



2074 533 DEED



14154 97 533-539

*Cambridge  
Villas  
Plat*

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INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RECEIVED

OCT 30 9 19 AM '97

RICHARD M. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10/30/97  
14154-86 By [Signature]

14154 [Signature] #MC  
FEE 29.50 FB MIC - 02  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP  
DEL [Signature] SCAN [Signature] PV \_\_\_\_\_

# CAMBRIDGE

LOTS 1 THRU 7, INCLUSIVE

BEING A REPLAT OF LOT 1 AND PART OF LOT 2, CAMBRIDGE ESTATES REPLAT 3, A SUBDIVISION AS SURV

CAMBRIDGE ESTATES REPLAT 2

LOT 2

N84°31'41"E  
492.30'

POINT OF BEGINNING

83.00'

N00°17'59"E  
588.92'

S T R E E T

1 6 8 t h

RADIUS = 150.00'  
CHORD BEARING = N60°41'29"W  
CHORD DISTANCE = 85.89'  
ARC DISTANCE = 87.11'

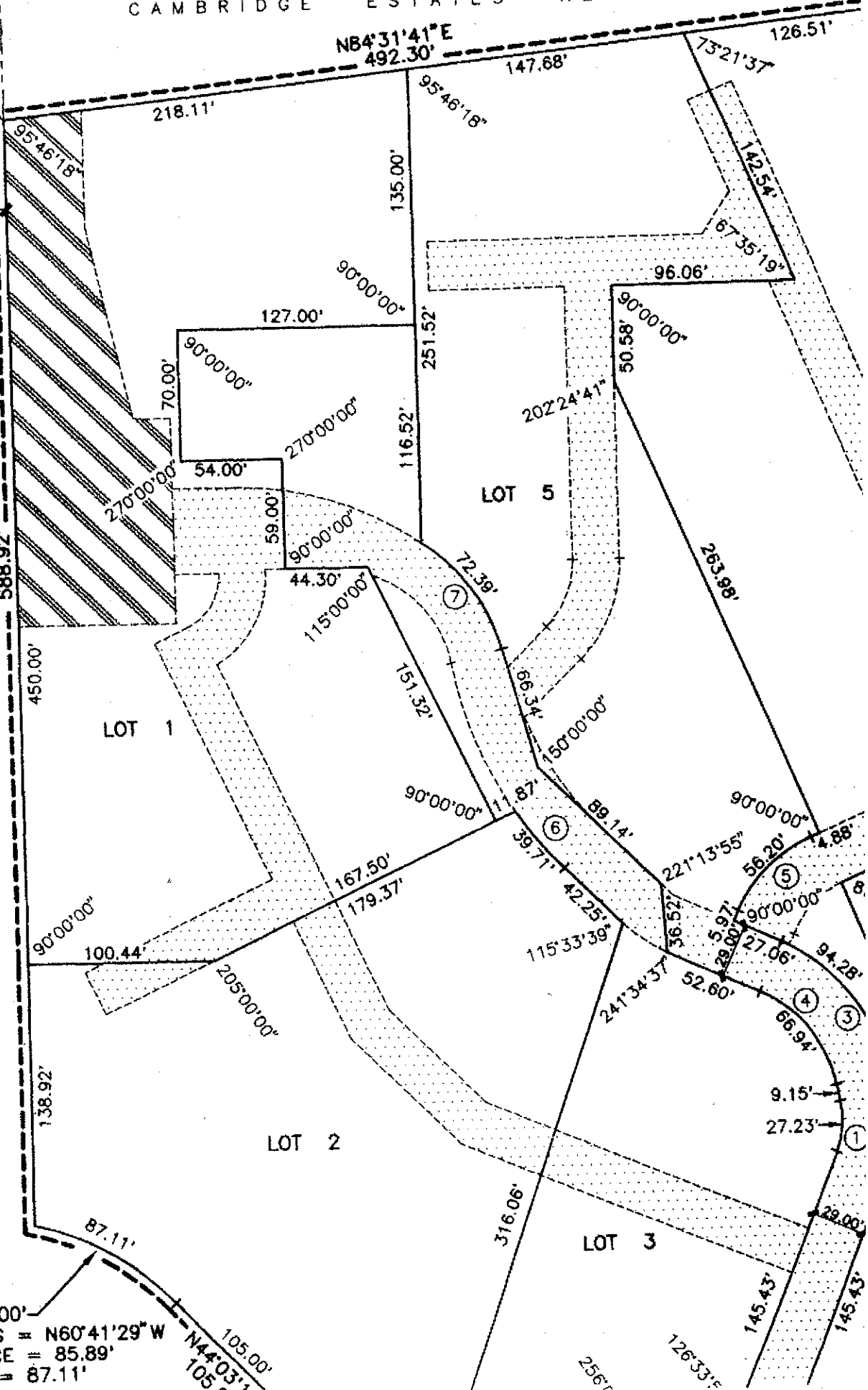
LOT 1

LOT 2

LOT 3

LOT 5

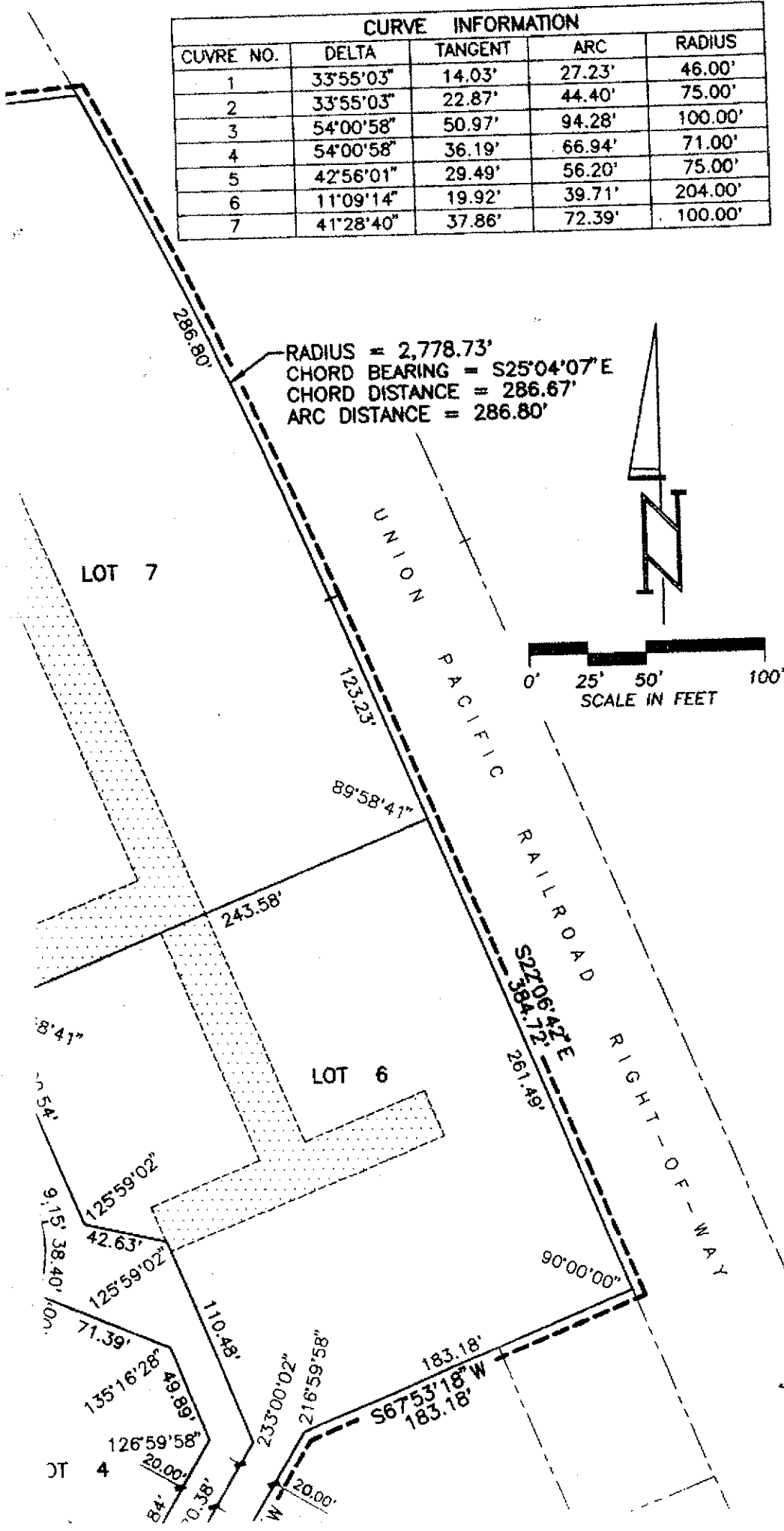
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# VILLAS

CONVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	ARC	RADIUS
1	33°55'03"	14.03'	27.23'	46.00'
2	33°55'03"	22.87'	44.40'	75.00'
3	54°00'58"	50.97'	94.28'	100.00'
4	54°00'58"	36.19'	66.94'	71.00'
5	42°56'01"	29.49'	56.20'	75.00'
6	11°09'14"	19.92'	39.71'	204.00'
7	41°28'40"	37.86'	72.39'	100.00'



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE BEEN FOUND OR SET AT ALL CORNERS VILLAS, LOTS 1 THRU 7, INCLUSIVE, PLATTED AND RECORDED IN DOUGLAS ALL MORE PARTICULARLY DESCRIBED / 492.30 FEET ON THE NORTHERLY LINE; LINE OF SAID LOT 2 ON A NONTANGEN FEET, AN ARC DISTANCE OF 286.80 F 183.18 FEET ON THE SOUTHEASTERLY THENCE NORTHWESTERLY ON THE SO BEARING N74°24'21\"W, CHORD DISTA SOUTHERLY LINE OF SAID LOT 2; THEN RIGHT, CHORD BEARING N66°52'38\"W, THE NORTHERLY LINE OF BURKE STR CURVE TO THE LEFT, CHORD N60°41\" LOT 2; THENCE N00°17'59\" E 588.92 I

APRIL 11, 1997  
DATE

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THE OWNERS AND FIRST NATIONAL B/ WITHIN THE SURVEYOR'S CERTIFICAT NUMBERED AS SHOWN, SAID SUBDIVI DISPOSITION OF OUR PROPERTY AS : GRANTED WHERE NEEDED TO OMAH COMPANY WHICH HAS BEEN GRANTED

DIAL-CAMBRIDGE LIMITS  
BY: HELD INVESTMENTS  
BY:   
CHRISTOPHER R. HELD

FIRST NATIONAL  
BY:   
ROBERT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS A  
PRESIDENT OF HELD INVESTMENTS.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS A  
PRESIDENT OF CAMBRIDGE VILLAS, I

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

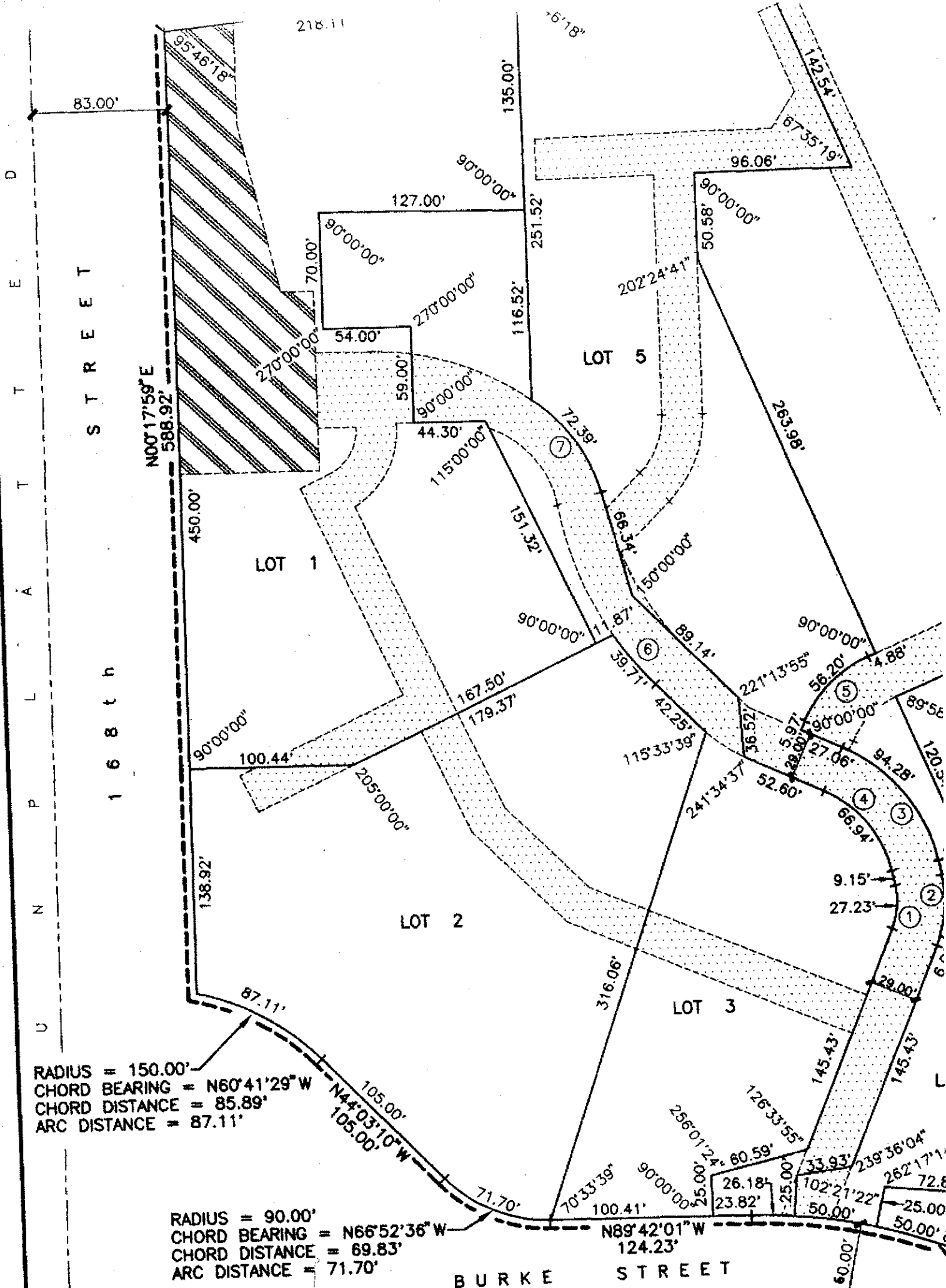
THE FOREGOING DEDICATION WAS A  
VICE PRESIDENT OF FIRST NATIONAL

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS A  
OF PINNACLE BANK OF OMAHA ON

COUNTY TREASURER'S CERTI  
THIS IS TO CERTIFY THAT I FIND  
THE SURVEYOR'S CERTIFICATE AND  
OCTOBER 1997.

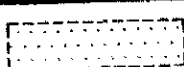
DEPUTY  
APPROVAL OF CITY ENGINEE  
I HEREBY APPROVE THIS PLAT OF



RADIUS = 150.00'  
 CHORD BEARING = N60°41'29"W  
 CHORD DISTANCE = 85.89'  
 ARC DISTANCE = 87.11'

RADIUS = 90.00'  
 CHORD BEARING = N66°52'36"W  
 CHORD DISTANCE = 69.83'  
 ARC DISTANCE = 71.70'

**LEGEND**



INGRESS AND EGRESS EASEMENT  
 (SEE RECORDED DOCUMENT)



EXISTING INGRESS AND EGRESS EASEMENTS  
 PROVIDING ACCESS TO 168<sup>TH</sup> STREET FROM  
 LOT 2, CAMBRIDGE ESTATES REPLAT 2.  
 (SEE RECORDED DOCUMENTS)

**NOTES**

1. THERE WILL BE NO DIRECT VEHICULAR STREET FROM LOTS 1 AND 2 EXCEPT WIDE DRIVE THE CENTERLINE OF WHICH OF THE NW CORNER OF LOT 1.
2. THERE WILL BE NO DIRECT VEHICULAR STREET EXCEPT OVER THE INGRESS AND EGRESS AS SHOWN HEREON.

LOT 19  
 CAMBRIDGE

LOT 20  
 ESTATES

LOT 21  
 REPLAT


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 N  
 D  
 1 6 8 t h  
 S T R E E T

BURKE STREET

	42.00'	29.49'	56.20'	75.00'
6	11°09'14"	19.92'	39.71'	204.00'
7	41°28'40"	37.86'	72.39'	100.00'

APRIL 11, 1997  
DATE

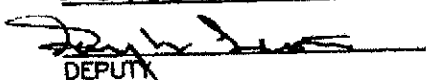
**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, ILLINOIS, WITHIN THE SURVEYOR'S CERTIFICATE NUMBERED AS SHOWN, SAID SURVEYOR'S DISPOSITION OF OUR PROPERTY IS HEREBY GRANTED WHERE NEEDED TO THE COMPANY WHICH HAS BEEN GRANTED

DIAL-CAMBRIDGE ILLINOIS  
BY: HELD INVESTMENT COMPANY  
BY:  CHRISTOPHER

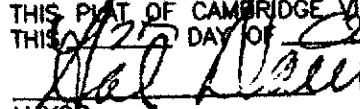
FIRST NATIONAL BANK OF OMAHA  
BY:  ROBE

ACKNOWLEDGEMENT OF NOTARIAL STATE OF NEBRASKA ) )SS  
COUNTY OF DOUGLAS ) )SS  
THE FOREGOING DEDICATION WITH THE SIGNATURE OF PRESIDENT OF HELD INVESTMENT COMPANY ) )SS  
ACKNOWLEDGEMENT OF NOTARIAL STATE OF NEBRASKA ) )SS  
COUNTY OF DOUGLAS ) )SS  
THE FOREGOING DEDICATION WITH THE SIGNATURE OF PRESIDENT OF CAMBRIDGE VILLAGE ) )SS  
ACKNOWLEDGEMENT OF NOTARIAL STATE OF NEBRASKA ) )SS  
COUNTY OF DOUGLAS ) )SS  
THE FOREGOING DEDICATION WITH THE SIGNATURE OF VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ) )SS  
ACKNOWLEDGEMENT OF NOTARIAL STATE OF NEBRASKA ) )SS  
COUNTY OF DOUGLAS ) )SS  
THE FOREGOING DEDICATION WITH THE SIGNATURE OF VICE PRESIDENT OF PINNACLE BANK OF OMAHA ) )SS

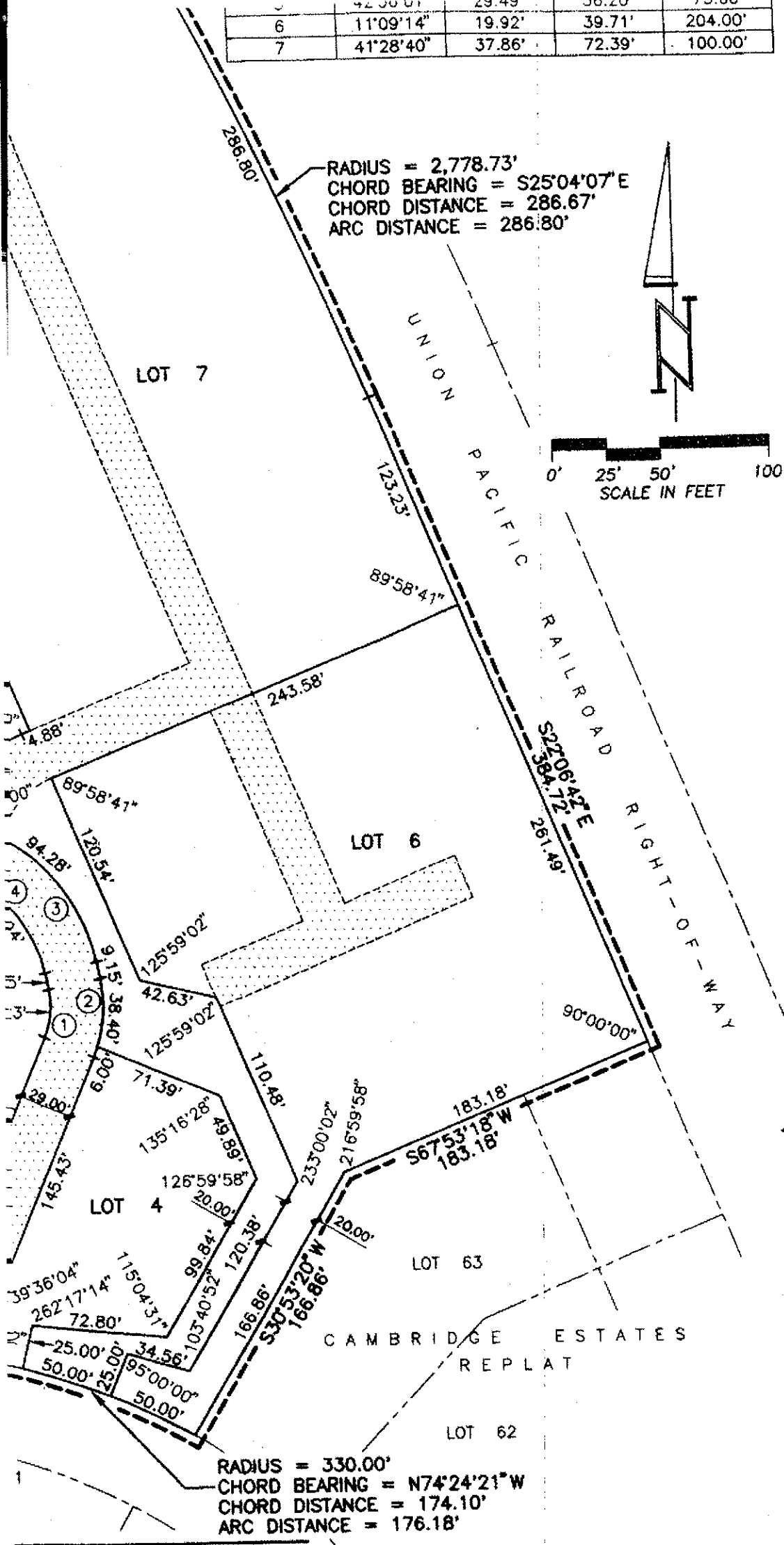
COUNTY TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE SURVEYOR'S CERTIFICATE NUMBERED OCTOBER, 1997.

  
DEPUTY COUNTY TREASURER  
APPROVAL OF CITY ENGINEER  
I HEREBY APPROVE THIS PLAT

I HEREBY CERTIFY THAT ADEQUATE RECORDS HAVE BEEN MAINTAINED  
DATE October 22, 1997  
APPROVAL OF CITY PLANNING COMMISSION  
THIS PLAT OF CAMBRIDGE VILLAGE VII OF Map, 1997

APPROVAL OF OMAHA CITY COMMISSIONER  
THIS PLAT OF CAMBRIDGE VILLAGE VII OF THIS 22 DAY OF OCTOBER, 1997  
  
MAYOR

REVIEW BY DOUGLAS COUNTY COMMISSIONER  
THIS PLAT OF CAMBRIDGE VILLAGE VII OF THIS 22 DAY OF OCTOBER, 1997



VEHICULAR ACCESS ONTO 168TH STREET EXCEPT OVER ONE 60 FOOT EASEMENT OF WHICH IS 215 FEET SOUTH OF 168TH STREET.

VEHICULAR ACCESS ONTO BURKE STREET FOR INGRESS AND EGRESS EASEMENT

MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CAMBRIDGE VILLAS, BEING A REPLATTING OF LOTS 1 AND 2, CAMBRIDGE ESTATES REPLAT 3, A SUBDIVISION AS SURVEYED, NEBRASKA COUNTY, NEBRASKA, EXCEPT THAT PART OF SAID LOT 2 DEDICATED AS BURKE STREET RIGHT-OF-WAY, BEING AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE N84°31'41"E (ASSUMED BEARING) 124.23 FEET TO THE NE CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID LOTS 1 AND 2 TO THE NE CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID LOT 2; THENCE S30°53'20"W 166.86 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY LINE OF SAID LOT 2 ON A NONTANGENT 330.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S25°04'07"E, CHORD DISTANCE 286.87 FEET; THENCE S22°06'42"E 384.72 FEET ON THE EASTERLY LINE OF SAID LOT 2; THENCE S67°53'18"W 174.10 FEET, AN ARC DISTANCE OF 176.18 FEET; THENCE N89°42'01"W 124.23 FEET ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF BURKE STREET ON A 90.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N44°03'10"W 105.00 FEET ON THE NORTHERLY LINE OF BURKE STREET; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF BURKE STREET ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N41°29'W, CHORD DISTANCE 85.89 FEET, AN ARC DISTANCE OF 87.11 FEET TO THE WESTERLY LINE OF SAID BURKE STREET; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF SAID BURKE STREET 192 FEET ON THE WESTERLY LINES OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA R.L.S. 308

AS SHOWN	APRIL 11, 1997	RJR	JDW
scale:	date:	drawn by:	checked by:

NOTES: THAT WE, DIAL-CAMBRIDGE LIMITED PARTNERSHIP, AND CAMBRIDGE VILLAS LIMITED PARTNERSHIP, BEING BANK OF OMAHA AND PINNACLE BANK OF OMAHA BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED HEREIN AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE SUBDIVIDED TO BE HEREAFTER KNOWN AS CAMBRIDGE VILLAS, AND WE DO HEREBY RATIFY AND APPROVE OF THE SUBDIVISION SHOWN ON THIS PLAT. EASEMENTS TO INSTALL, ERRECT, OPERATE, MAINTAIN, AND REPAIR UTILITIES WILL BE GRANTED TO OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, METROPOLITAN UTILITIES DISTRICT AND ANY OTHER PARTY HAVING A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED.

DIAL-CAMBRIDGE LIMITED PARTNERSHIP  
DIAL-CAMBRIDGE LIMITED PARTNERSHIP INC., GENERAL PARTNER  
*[Signature]*  
CHRISTOPHER R. HELD, PRESIDENT

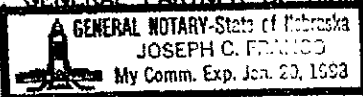
CAMBRIDGE VILLAS LIMITED PARTNERSHIP  
BY: CAMBRIDGE VILLAS LIMITED PARTNERSHIP, INC., GENERAL PARTNER  
*[Signature]*  
CHRISTOPHER R. HELD, PRESIDENT

BANK OF OMAHA  
*[Signature]*  
J. HORAK, VICE PRESIDENT

PINNACLE BANK OF OMAHA  
*[Signature]*  
SCOTT D. BRADLEY, CEO

CAMBRIDGE VILLAS

ACKNOWLEDGED BEFORE ME THIS 28<sup>TH</sup> DAY OF APRIL, 1997 BY CHRISTOPHER R. HELD, INC., GENERAL PARTNER OF DIAL-CAMBRIDGE LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



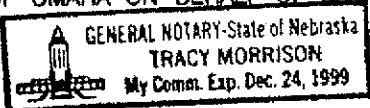
*[Signature]*  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 28<sup>TH</sup> DAY OF APRIL, 1997 BY CHRISTOPHER R. HELD, INC., GENERAL PARTNER OF CAMBRIDGE VILLAS LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



*[Signature]*  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 1<sup>ST</sup> DAY OF MAY, 1997 BY ROBERT J. HORAK, BANK OF OMAHA ON BEHALF OF SAID BANK.



*[Signature]*  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 1<sup>ST</sup> DAY OF MAY, 1997 BY SCOTT D. BRADLEY, CEO ON BEHALF OF SAID BANK.



*[Signature]*  
NOTARY PUBLIC

STATE TO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 22<sup>ND</sup> DAY OF

*[Signature]*  
DOUGLAS COUNTY TREASURER

CAMBRIDGE VILLAS ON THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 1997.

APSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD



JAMES D. WARNER, NEBRASKA R.L.S. 308

scale: date: drawn by: checked by: revision:

CAMBRIDGE VILLAS

FINAL PLAT

NOTES: THAT WE, DIAL-CAMBRIDGE LIMITED PARTNERSHIP, AND CAMBRIDGE VILLAS LIMITED PARTNERSHIP, BEING BANK OF OMAHA AND PINNACLE BANK OF OMAHA BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED DATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE DIVISION TO BE HEREAFTER KNOWN AS CAMBRIDGE VILLAS, AND WE DO HEREBY RATIFY AND APPROVE OF THE AS SHOWN ON THIS PLAT. EASEMENTS TO INSTALL, ERECT, OPERATE, MAINTAIN, AND REPAIR UTILITIES WILL BE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, METROPOLITAN UTILITIES DISTRICT AND ANY HAD A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED.

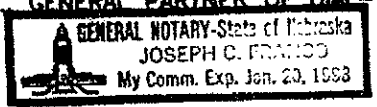
LIMITED PARTNERSHIP  
DIAL-INC., GENERAL PARTNER  
CHRISTOPHER R. HELD, PRESIDENT

CAMBRIDGE VILLAS LIMITED PARTNERSHIP  
BY: CAMBRIDGE VILLAS, INC., GENERAL PARTNER  
BY: CHRISTOPHER R. HELD, PRESIDENT

PINNACLE BANK OF OMAHA  
ROBERT J. HORAK, VICE PRESIDENT

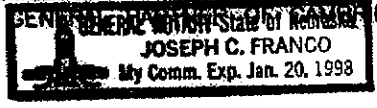
PINNACLE BANK OF OMAHA  
BY: SCOTT D. BRADLEY, CEO

ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF APRIL, 1997 BY CHRISTOPHER R. HELD, DIAL-INC., GENERAL PARTNER OF DIAL-CAMBRIDGE LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



Joseph C. Franco  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF APRIL, 1997 BY CHRISTOPHER R. HELD, CAMBRIDGE VILLAS LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



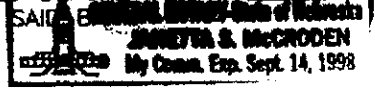
Joseph C. Franco  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF May, 1997 BY ROBERT J. HORAK, PINNACLE BANK OF OMAHA ON BEHALF OF SAID BANK.



Tracy Morrison  
NOTARY PUBLIC

ACKNOWLEDGED BEFORE ME THIS 7th DAY OF May, 1997 BY SCOTT D. BRADLEY, CEO ON BEHALF OF SAID BANK.



Janetta S. McCroden  
NOTARY PUBLIC

CERTIFICATE  
THERE IS NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 22nd DAY OF

JULIE M. HANCOCK  
DOUGLAS COUNTY TREASURER

APPROVED BY THE CITY ENGINEER OF CAMBRIDGE VILLAS ON THIS 19th DAY OF SEPTEMBER, 1997.

[Signature]  
CITY ENGINEER

APPROPRIATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

[Signature]  
CITY ENGINEER

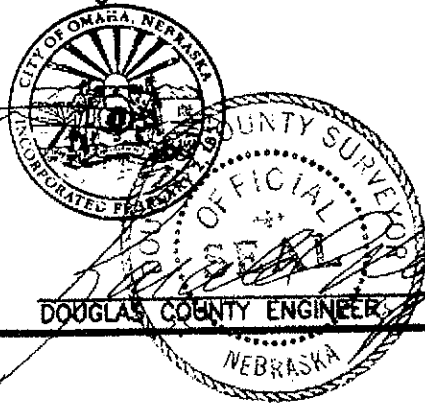
APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 7th DAY

Kathleen Jeffries  
CHAIRMAN

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, 1997

[Signature]  
PRESIDENT  
[Signature]  
CITY CLERK

REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON 2nd DAY OF SEPTEMBER, 1997.



2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330-8860



200-239-1

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