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, SADDLEBROOK PARTNERS, LLC, a Limited Liability Company, OWNERS, AND FIRST NATIONAL BANK OF OMAHA, a national banking association, MORTGAGEE being the sole Owners and Mortgagee 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 VILLAS OF SADDLEBROOK, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we also do hereby grant the easements as shown and/or noted on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to 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 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 thereon, 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 adjoining the rear boundary lines of all interior lots. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 Outlot 1 and that five foot (5') strip of land over Lots 14 through 63, inclusive, abutting Laurel Plaza, Himebaugh Plaza, Hartman Plaza and 148th Plaza. 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.

SADDLEBROOK PARTNERS, LLC, a limited liability company, OWNER





Douglas County Engineer

[Home](#)[News & Information](#)[Road Closures](#)[Road Projects](#)[Permits](#)[Land Survey Records](#)[Letting Plans](#)[Douglas County](#)[Site Search](#)[Site Map](#)**Requested Plat****Subdivision:** VILLAS OF SADDLEBROOK**Lot:** 1-63, OUTLOT 1**Final:** True**Affidavit:** False**Drawer:** G13**File:** 29**Book:** 2200**Page:** 561-576**Record:** 1/15/2002**Company:** LAMP RYNEARSON & ASSOCIATES**Surveyor Name:** PROETT, ROBERT D.**Surveyor Number:** 379**Quarter:** SE**Section/Township/Range:** 35-16-11**Notes:** A REPLAT OF LOTS 1-14,17-36, 39-60-71, OUTLOT 1, SADDLEBROOK**[View Selected Plat](#)****[Quarter Search](#) | [Plat Search](#) | [Survey Search](#) | [Corner Search](#)**

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Steps:

1. Save this program to disk
2. Once saved, double click (ar505eng.exe) to install the reader.



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