

96-02443

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REGISTER OF DEEDS

96-02443  
County   
Verify   
D.E.   
Proof   
Fee \$ 68.50  
Ck   
Cash   
Cng  SLT

### RATIFICATION OF PLAT

#### Declarations:

WHEREAS on October 11, 1988, a Final Plat was recorded at Book 88, Page 14684 in the Sarpy County Register of Deeds office creating Lots 1 through 87 of Avian Forest, a Subdivision located in a part of Section 23, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, affecting property previously described as follows:

Beginning at the Southeast corner of Section 23, Township 14 North, Range 13 East, thence South 89° 55' 04" West (East line of said boundary assumed North-South) a distance of 249.64 feet to a point on the Easterly right-of-way of Bellevue Boulevard; thence North 35° 36' 46" West along said right-of-way a distance of 64.21 feet; thence North 52° 09' 00" East a distance of 149.79 feet; thence North 23° 57' 30" West a distance of 103.13 feet; thence North 00° 17' 12" West a distance of 50.83 feet; thence South 89° 53' 43" West a distance of 14.81 feet; thence South 32° 11' 02" West a distance of 92.95 feet to a point on the Easterly right-of-way of Bellevue Boulevard; thence North 37° 41' 04" West a distance of 42.60 feet along said right-of-way; thence North 32° 12' 07" East a distance of 66.41 feet; thence North 00° 04' 50" West a distance of 318.00 feet; thence South 89° 55' 10" West a distance of 356.43 feet; thence South 00° 09' 05" East a distance of 177.34 feet to a point on the Northeasterly right-of-way of Bellevue Boulevard; thence North 58° 50' 18" West along said right-of-way a distance of 119.47 feet; thence North 57° 50' 40" West a distance of 119.03 feet along said right-of-way; thence North 86° 42' 57" West a distance of 126.80 feet along the Northerly right-of-way of Bellevue Boulevard; thence South 89° 40' 06" West along said right-of-way a distance of 230.18 feet; thence North 00° 06' 46" East a distance of 1118.42 feet; thence South 89° 40' 50" East a distance of 229.31 feet; thence South 00° 16' 09" East a distance of 96.74 feet; thence South 89° 33' 12" East a distance of 591.82 feet; thence South 89° 41' 25" East a distance of 390.41 feet; thence South 1422.75 feet on a North-South line; thence North 89° 54' 18" East a distance of 102.00 feet; thence South 00° 18' 24" East a distance of 162.13 feet to the point of beginning.

WHEREAS, said Final Plat was duly approved in accordance with the law by the Sarpy County Treasurer, the Sarpy County Surveyor, the City of Bellevue Planning Commission and the Bellevue City Council;

WHEREAS, on the date when said Final Plat was signed by SDZ & C Group as sole owner and proprietor of the above-described property, SDZ & C Group was not the record owner

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Omaha, NE 68114-3429

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of the above-described property since deeds conveying said property to SDZ & C Group from the undersigned had not been recorded with the Sarpy County Register of Deeds office because such deeds were lost through mistake and inadvertence;

WHEREAS, Deeds, which confirm the lost deeds, have been executed by the undersigned and recorded with the Sarpy County Register of Deeds;

WHEREAS, SDZ & C Group now desires to ratify and accept the aforesaid Final Plat of Avian Forest in its original approved form;

WITNESSETH:

The SDZ & C Group hereby ratifies and accepts in its entirety the Final Plat recorded at Book 88, Page 14684 of the Sarpy County Register of Deeds office, creating Lots 1 through 87 of Avian Forest, a Subdivision located in a part of Section 23, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska affecting property previously described as follows:

Beginning at the Southeast corner of Section 23, Township 14 North, Range 13 East, thence South 89° 55' 04" West (East line of said boundary assumed North-South) a distance of 249.64 feet to a point on the Easterly right-of-way of Bellevue Boulevard; thence North 35° 36' 46" West along said right-of-way a distance of 64.21 feet; thence North 52° 09' 00" East a distance of 149.79 feet; thence North 23° 57' 30" West a distance of 103.13 feet; thence North 00° 17' 12" West a distance of 50.83 feet; thence South 89° 53' 43" West a distance of 149.81 feet; thence South 32° 11' 02" West a distance of 92.95 feet to a point on the Easterly right-of-way of Bellevue Boulevard; thence North 37° 41' 04" West a distance of 42.60 feet along said right-of-way; thence North 32° 12' 07" East a distance of 66.41 feet; thence North 00° 04' 50" West a distance of 318.00 feet; thence South 89° 55' 10" West a distance of 356.43 feet; thence South 00° 09' 05" East a distance of 177.34 feet to a point on the Northeasterly right-of-way of Bellevue Boulevard; thence North 58° 50' 18" West along said right-of-way a distance of 119.47 feet; thence North 57° 50' 40" West a distance of 119.03 feet along said right-of-way; thence North 86° 42' 57" West a distance of 126.80 feet along the Northerly right-of-way of Bellevue Boulevard; thence South 89° 40' 06" West along said right-of-way a distance of 230.18 feet; thence North 00° 06' 46" East a distance of 1118.42 feet; thence South 89° 40' 50" East a distance of 229.31 feet; thence South 00° 16' 09" East a distance of 96.74 feet; thence South 89° 33' 12" East a distance of 591.82 feet; thence South 89° 41' 25" East a distance of 390.41 feet; thence South 1422.75 feet on a North-South line;

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thence North 89° 54' 18" East a distance of 102.00 feet; thence South 00° 18' 24" East a distance of 162.13 feet to the point of beginning.

and agrees to be legally bound by all terms, easements, and other conditions contained in said Final Plat.

SDZ & C GROUP, A Nebraska General Partnership

By [Signature]  
ROGER CASE, General Partner

By [Signature]  
MARY GUSE, General Partner

By [Signature]  
ROBERTS PATTON, General Partner

By [Signature]  
PAMELA PATTON, General Partner

By [Signature]  
WILLIAM ZAVESKY, General Partner

By [Signature]  
SANDRA ZAVESKY, General Partner

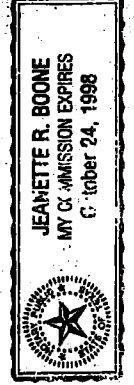
By [Signature]  
DWIGHT DALE, General Partner

By [Signature]  
PHYLLIS DALE, General Partner

By [Signature]  
DOROTHY T. ROBINSON-SHARPLES,  
General Partner

TEXAS )  
STATE OF NEBRASKA )  
SARBY )  
COUNTY OF DEUEL )  
HARRIS )  
SS.

The foregoing instrument was acknowledged before me this 31st day of January, 1996 by ROGER CASE, General Partner of SDZ & C Group.



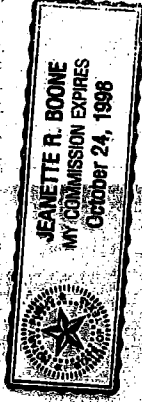
[Signature]  
NOTARY PUBLIC  
My Commission Expires: Oct. 24, 1998

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96-02143C

TEXAS )  
STATE OF NEBRASKA ) )  
 ) )  
COUNTY OF DOUGLASS ) )  
 ) )  
 ) )

The foregoing instrument was acknowledged before me  
this 31st day of January, 1996 by MARY CASE, General  
Partner of SDZ & C Group.



Jeanette R. Boone  
NOTARY PUBLIC  
My Commission Expires: Oct. 24, 1998

STATE OF NEBRASKA )  
 ) )  
COUNTY OF DOUGLASS ) )  
 ) )  
 ) )

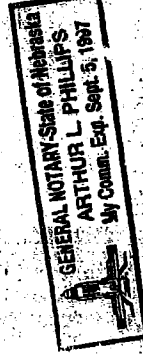
The foregoing instrument was acknowledged before me  
this 31st day of January, 1996 by DOUGLAS PATTON, General  
Partner of SDZ & C Group.



Arthur L. Phillips  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

STATE OF NEBRASKA )  
 ) )  
COUNTY OF DOUGLASS ) )  
 ) )  
 ) )

The foregoing instrument was acknowledged before me  
this 31st day of January, 1996 by PAMELA PATTON, General  
Partner of SDZ & C Group.



Arthur L. Phillips  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

KANSAS )  
STATE OF NEBRASKA ) )  
 ) )  
COUNTY OF DOUGLASS ) )  
 ) )  
 ) )

The foregoing instrument was acknowledged before me  
this 31st day of January, 1996 by WILLIAM ZAVESKY, General  
Partner of SDZ & C Group.



Ellen Kemper  
NOTARY PUBLIC  
My Commission Expires: 1-6-99

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96-02443D

Kansas  
STATE OF NEBRASKA )  
Dorothy  
COUNTY OF DEBBIAS ) ss.

The foregoing instrument was acknowledged before me  
this 21st day of January, 1996 by SANDRA ZAVESKY, General  
Partner of SDZ & C Group.



Ellen Kempe  
NOTARY PUBLIC  
My Commission Expires: 1-6-99

Arizona  
STATE OF NEBRASKA )  
Phyllis Dale  
COUNTY OF DEBBIAS ) ss.

The foregoing instrument was acknowledged before me  
this 21st day of January, 1996 by DWIGHT DALE, General  
Partner of SDZ & C Group.

Phyllis Dale  
NOTARY PUBLIC  
My Commission Expires: 1-6-99

Commission Expires 12/11/1998

Arizona  
STATE OF NEBRASKA )  
Phyllis Dale  
COUNTY OF DEBBIAS ) ss.

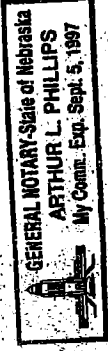
The foregoing instrument was acknowledged before me  
this 21st day of January, 1996 by PHYLLIS DALE, General  
Partner of SDZ & C Group.

Phyllis Dale  
NOTARY PUBLIC  
My Commission Expires: 1-6-99

Commission Expires 12/11/1998

STATE OF NEBRASKA )  
Shirley  
COUNTY OF DEBBIAS ) ss.

The foregoing instrument was acknowledged before me  
this 21st day of January, 1996 by DOROTHY L. ROBINSON-  
SHARPIES, General Partner of SDZ & C Group.



Arthur L. Phillips  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_