



1972 150 DEED



02335 94 150-153

NOTE: THIS PLAT WAS ORIGINALLY  
CHARGED AND SCANNED AS FOUR  
PAGES. IT WAS UNREADABLE SO  
WE RE-SCANNED IT AS SIX PAGES.  
REGISTER OF DEEDS  
*George Bigelow*

BOOK 1972 PAGE 150

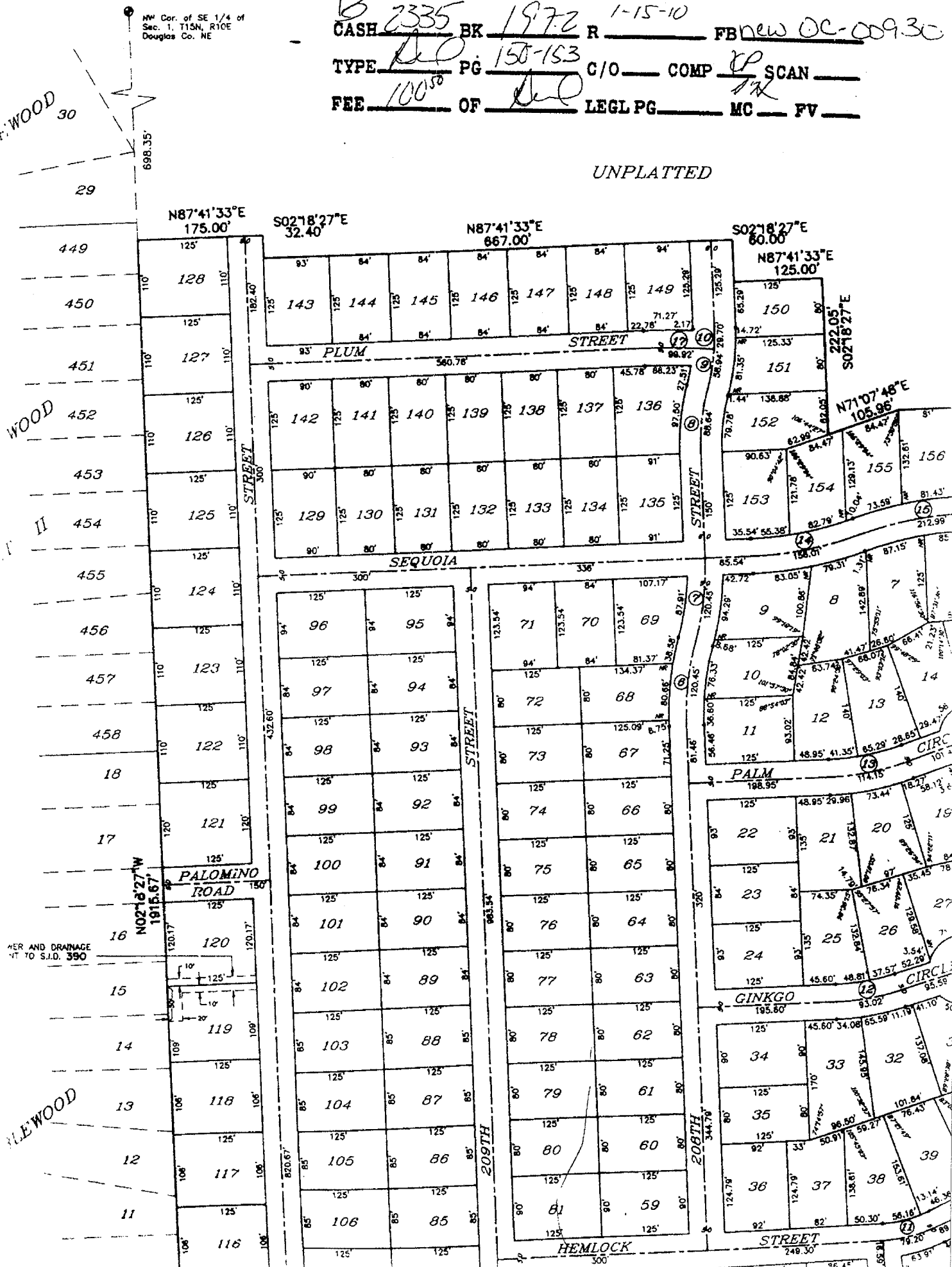
# ARBOR RIDGE

LOTS 1 THROUGH 160, INCLUSIVE,  
BEING A PLATTING OF PART OF THE  
SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP  
RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COU:

*B* 2335 BK *1972* R *1-15-10* FB *new OC-00930*  
TYPE *RP* PG *150-153* C/O *RP* COMP *RP* SCAN *RP*  
FEE *100.00* OF *RP* LEGL PG *RP* MC *RP* FV *RP*

01-6000

UNPLATTED



# RIDGE

160, INCLUSIVE,  
OF PART OF THE  
TION 1, TOWNSHIP 15 NORTH,  
A., DOUGLAS COUNTY, NEBRASKA

01-6000

3new OC-00930

SCAN  
MC FV

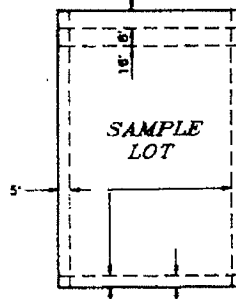
RECEIVED

FEB 28 4 39 PM '94

OFFICE OF THE CLERK  
REGISTERED DEEDS  
DOUGLAS COUNTY, NE

100 50 0 100 200

8' Wide Easement for Interior Lots and  
18' Wide Easement for Exterior Lots  
Abutting Unplatted Land, to Omaha Public  
Power District, to U.S. 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.

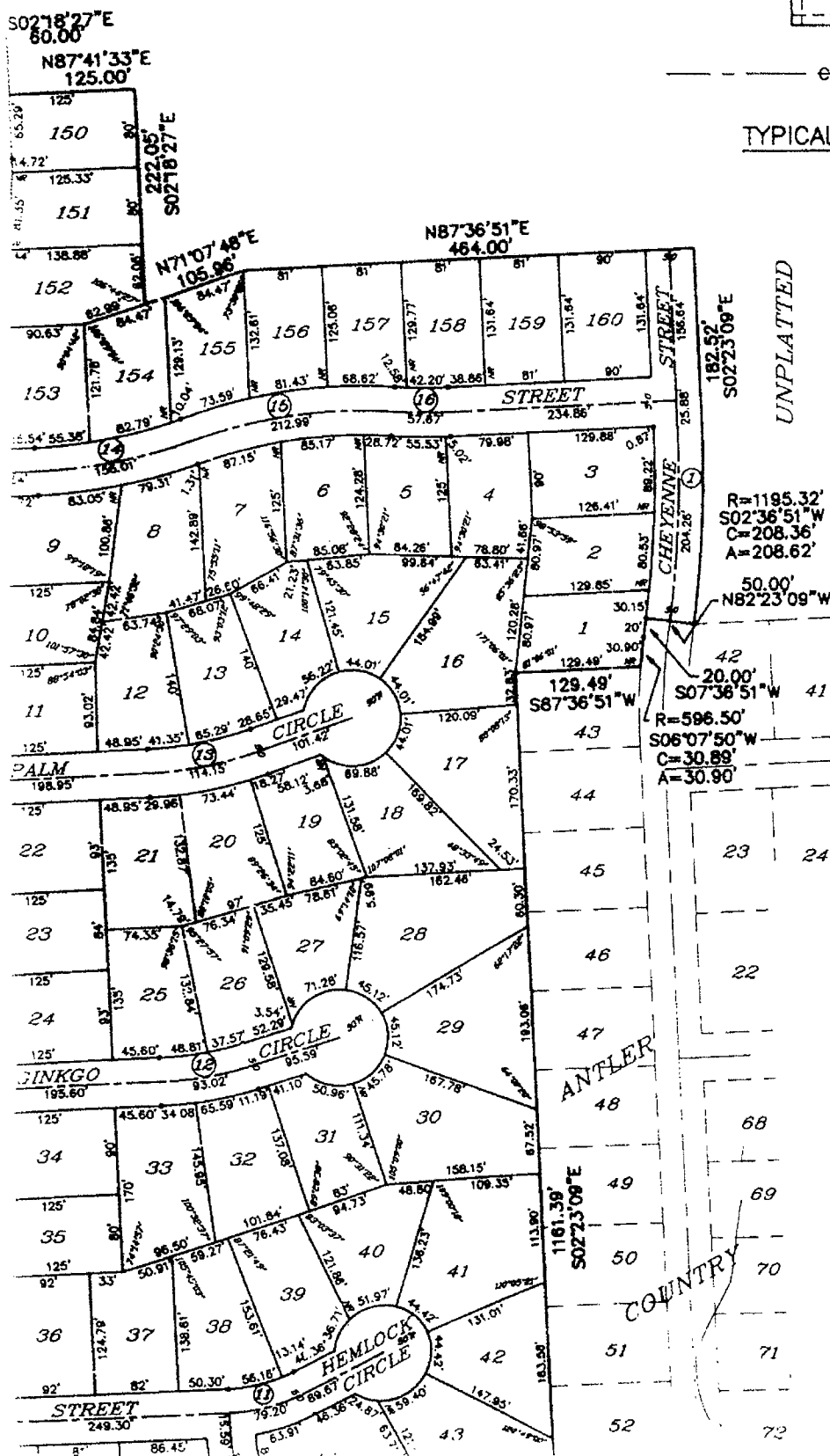


5' Wide Easement to Omaha Public Power  
District, to U.S. West Communications, and  
to Any Company Which Has Been Granted  
a Franchise to Provide a Cable Television  
System in the Area To Be Subdivided,  
Their Successors and Assigns.

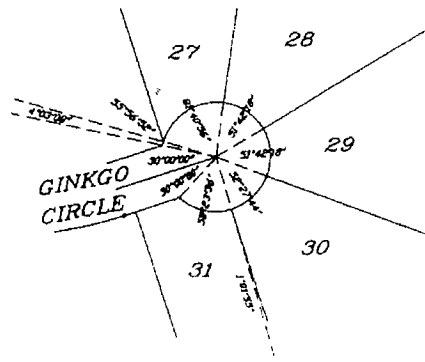
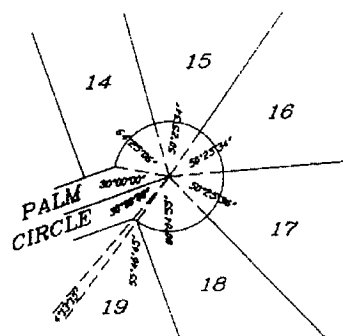
5' Wide Water & Gas Easement to City of Elkhorn,  
S.I.D. 390 and Peoples Natural and Their Successors  
and Assigns.

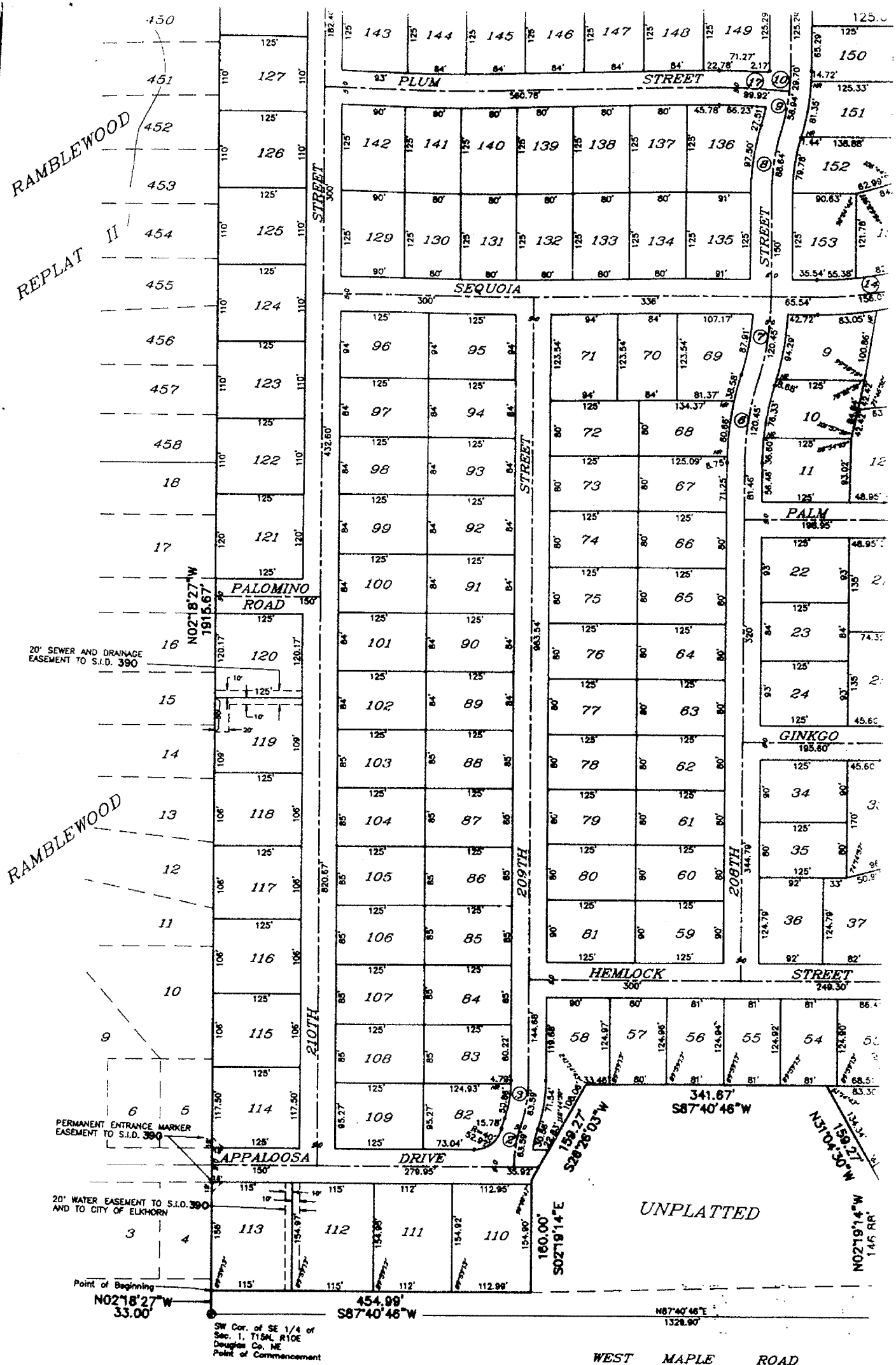
EL STREET

## TYPICAL LOT DEDICATION EASEMENTS




CURVE TABLE				
No.	Radius	Arc	Chord	Delta
1	1170.32'	204.26'	204.00'	10°00'00"
2	200.00'	63.58'	63.33'	18°13'05"
3	200.00'	63.58'	63.33'	18°13'05"
4	200.00'	100.42'	99.37'	28°46'04"
5	250.00'	267.21'	254.67'	61°14'21"
6	400.00'	120.45'	120.00'	17°15'14"
7	400.00'	120.45'	120.00'	17°15'14"
8	300.00'	88.64'	88.32'	16°55'44"
9	300.00'	58.84'	58.84'	11°15'23"
10	300.00'	29.70'	29.89'	5°40'22"
11	200.00'	79.20'	78.69'	22°41'26"
12	350.00'	93.02'	92.75'	15°13'41"
13	380.00'	114.15'	113.72'	17°12'43"
14	500.00'	156.01'	155.37'	17°52'37"
15	500.00'	212.99'	211.38'	24°24'25"
16	500.00'	57.67'	57.64'	6°36'29"
17	1009.21'	99.92'	99.88'	5°40'22"

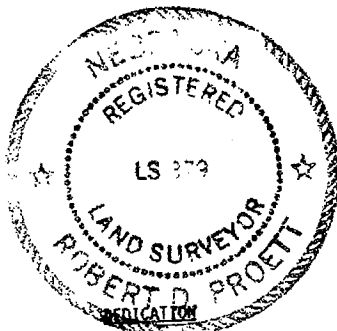




# **SURVEYOR'S CERTIFICATE**

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 ends of curves on the boundary of the plat and that a bond has been posted with the City of Elkhorn, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of curves of all lots and streets in said subdivision to be known as ARBOR RIDGE Lots 1 through 160, inclusive, being a platting of part of the Southeast Quarter of Section 1, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the southwest corner of the said Southeast Quarter of Section 1; Thence North 02°18'27" West (bearings referenced to the Nebraska State Plane System, NAD 1983) for 33.00 feet along the west line of the said Southeast Quarter to the north right of way line of West Maple Road (Highway # 64) and the TRUE POINT OF BEGINNING; Thence continuing North 02°18'27" West for 1915.67 feet along said west line of the Southeast Quarter and the east line of RAMBLEWOOD AND RAMBLEWOOD REPLAT II, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 87°41'33" East for 175.00 feet; Thence South 02°18'27" East for 32.40 feet; Thence North 87°41'33" East for 667.00 feet; Thence South 02°18'27" East for 60.00 feet; Thence North 87°41'33" East for 125.00 feet; Thence South 02°18'27" East for 222.05 feet; Thence North 71°07'48" East for 105.96 feet; Thence North 87°36'51" East for 464.00 feet; Thence South 02°23'09" East for 182.52 feet; Thence along a curve to the right (having a radius of 1195.32 feet and a long chord bearing South 02°36'51" West for 208.36 feet) for an arc length of 208.62 feet to the northwest corner of Lot 42, ANTLER COUNTRY, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 82°23'09" West for 50.00 feet along the north line of Cheyenne Street; Thence South 07°36'51" West for 20.00 feet along the west right of way line of Cheyenne Street; Thence along a curve to the left (having a radius of 596.50 feet and a long chord bearing South 06°07'50" West for 30.89 feet) for an arc length of 30.90 feet along the west right of way line of Cheyenne Street to the northeast corner of Lot 43, ANTLER COUNTRY; Thence South 87°36'51" West for 129.49 feet to the northwest corner of Lot 43, ANTLER COUNTRY; Thence South 02°23'09" East for 1161.39 feet along the west line of ANTLER COUNTRY to the north right of way line of West Maple Road; Thence South 83°51'55" West for 380.76 feet along said north right of way line; Thence North 02°19'14" West for 146.88 feet; Thence North 31°04'30" West for 159.27 feet; Thence South 87°40'46" West for 341.67 feet; Thence South 26°26'03" West for 159.27 feet; Thence South 87°40'46" West for 454.99 feet to the Point of Beginning. Contains 53.82 acres.

  
Robert D. Proett, L.S. #379



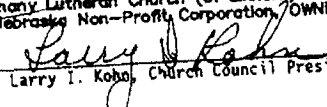
Nov 1, 1993  
Date

KNOW ALL MEN BY THESE PRESENTS: That we, GOTTSCH ENTERPRISES, a Nebraska General Partnership, and BETHANY LUTHERAN CHURCH (of Elkhorn) a Nebraska Non-profit Corporation, being the sole Owners 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 ARBOR RIDGE; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. 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 cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Elkhorn, SID 390 and Peoples Natural Gas, 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 a five (5) foot wide strip of land abutting all streets. 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. Notwithstanding any of the foregoing to the contrary, Bethany Lutheran Church (of Elkhorn) joins in this plat and dedication for the sole purpose of dedicating the east 25 feet of the right-of-way for Cheyenne Street called for herein, and neither grants, conveys nor creates any other rights, easements or rights-of-way with respect to Bethany's property.

GOTTSCH ENTERPRISES  
A Nebraska General Partnership, OWNER

Bethany Lutheran Church (of Elkhorn)  
A Nebraska Non-Profit Corporation, OWNER

BRETT A. GOTTSCH, General Partner

By:   
Larry I. Kohn, Church Council President

BARRY R. GOTTSCH, General Partner

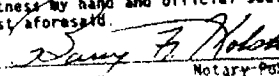
WILLIAM L. GOTTSCH, General Partner

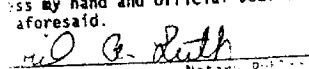
ROBERT L. GOTTSCH, General Partner

## **ACKNOWLEDGEMENT OF NOTARIES**

State of Nebraska )  
County of Douglas ) SS  
On this 3 day of Nov, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared GOTTSCH, who is personally known to me to be the identical person whose names are affixed to the above instrument as General Partners of GOTTSCH ENTERPRISES, a Nebraska General Partnership, and he did acknowledge the execution of the foregoing voluntary act and deed of said partnership.

State of Nebraska )  
County of Douglas ) SS  
On this 2 day of Nov, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared GOTTSCH, and BRETT A. GOTTSCH, BARRY R. GOTTSCH, and WILLIAM L. GOTTSCH, who are personally known to me to be the identical persons whose names are affixed to the above instrument as General Partners of GOTTSCH ENTERPRISES, a Nebraska General Partnership, and they did acknowledge the execution of the foregoing voluntary act and deed of said general partnership.

State of Nebraska )  
County of Douglas ) SS  
On this 3 day of Nov, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Larry I. Kohn, Church Council President, Bethany Lutheran Church (of Elkhorn) a Nebraska Non-Profit Corporation, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.  
Witness my hand and official seal the date last aforesaid.  
  
Notary Public

Witness my hand and official seal the date last aforesaid.  
  
Notary Public

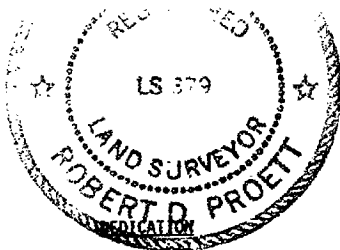
FINAL PLAT

**Lamp, rymerson & associates, inc.**  
engineers, planners, surveyors  
14747 California street omaha, nebraska 68144-1876 402-480-2488

**ARBOR RIDGE**  
**DOUGLAS COUNTY, NEBRASKA**



Robert D. Proett, L.S. #379



Nov 1, 1993  
Date

KNOW ALL MEN BY THESE PRESENTS: That We, GOTTSCH ENTERPRISES, a Nebraska General Partnership, and BETHANY LUTHERAN CHURCH (of Elkhorn) a Nebraska Non-profit Corporation, being the sole Owners 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 ARBOR RIDGE; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. 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 cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Elkhorn, SID 390 and Peoples Natural Gas, 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 a five (5) foot wide strip of land abutting all streets. 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. Notwithstanding any of the foregoing to the contrary, Bethany Lutheran Church (of Elkhorn) joins in this plat and dedication for the sole purpose of dedicating the east 25 feet of the right-of-way for Cheyenne Street called for herein, and neither grants, conveys nor creates any other rights, easements or rights-of-way with respect to Bethany's property.

GOTTSCH ENTERPRISES,  
A Nebraska General Partnership, OWNER

Bethany Lutheran Church (of Elkhorn)  
A Nebraska Non-Profit Corporation, OWNER

BRETT A. GOTTSCH, General Partner

By: Larry I. Kohn, Church Council President

BARRY R. GOTTSCH, General Partner

WILLIAM L. GOTTSCH, General Partner

ROBERT L. GOTTSCH, General Partner

#### ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska }  
County of Douglas } SS

On this 3 day of NOV, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared ROBERT L. GOTTSCH, who is personally known to me to be the identical person whose name is affixed to the above instrument as General Partner of GOTTSCH ENTERPRISES, a Nebraska General Partnership, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said general partnership.

Witness my hand and official seal the date last aforesaid.

David A. Luth  
Notary Public



State of Nebraska }  
County of Douglas } SS

On this 2 day of NOV, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared BRETT A. GOTTSCH, BARRY R. GOTTSCH, and WILLIAM L. GOTTSCH, who are personally known to me to be the identical persons whose names are affixed to the above instrument as General Partners of GOTTSCH ENTERPRISES, a Nebraska General Partnership, and they did acknowledge the execution of the foregoing Dedication to be their voluntary act and deed of said general partnership.

Witness my hand and official seal the date last aforesaid.

CHERYL K. ECHMAN  
Notary Public  
My Comm. Exp. Apr. 15, 1994

#### COUNTY ENGINEER'S CERTIFICATE

This plat of ARBOR RIDGE was reviewed by the Douglas County Engineer's

Date November 10, 1993

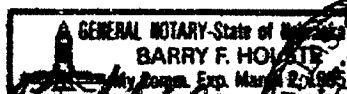
Douglas County Engineer

State of Nebraska }  
County of Douglas } SS

On this 3 day of NOV, 1993, A.D., before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Larry I. Kohn, Church Council President, Bethany Lutheran Church (of Elkhorn) a Nebraska Non-Profit Corporation, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

BARRY F. HOATE  
Notary Public



#### 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 records of this office, this 22 day of February, 1994

Douglas County Treasurer

#### APPROVAL OF CITY PLANNING COMMISSION

This plat of ARBOR RIDGE was approved by the City Planning Commission of the City of Elkhorn this 22 day of NOV, 1993

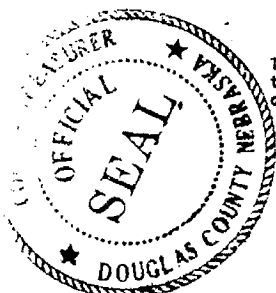
Chairman, City Planning Commission

#### APPROVAL OF ELKHORN CITY COUNCIL

This plat of ARBOR RIDGE was approved and accepted by the City Council of Elkhorn on this 14 day of December, 1993

Mayor

Attested: City Clerk



lamp, ryearson & associates, inc.  
planners  
surveyors

Job 93C  
date 1/1/94  
she 1