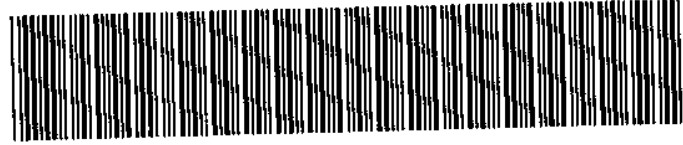


BK 1421 PG 323-326



MISC 2002 02247

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2002 JAN 30 AM 8:09

RECEIVED

AFTER RECORDING RETURN TO:
CROKER, HUCK, KASHER, DEWITT,
ANDERSON & GONDERINGER, P.C. (JFK)
2120 SOUTH 72 ST STE 1250
OMAHA NE 68124-2356

MISC ^Q
FEE 140.00 FB 05-34472 (Villas)
4
239
BKP _____ C/O _____ COMP BW
DEL JB SCAN CR FV MM

RATIFICATION OF SADDLEBROOK PLAT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the final plat of the first phase of Saddlebrook, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, was filed in the office of the Register of Deeds of Douglas County at Book 2159, Page 146 on July 31, 2000 (the "Plat"); and

WHEREAS, the Plat was not signed or otherwise acknowledged by several parties who were then owners of the real property described within the Plat; and

WHEREAS, those parties failing to sign or acknowledge the Plat wish to ratify, acknowledge and confirm the Plat.

NOW, THEREFORE, AND ACCORDINGLY, Saddlebrook Development, LLC, a Nebraska limited liability company, by its sole owners, CJ Investments, LLC and VAPY Land, LLC; Saddlebrook Properties, LLC, by its Manager; and Julie Minton, Louise N. Sclaro, Lisa M. Czerwinski, John C. Czerwinski, and Daniel J. Kruntorad, trustees of Sanitary and Improvement District No. 446 of Douglas County, Nebraska, do hereby ratify, confirm and in all respects acknowledge and approve all aspects of the Plat.

The Plat includes the following-described real estate situated in Douglas County, Nebraska, more particularly described as follows:

Lots 1 through 72, inclusive, and Outlots 1 through 4, inclusive, a cluster subdivision,
and Lots 73 through 229, inclusive, and Outlots 5 through 12, inclusive,
being a platting of part of the South Half of Section 35, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

✓ 2070

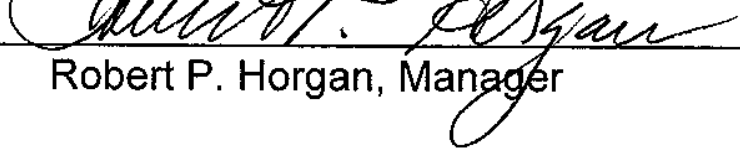
(Lots 1 through 14, inclusive; 17 through 36, inclusive; 39 through 57, inclusive; 60 through 71, inclusive; and Outlot 1 have since been replatted into Lots 1 through 63, inclusive, and Outlot 1, Villas of Saddlebrook, a cluster subdivision as surveyed, platted and recorded at Book 2200, Page 561 of Deeds in Douglas County, Nebraska.)

This Ratification of Saddlebrook Plat and the signing of this Ratification is the voluntary act and deed of the undersigned.

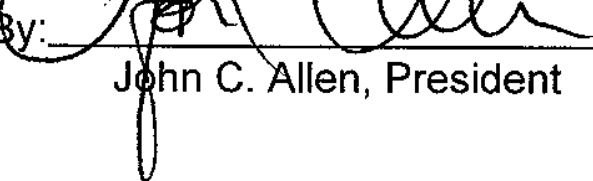
It is further stated and acknowledged that the Ratification of Saddlebrook Plat shown at Book 1346, Page 597 of Miscellaneous Records was intended to be the same ratification as contained herein and is hereby superseded by this Ratification of Saddlebrook Plat.

SADDLEBROOK DEVELOPMENT, LLC

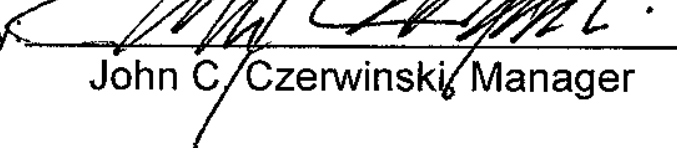
By CJ INVESTMENTS, LLC, Member

By: 
Robert P. Horgan, Manager

By VAPY LAND, LLC Member

By: 
John C. Allen, President

SADDLEBROOK PROPERTIES, LLC

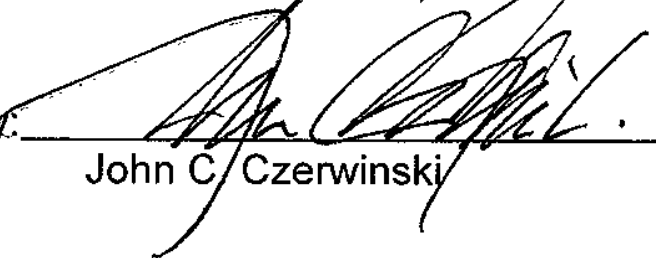
By: 
John C. Czerwinski, Manager

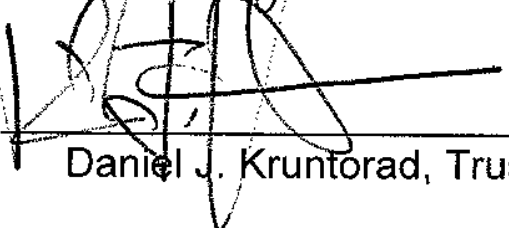
**SANITARY AND IMPROVEMENT
DISTRICT NO. 446 OF DOUGLAS COUNTY, NEBRASKA**

By: 
Julie Minton, Trustee

By: 
Louise N. Scolaro, Trustee

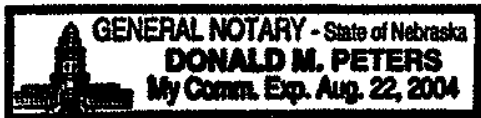
By: 
Lisa M. Czerwinski, Trustee

By: 
John C. Czerwinski

By: 
Daniel J. Kruntorad, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24 day of January, 2002, by Robert P. Horgan, Manager of CJ Investments, LLC, Member of Saddlebrook Development, LLC, on behalf of the company.





Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24 day of January, 2002, by John C. Allen, President of VAPY Land, LLC, Member of Saddlebrook Development, LLC, on behalf of the company.

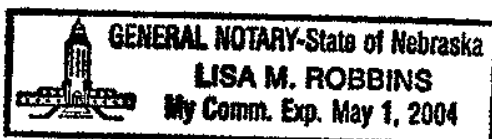


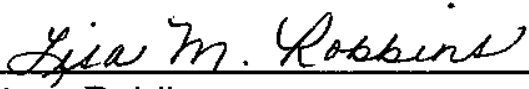


Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2002, by John C. Czerwinski, Manager of Saddlebrook Properties, LLC, a Nebraska limited liability company, on behalf of the company.

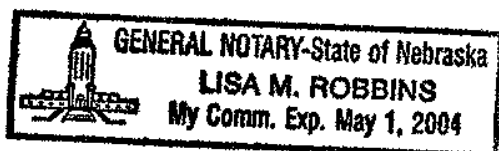




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2002, by John C. Czerwinski, Louise N. Scolaro, Julie A. Minton, Lisa M. Czerwinski, and Daniel J. Krontorad, trustees of Sanitary and Improvement District No. 446 of Douglas County, Nebraska, on behalf of the District.



Lisa M. Robbins
Notary Public

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