



BK 2200 PG 561-576



DEED 2002 00670

RICHARD R. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN 15 PM 4:00

RECEIVED

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed

15/30 FEE

145

New # of -40342
FB 05-34472-01d

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BKP _____ C/O _____ COMP *BU*

DEL *LD* SCAN *OR* FV _____

Temp. 12.4.01

✓2042

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.

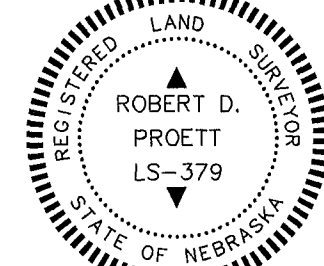
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of the plat and that a bond has been posted to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as VILLAS OF SADDLEBROOK (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, described by metes and bounds as follows: Beginning at the intersection of the north right of way line of Ellison Avenue with the east right of way line of Saddlebrook Drive; Thence North 07°22'23" West (bearing referenced to the Final Plat of SADDLEBROOK) for 320.56 feet along the east right of way line of Saddlebrook Drive; Thence along a curve to the left (having a radius of 645.00 feet and a long chord bearing North 07°55'12" West for 64.82 feet) for an arc length of 64.85 feet along the east right of way line of Saddlebrook Drive; Thence North 12°48'01" West for 263.37 feet along the east right of way line of Saddlebrook Drive; Thence along a curve to the right (having a radius of 550.00 feet and a long chord bearing North 04°27'12" East for 299.57 feet) for an arc length of 304.14 feet along the east right of way line of Saddlebrook Drive; Thence along a curve to the right (having a radius of 100.00 feet and a long chord bearing North 70°37'10" East for 150.74 feet) for an arc length of 170.74 feet along the south right of way line of Saddlebrook Drive; Thence along a curve to the right (having a radius of 187.50 feet and a long chord bearing South 54°08'29" East for 41.55 feet) for an arc length of 41.53 feet along the southwest right of way line of 147th Street; Thence South 47°44'45" East for 176.47 feet along the southwest right of way line of 147th Street; Thence along a curve to the right (having a radius of 560.00 feet and a long chord bearing South 42°11'25" East for 108.43 feet) for an arc length of 108.60 feet along the southwest right of way line of 147th Street; Thence South 36°30'50" East for 321.21 feet along the southwest right of way line of 147th Street; Thence along a curve to the left (having a radius of 640.00 feet and a long chord bearing South 42°11'25" East for 123.92 feet) for an arc length of 124.11 feet along the southwest right of way line of 147th Street; Thence South 47°44'45" East for 37.04 feet along the southwest right of way line of 147th Street; Thence South 42°11'25" West for 278.58 feet along the northwest right of way line of Ellison Avenue; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing South 62°36'26" West for 191.29 feet) for an arc length of 190.38 feet along the north right of way line of Ellison Avenue; Thence South 82°57'37" West for 172.71 feet along the north right of way line of Ellison Avenue to the Point of Beginning. Contains 9.86 acres.

Robert D. Proett, L.S. # 379

Date

Oct 6, 2000



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, its successors and assigns, 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, downspouts 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 thereof, over, through, under, and across a five foot (5') wide strip of land abutting all front and side boundary lot lines on 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 Ellison Avenue. No permanent buildings, trees, retaining walls, or loose rock 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

John E. Czerwinski, Manager

FIRST NATIONAL BANK OF OMAHA, MORTGAGEE

Richard A. Frandsen, Senior Vice President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska

SS County of Douglas

On this 10 day of November, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John E. Czerwinski, who is personally known to me, and who is the identical person whose name is affixed to the above instrument, as Manager of SADDLEBROOK PARTNERS, LLC, a limited liability company, and he acknowledged his execution of the foregoing Dedication to be his voluntary act and deed as such Officer, and the voluntary act and deed of said Company. Witness my hand and official seal the date last aforesaid.

John E. Czerwinski, Manager

GENERAL NOTARY-STATE OF NEBRASKA
LENA M. ROBINSON
My Comm. Exp. May 1, 2004

State of Nebraska

SS County of Douglas

On this 10 day of November, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT A. FRANZSEN, who is personally known to me, and who is the identical person whose name is affixed to the above instrument, as Senior Vice President, FIRST NATIONAL BANK OF OMAHA, a national banking association, MORTGAGEE and he acknowledged his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Pamela A. Wavate, Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
PAMELA A. WAVATE
My Comm. Exp. Jan 20, 2005

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor 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 10th day of November, 2000.

11-30-2000 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

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

City Engineer

Date

PLANNING DIRECTOR'S APPROVAL

This plat of VILLAS OF SADDLEBROOK was approved 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 noted 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.

Planning Director

Date

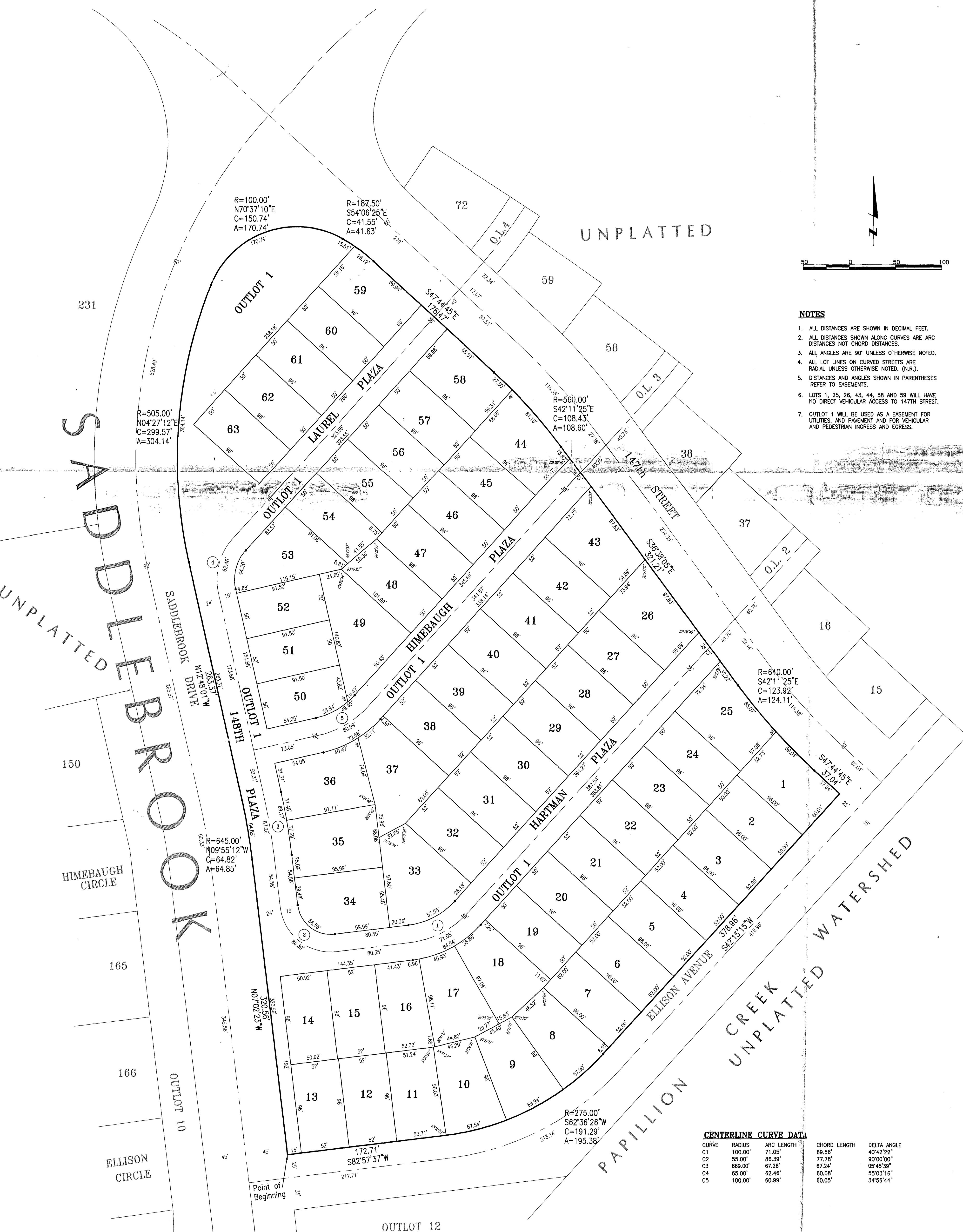
NOTES

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. LOTS 1, 25, 26, 43, 44, 58 AND 59 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 147TH STREET.
7. OUTLOT 1 WILL BE USED AS A EASEMENT FOR UTILITIES, AND PAVEMENT AND FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

50 0 50 100

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	71.05'	69.56'	40°42'22"
C2	55.00'	66.39'	77.78'	90°00'00"
C3	889.00'	67.26'	67.24'	05°45'39"
C4	65.00'	62.46'	60.08'	57°03'15"
C5	100.00'	60.99'	60.05'	34°56'44"



4043

179

drawn by
designed by
reviewed by
revisions
path/filename
references

lamp, rynearson & associates, inc.
engineers
planners
surveyors
14710 west dodge road, suite 100
omaha, nebraska 68164-2028
ph 402 496 2498
fax 402 496 2730
VILLAS OF SADDLEBROOK
DOUGLAS COUNTY, NEBRASKA

MINOR
PLAT

job number-tasks
96057.01-004
book page
date
Oct. 6, 2000
sheet
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