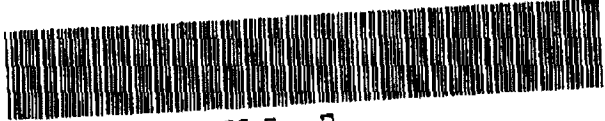




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Stamp Tax
6-30-05
Date
\$604
By <i>cl</i>

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
7 1/2
 FEE 36.⁰⁰ FB 01-6000-old *- new*
 BKP 7-16-11 v 877 C/O COMP
 DEL SCAN FV

RETURN: JEFF FARNHAM
220 N 89th St, #201
OMAHA, NE 68114

11724

CHRISTIANSO

LOT 1

BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 7, T16N, R11E OF THE 6th P.M., DOUGLAS CO

PART OF THE NW 1/4 OF THE SE 1/4 OF SEC

N89°24'54"E, 677.37'

677.37'

90°34'40"

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7-16-11

U
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A
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T
E
D

N00°00'26"W, 1320.84'

1270.84'

LOT 1

16.73 ACRES

269°25'00"

377.37'

S89°24'34"W

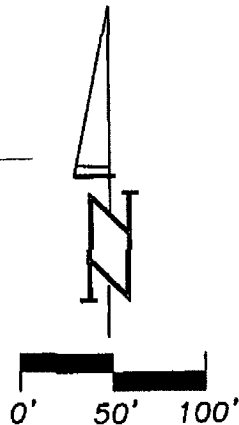
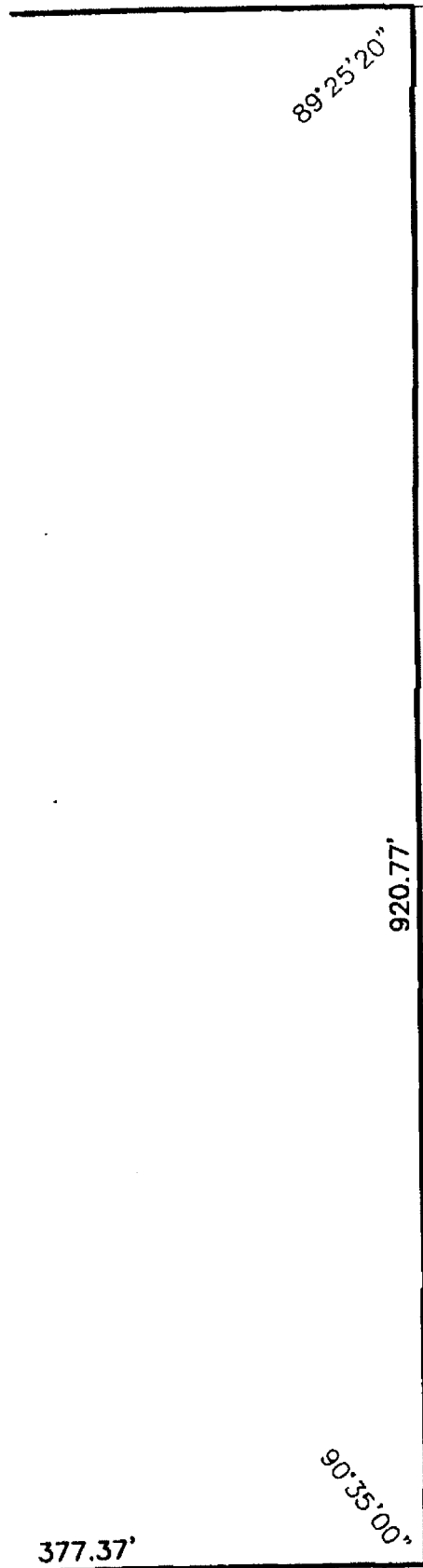
400.00"

REVIEW BY THE
THIS PLAT OF CH
THE DOUGLAS CO

ON HILL

W 1/4 OF THE SE 1/4 OF
DOUGLAS COUNTY, NEBRASKA.

1/4 OF SECTION 7-16-11



PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7-16-11

D
E
T
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L
P
N
D

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A PERMANENT MARKERS HAVE BEEN FOUND SAID SUBDIVISION TO BE KNOWN AS CHR THE SE 1/4 OF SECTION 7, T16N, R11E BEGINNING AT THE SW CORNER OF SAID

THENCE N00°00'26"W (ASSUMED BEARING THEREOF);

THENCE N89°24'54"E 677.37 FEET ON TH

THENCE S00°00'26"E 920.77 FEET ON A SAID SW 1/4;

THENCE S89°24'34"W 377.37 FEET ON A THE SOUTH LINE OF SAID SW 1/4;

THENCE S00°00'26"E 400.00 FEET ON A WEST LINE OF SAID SW 1/4 TO THE SO

THENCE S89°24'34"W 300.00 FEET ON T BEGINNING.

NOVEMBER 27, 2004

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: TH WIFE, BEING THE OWNERS, AND BANK OF THE SURVEYOR'S CERTIFICATE AND EMBR STREET AND A LOT TO BE NAMED AND N CHRISTIANSON HILL, AND WE DO HEREBY THIS PLAT AND WE HEREBY DEDICATE TO DO FURTHER GRANT A PERPETUAL EASEM COMPANY WHICH HAS BEEN GRANTED A SUBDIVIDED, THEIR SUCCESSORS AND AS CROSSARMS, DOWN GUYS AND ANCHORS, WIRES OR CABLES FOR THE CARRYING A TRANSMISSION OF SIGNALS AND SOUNDS A CABLE TELEVISION SYSTEM AND THEIR STRIP OF LAND ABUTTING THE FRONT AN ABUTTING THE REAR BOUNDARY LINE. NO BE PLACED IN SAID EASEMENT WAYS, BU DRIVEWAYS AND OTHER PURPOSES THAT HEREIN GRANTED.

Dale A. Chr
DALE A. CHR

Jennifer K.
JENNIFER K.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNC CHRISTIANSON AND JENNIFER K. CHRISTI

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNC CLATBAUGH, VICE-PRESIDENT OF BANK

TSC



W BY THE DOUGLAS COUNTY ENGINEER
AT OF CHRISTIANSON HILL WAS REVIEWED BY
UGLAS COUNTY ENGINEER.

COUNTY TREASURER'S CERTIFICA

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7-16--1

U N P L A T T E D

LOT 1

16.73 ACRES

N00°00'26"W, 1320.84'

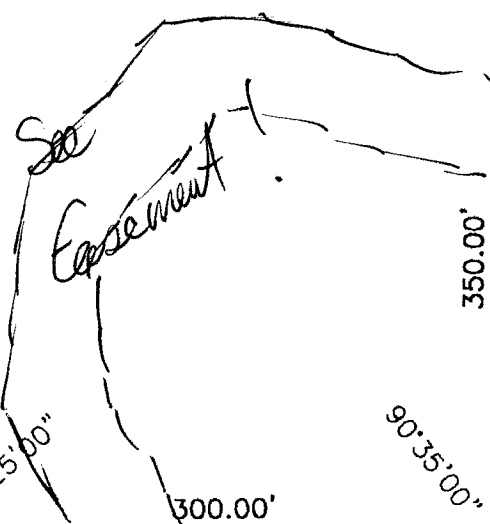
1270.84'

269°25'00"

377.37'

S89°24'34"W, 377.37'

REVIEW BY THE DOUGL.
THIS PLAT OF CHRISTIANSON
THE DOUGLAS COUNTY ENGI



S00°00'26"E, 400.00"

2/11/05
DATE:

[Signature]
DOL

50.00' DEDICATED BENNINGTON ROAD RIGHT-OF-WAY 300.00' 50.00'

S89°24'34"W, 300.00'

BENNINGTON ROAD

66.00'

POINT OF BEGINNING
SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7,
T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

0' 50' 100'

THENCE S00°00'26"E 400.00 FEET ON A LINE 300.00 F
WEST LINE OF SAID SW 1/4 TO THE SOUTH LINE THERE

THENCE S89°24'34"W 300.00 FEET ON THE SOUTH LINE
BEGINNING.

NOVEMBER 27, 2004

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DALE A
WIFE, BEING THE OWNERS, AND BANK OF BENNINGTON,
THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE
STREET AND A LOT TO BE NAMED AND NUMBERED AS
CHRISTIANSON HILL, AND WE DO HEREBY RATIFY AND A
THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC
DO FURTHER GRANT A PERPETUAL EASEMENT TO THE O
COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO
SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERE
CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CON
WIRES OR CABLES FOR THE CARRYING AND TRANSMISSI
TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS
A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, OF
STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUN
ABUTTING THE REAR BOUNDARY LINE. NO PERMANENT E
BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME M
DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN
HEREIN GRANTED.

Dale A. Christianson
DALE A. CHRISTIANSON

Jennifer K. Christianson
JENNIFER K. CHRISTIANSON

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE
CHRISTIANSON AND JENNIFER K. CHRISTIANSON, HUSBAN



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE
CLAUBAUGH, VICE-PRESIDENT OF BANK OF BENNINGTON



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPEC
DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBR
OFFICE THIS 11 DAY OF FEB, 2004.

[Signature] 6/30/05
DEPUTY

APPROVAL OF DOUGLAS COUNTY PLANNING CO

THIS PLAT OF CHRISTIANSON HILL WAS APPROVED BY T
[Signature], 2005

APPROVAL OF DOUGLAS COUNTY BOARD

THIS PLAT OF CHRISTIANSON HILL WAS APPROVED BY T

920.77'
S00°00'26"E, 920.77'

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7-16-11

D
E
T
T
A
L
P
N
J

90°35'00"

77.37'

DOUGLAS COUNTY ENGINEER
ANSON HILL WAS REVIEWED BY
ENGINEER.

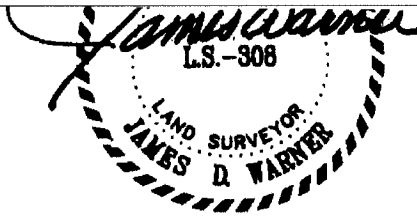
[Signature]
DOUGLAS COUNTY ENGINEER

66.00'

7.

0.00 FEET EAST OF AND PARALLEL WITH THE
THEREOF;

TH LINE OF SAID SW 1/4 TO THE POINT OF



JAMES D. WARNER
NEBRASKA RLS 308

DALE A. CHRISTIANSON AND JENNIFER K. CHRISTIANSON, HUSBAND AND
WIFE, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN
THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A
SUBDIVISION AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS
AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON
THIS PLAT FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, AND WE
THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY
OTHER ENTITY TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE
USED TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES,
CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON
THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE
VARIETY OF KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY
TELEVISION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE
STRIP OF LAND BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND
ADJACENT TO BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL
NOT BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS,
OR OTHERWISE THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS

CHRISTIANSON HILL

FINAL PLA

Christianson
ON

BANK OF BENNINGTON

Christianson
CHRISTIANSON

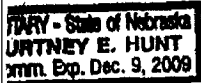
BY: Thomas D. Clabough
THOMAS D. CLABOUGH, VICE-PRESIDENT

WITNESSED BEFORE ME THIS 1st DAY OF DECEMBER, 2004 BY DALE A.
CHRISTIANSON AND WIFE.



Courtney E. Hunt
NOTARY PUBLIC

WITNESSED BEFORE ME THIS 1st DAY OF DECEMBER, 2004 BY THOMAS D.
CLABOUGH, ON BEHALF OF SAID BANK.



Courtney E. Hunt
NOTARY PUBLIC

FOR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY
DESCRIBED AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS
PLAT FOR THE YEAR 2004.

Barbara Hayes
DOUGLAS COUNTY TREASURER

PLANNING COMMISSION

APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION THIS 24 DAY OF

Barbara Hayes
CHAIRMAN

APPROVED BY THE DOUGLAS COUNTY BOARD THIS 15th DAY OF February, 2005.

Barbara Hayes
COUNTY CLERK

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



200-324-298

A200324298A.DWG

BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT
OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN
CHRISTIANSON HILL, LOT 1, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
SW 1/4;

1320.84 FEET ON THE WEST LINE OF SAID SW 1/4 TO THE NW CORNER

THE NORTH LINE OF SAID SW 1/4;

LINE 677.37 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF

LINE 400.00 FEET NORTH OF AND PARALLEL WITH

LINE 300.00 FEET EAST OF AND PARALLEL WITH THE
SOUTH LINE THEREOF;

THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF



JAMES D. WARNER
NEBRASKA RLS 308

THAT WE, DALE A. CHRISTIANSON AND JENNIFER K. CHRISTIANSON, HUSBAND AND
WIFE, BENNINGTON, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN
LOCATED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A
SUBDIVISION NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS

WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON
THIS PLAT, AND WE AGREE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, AND WE
AGREE TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY
OTHER ENTITY TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE
SERVED BY SAID SIGNS; TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES,

AND CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON
FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE
RECEPTION OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY
TELEVISION, RADIO, OR OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE
STRIP OF LAND BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND
BOUNDARY LOT LINES; PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL
NOT BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS,
AND DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS

[Signature]
CHRISTIANSON

BANK OF BENNINGTON

[Signature]
CHRISTIANSON

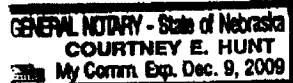
BY: *[Signature]*
THOMAS D. CLAIBAUGH, VICE-PRESIDENT

WITNESSED BEFORE ME THIS 7th DAY OF DECEMBER, 2004 BY DALE A.
CHRISTIANSON, HUSBAND AND WIFE.



[Signature]
NOTARY PUBLIC

WITNESSED BEFORE ME THIS 7th DAY OF DECEMBER, 2004 BY THOMAS D.
CLAIBAUGH, ON BEHALF OF SAID BANK.



[Signature]
NOTARY PUBLIC

SCALE:	1" = 100'
DATE:	NOV. 27, 2004
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION:	

CHRISTIANSON HILL

FINAL PLAT

OMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
1836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

0' 50' 100'

WEST LINE OF SAID SW 1/4 TO THE SOUTH LINE THEREOF;
THENCE S89°24'34"W 300.00 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.



CHRISTIANSON HILL

THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68184
TEL: (402)330-8860 FAX: (402)330-8866
EMAIL: TD2MALT@TD2CO.COM WEB: WWW.TD2CO.COM

NOVEMBER 27, 2004

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DALE A. CHRISTIANSON AND JENNIFER K. CHRISTIANSON, HUSBAND AND WIFE, BEING THE OWNERS, AND BANK OF BENNINGTON, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHRISTIANSON HILL, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Dale A. Christianson
DALE A. CHRISTIANSON

Jennifer K. Christianson
JENNIFER K. CHRISTIANSON

BANK OF BENNINGTON

BY: *Thomas D. Clabaugh*
THOMAS D. CLABAUGH, VICE-PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER, 2004 BY DALE A. CHRISTIANSON AND JENNIFER K. CHRISTIANSON, HUSBAND AND WIFE.



Courtney E. Hunt
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.
COUNTY OF DOUGLAS))

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER, 2004 BY THOMAS D. CLABAUGH, VICE-PRESIDENT OF BANK OF BENNINGTON ON BEHALF OF SAID BANK.



Courtney E. Hunt
NOTARY PUBLIC

ENGINEER
REVIEWED BY

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 17th DAY OF FEBRUARY, 2005.

Deputy
DEPUTY



DOUGLAS COUNTY TREASURER

ENGINEER

APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION THIS 24 DAY OF