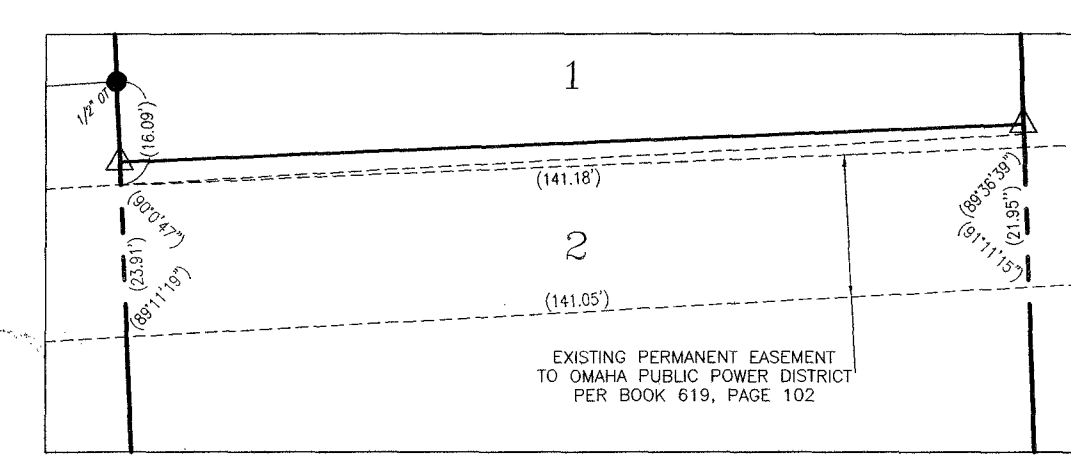
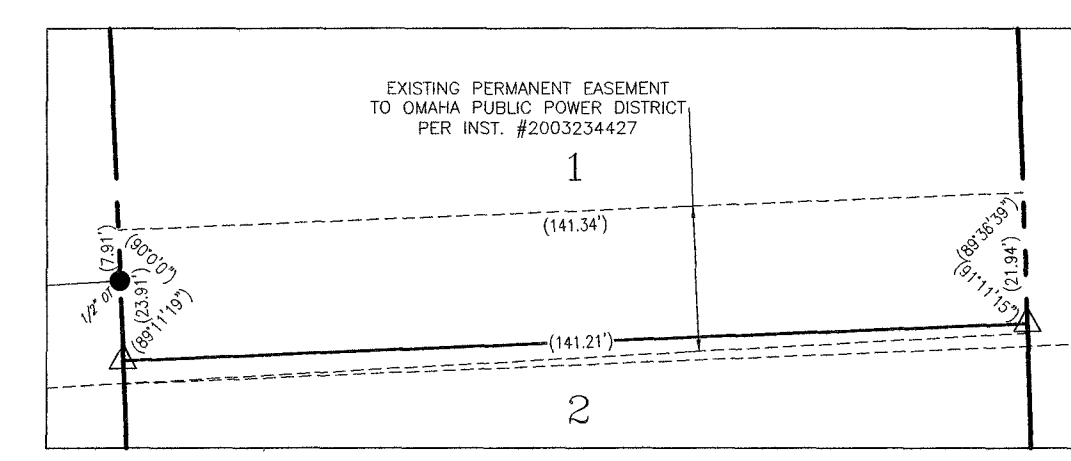


Misc 103
FEE 64.00 FR 05-16225-old
RIP C/D COMP 62
DEL SCAM 59
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/19/2015 13:35:43:89
2015088275
Ref. LAMP

ZANDEL REPLAT

LOTS 1 & 2, ZANDEL REPLAT, BEING AN ADMINISTRATIVE REPLATTING OF PT LOT 4, HIGH POINT,
A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

- LEGEND
- PT PINCH TOP PIPE
 - OT OPEN TOP PIPE
 - PPC PINK PLASTIC CAP
 - YPC YELLOW PLASTIC CAP
 - CORNER FOUND
 - △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-692, UNLESS NOTED OTHERWISE)
 - CORPS OF ENGINEERS BRASS CAP
 - ☆ LOT CORNER NOT SET
 - BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING RIGHT OF WAY TAKING



EASEMENT DETAILS

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, VETERANS DRIVE VENTURES, LLC, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ZANDEL REPLAT (LOTS 1 AND 2, INCLUSIVE); DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LOT LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

VETERANS DRIVE VENTURES, LLC, OWNER
Robert L. Welstead
ROBERT L. WELSTEAD
MANAGER

ACKNOWLEDGEMENT OF NOTARY(IES)

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

12 DAY OF AUG 2015

* ROBERT L. WELSTEAD, MANAGER

Veterans Drive Ventures, LLC
BRANDHART COMPANY BUILDERS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
Lisa A. Naylon
SIGNATURE OF NOTARY PUBLIC

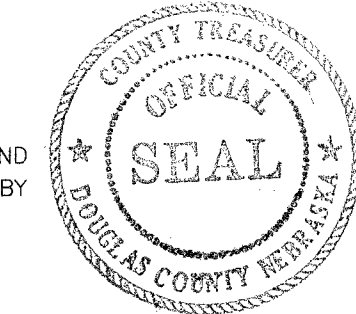
GENERAL NOTARY - State of Nebraska
LISA A. NAYLON
My Comm. Exp. Nov. 26, 2015

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS

1 DAY OF October 2015

Susan Burscheim
DOUGLAS COUNTY TREASURER



PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF LOTS 1 & 2, ZANDEL REPLAT, OF NOT MORE THAN TWO (2) LOTS PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED & RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

Cheri Rockwell
PLANNING DIRECTOR

10/16/15
DATE

LAND 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 CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 & 2, INCLUSIVE, ZANDEL REPLAT, BEING AN ADMINISTRATIVE REPLATTING OF LOT 4, HIGH POINT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

EXCEPT

THAT PART OF LOT 4, HIGH POINT, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 4 ON A 1460.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING SOUTH 77°17'00" WEST (ASSUMING THE EAST LINE OF SAID LOT 4 TO BEAR NORTH 00°24'30" EAST), CHORD DISTANCE OF 23.62 FEET, AN ARC DISTANCE OF 23.62 FEET;
THENCE NORTH 00°24'30" EAST A DISTANCE OF 641.16 FEET ON A LINE 23 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4 TO THE NORTH LINE OF SAID LOT 4;
THENCE NORTH 89°50'00" EAST A DISTANCE OF 23 FEET ON THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH ON THE EAST LINE OF SAID LOT 4 A DISTANCE OF 636.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT

THAT PART OF LOT 4, HIGH POINT, A SUBDIVISION, AS SURVEY, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 4 ON A 1460.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S77°17'00" WEST (ASSUMED BEARING), CHORD DISTANCE 23.62 FEET AN ARC DISTANCE OF 23.62 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 4 ON A 1460.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S76°42'48" W, CHORD DISTANCE 5.00 FEET AN ARC DISTANCE OF 5.00 FEET;
THENCE N38°33'39" E 7.86 FEET;
THENCE S00°24'30" W 5.00 FEET ON A LINE 23.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

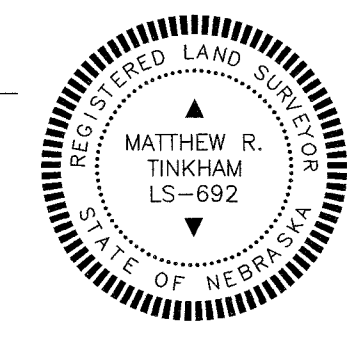
THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT TO A 5/8" REBAR WITH DAMAGED PINK PLASTIC CAP THE NORTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 80°08'43" EAST (ASSUMED BEARING) FOR 32.18 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO A 5/8" REBAR WITH 1 1/4" PINK PLASTIC CAP STAMPED CLARK LS419;
THENCE NORTH 87°25'48" EAST FOR 111.24 FEET CONTINUING ALONG SAID NORTH LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
THENCE SOUTH 01°59'10" EAST FOR 636.20 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
THENCE SOUTH 36°10'16" WEST FOR 7.86 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE NORTH RIGHT OF WAY LINE OF VETERANS DRIVE;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1460.00 FEET AND A LONG CHORD BEARING SOUTH 71°55'30" WEST FOR 117.48 FEET) FOR AN ARC LENGTH OF 117.49 FEET ALONG SAID NORTH RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 500.00 FEET AND A LONG CHORD BEARING SOUTH 70°49'38" WEST FOR 21.87 FEET) FOR AN ARC LENGTH OF 21.87 FEET CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE TO A COMPUTED CORNER AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 02°21'44" WEST FOR 406.85 FEET ALONG THE WEST LINE OF SAID LOT 4 TO A 1/2" OPEN TOP PIPE;
THENCE NORTH 02°22'31" WEST FOR 269.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.893 SQUARE FEET OR 2.133 ACRES AS FIELD MEASURED.

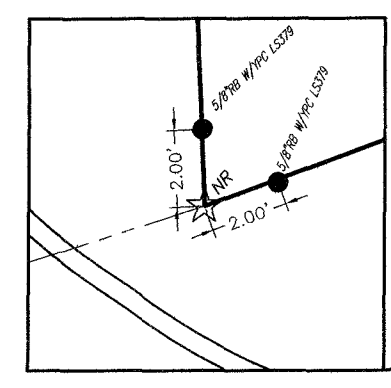
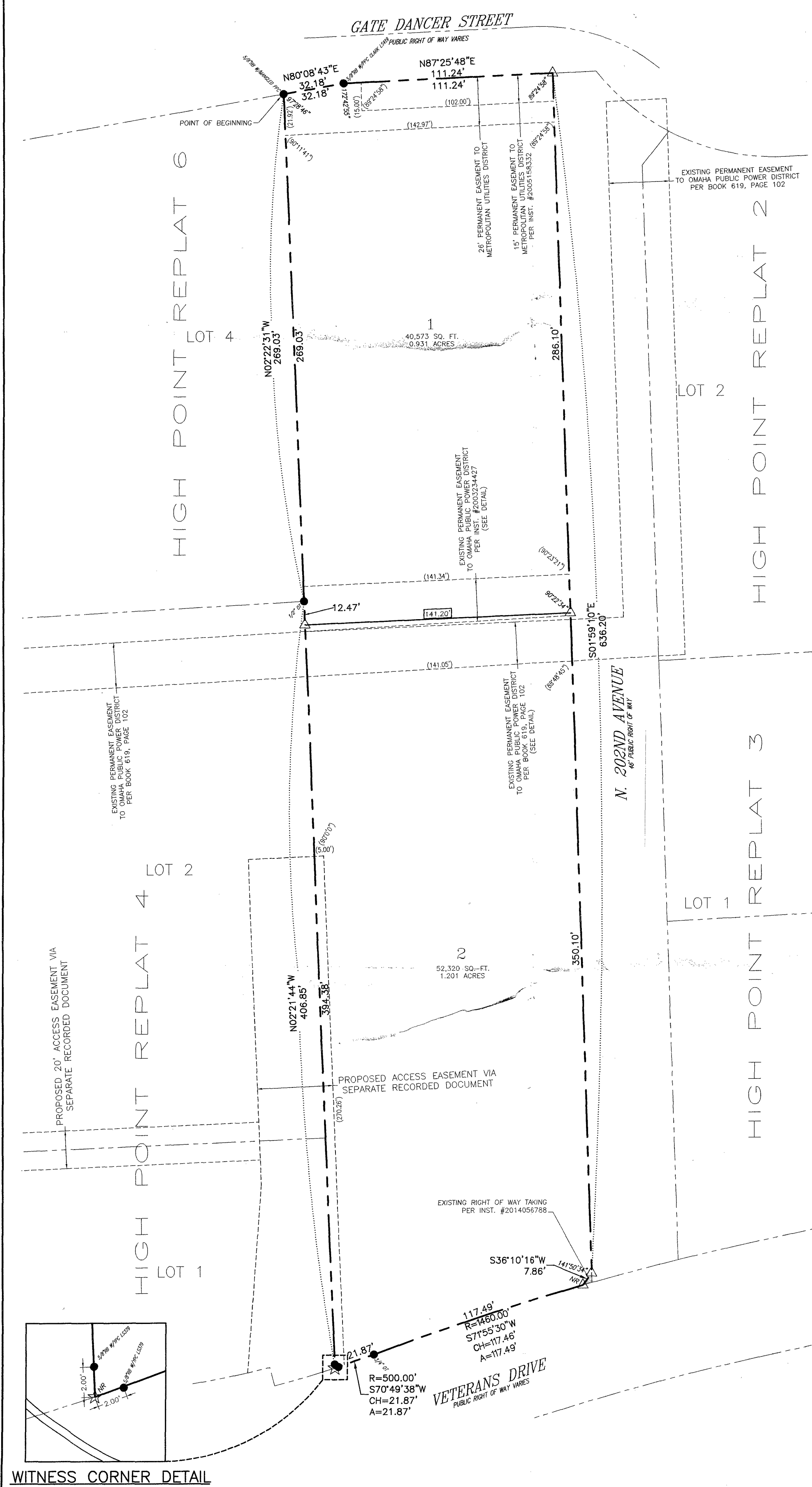
SURVEYOR, L.S. 692

8-11-2015
DATE



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.



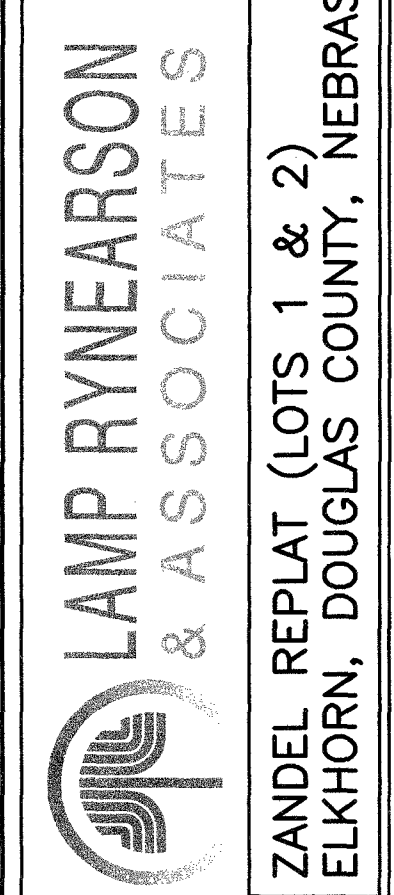
WITNESS CORNER DETAIL

LOCATED IN:
SW 1/4 OF NW 1/4
SEC. 18-15-11
NW 1/4 OF SW 1/4
SEC. 18-15-11

drawn by	CTM	reference	150647002
designed by			
reviewed by	MRT		

revisions

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www.LRA-inc.com
LAMP RYNEARSON & ASSOCIATES
ZANDEL REPLAT (LOTS 1 & 2)
ELKHORN, DOUGLAS COUNTY, NEBRASKA



ADMINISTRATIVE
SUBDIVISION

job number-tasks
0115064.01-405
book page
15-2, 6-10
date
7/13/15
sheet
1 of 1

