




DEED 2008003874



JAN 14 2008 10:39 P 11

Deed
 OC-05459 (new)
 OC-05459 (old)
 06-05458 - old (old)
 FEE 88.00
 BKP GO COMP
 DEL SCAN FM

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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 1/14/2008 10:39:13.35

 2008003874

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: RD Engineering, Inc.
3803 N. 153RD St. Ste 201
Omaha, NE 68116

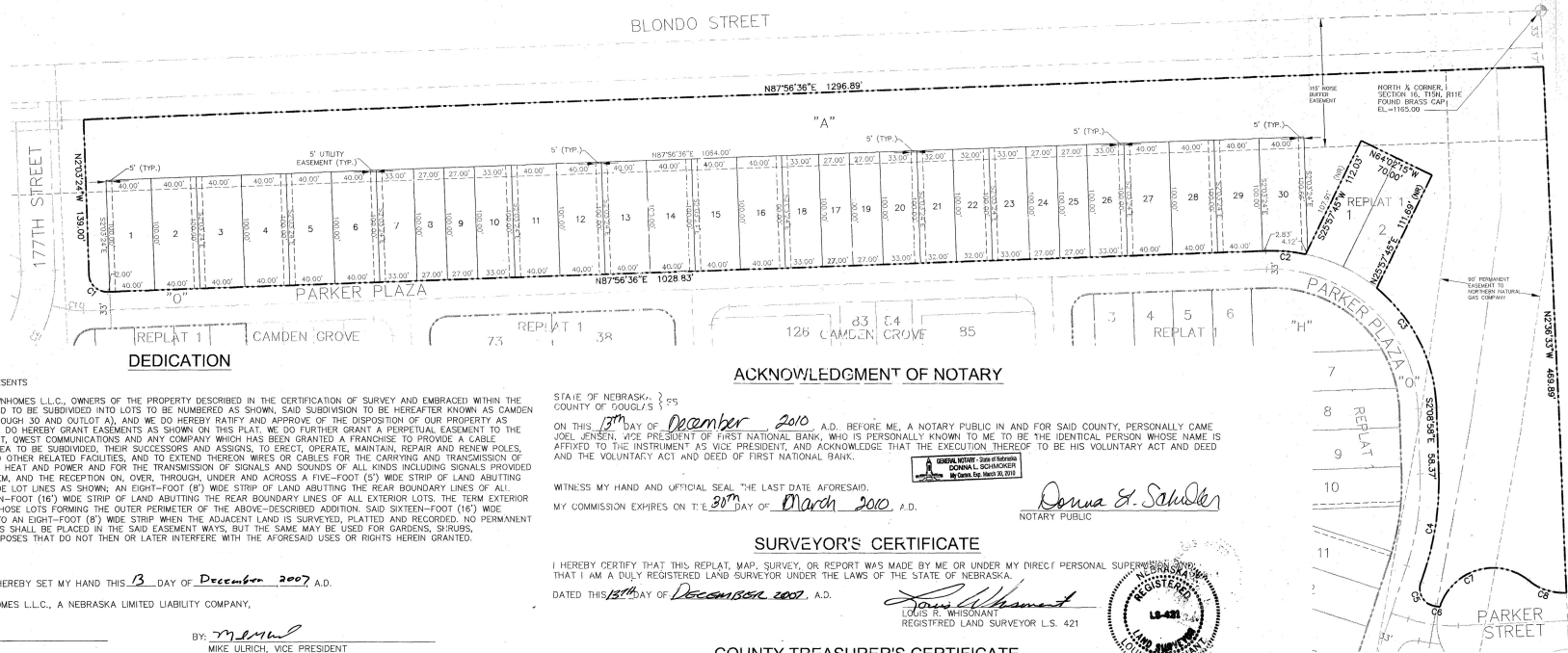
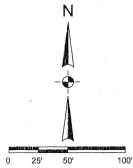
Check Number
11900

CAMDEN GROVE REPLAT 2

LOTS 1 THROUGH 30, INCLUSIVE, AND OUTLOT A

A REPLAT OF LOTS 1 THROUGH 34 OF CAMDEN GROVE, INCLUSIVE, AND OUTLOT J OF CAMDEN GROVE REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

BLONDO STREET



DEDICATION

ACKNOWLEDGMENT OF NOTARY

KNOW ALL MEN BY THESE PRESENTS

THAT WE, CAMDEN GROVE TOWNHOMES L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATE OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CAMDEN GROVE REPLAT 2 (LOTS 1 THROUGH 30 AND OUTLOT A), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OVERST COMMUNICATIONS AND 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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES AND SIDE LOT LINES AS SHOWN, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SI-RUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

STATE OF NEBRASKA, } ss
COUNTY OF DOUGLAS }

ON THIS 17th DAY OF December 2010, A.D. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOEL JENSEN, VICE PRESIDENT OF FIRST NATIONAL BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE PRESIDENT, AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF FIRST NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
MY COMMISSION EXPIRES ON THE 30th DAY OF March 2010, A.D.



Donna E. Sander
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

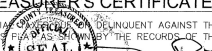
I HEREBY CERTIFY THAT THIS REPLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.
DATED THIS 17th DAY OF December 2007, A.D.

Louis R. Whisonant
LOUIS R. WHISONANT
REGISTERED LAND SURVEYOR L.S. 421



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAX DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE.
DATED THIS 19 DAY OF December 2007.



John A. Schaefer
COUNTY TREASURER

APPROVAL OF CITY PLANNING DIRECTOR

THIS PLAT OF CAMDEN GROVE REPLAT 2 LOTS 1 THROUGH 30, INCLUSIVE, AND OUTLOT A, WAS APPROVED BY THE CITY PLANNING DIRECTOR OF THE CITY OF OMAHA.
DATED THIS 10 DAY OF January 2008, A.D.

John A. Whisonant
PLANNING DIRECTOR

APPROVAL OF OMAHA CITY ENGINEER

THIS PLAT OF CAMDEN GROVE REPLAT 2 LOTS 1 THROUGH 30, INCLUSIVE, AND OUTLOT A, WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF OMAHA.
DATED THIS 26th DAY OF December 2007, A.D.

Mike Pollock
CITY ENGINEER

NOTES:

1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO THE AGENCIES DESIGNATED UNLESS SHOWN OTHERWISE.
2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
3. ALL DIMENSIONS SHOWN IN () ARE EASEMENT DIMENSIONS.
4. ALL INTERSECTION RETURN RADII ARE 16' UNLESS NOTED OTHERWISE.
5. (NR) INDICATES A NON-RADIAL LINE.

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.00'	25.13'	22.63'	S47°03'24"E
C2	146.50'	35.59'	35.50'	S85°05'51"E
C3	146.50'	123.61'	119.98'	S26°19'19"E
C4	251.50'	98.65'	98.02'	S9°05'16"W
C5	16.00'	28.58'	24.93'	S30°50'30"E
C6	108.50'	4.15'	4.15'	S83°06'14"E
C7	50.00'	96.62'	82.27'	N73°26'29"E
C8	50.00'	36.14'	35.36'	S71°54'16"E

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 13 DAY OF December 2007, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BLAKE COLLINGSWORTH AS MANAGER OF CAMDEN GROVE TOWNHOMES L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER, AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CAMDEN GROVE TOWNHOMES L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 8 DAY OF January 2008, A.D.

Mike Ulrich
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 13 DAY OF December 2007, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MIKE ULRICH, VICE PRESIDENT OF CITY BANK & TRUST, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE PRESIDENT, AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CITY BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 18 DAY OF September 2011, A.D.

Karen Harper
NOTARY PUBLIC



NO.	DATE	DESCRIPTION

THIS DOCUMENT IS AN INSTRUMENT OF TITLE. IT IS SUBJECT TO THE RECORDS OF THE COUNTY OF DOUGLAS, NEBRASKA.

CAMDEN GROVE
REPLAT 2
DOUGLAS COUNTY, NEBRASKA

PROJECT NO.	DATE	DESIGNED	R.D.	CAB	DB	SHEET NO.
08-00605	DECEMBER 2007					

M5042