

INSTRUMENT NUMBER
96-017977

96 SEP -5 AM 8:47

REGISTERED DEEDS

96-17977

MILLARD PARK REPLAT 4

LOTS 1 THROUGH 4, INCLUSIVE, BEING A REPLATTING OF LOT 1, MILLARD PARK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA



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 angle points, corners and ends of curves on the boundary of the plot and at all angle points, corners and ends of curves on all lots in said subdivision to known as MILLARD PARK REPLAT 4 (Lots 1 through 4, inclusive) being a replatting of Lot 1, MILLARD PARK, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described by metes and bounds as follows: Beginning at the northeast corner of Lot 15, MILLARD PARK REPLAT 1, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 87°11'39" West (bearing referenced to the Final Plat of MILLARD PARK REPLAT 1) for 520.04 feet along the north line of Lot 1, 14 and 15, MILLARD PARK REPLAT 1 to the east right of way line of 157th Street; Thence North 02°48'21" West for 185.00 feet along the east right of way line of 157th Street; Thence North 16°29'03" East for 52.97 feet along Harrison Street; Thence North 02°48'21" West for 145.00 feet along the east right of way line of 157th Street to the south right of way line of Harrison Street; Thence North 87°11'39" East for 474.73 feet along the south right of way line of Harrison Street; Thence South 47°48'19" East for 45.00 feet along the east right of way line connecting Harrison and 156th Streets; Thence South 02°08'43" East for 348.20 feet along the west right of way line of 156th Street to the Point of Beginning. Contains 4.48 acres.

Robert D. Proett, L.S. 379 Date May 28, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, MILLARD PARK LIMITED PARTNERSHIP, DODGE DEVELOPMENT, INC., General Partner, OWNER and FIRST NATIONAL BANK OF OMAHA, TRUSTEE AND BENEFICIARY, being the sole Owner and Trustee of the land described within the 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 MILLARD PARK REPLAT 4, (Lots 1 through 4, inclusive) and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do acknowledge the dedicated public streets which abut said lots and shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to any company which has been granted a franchise by Sarpy County, Nebraska, 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, cross arms, downguts 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land adjoining 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 eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all of said streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

MILLARD PARK LIMITED PARTNERSHIP
DODGE DEVELOPMENT, INC., General Partner, OWNER
By: W. L. MORRISON, JR., President

FIRST NATIONAL BANK OF OMAHA
TRUSTEE AND BENEFICIARY
By: EDWARD J. KELLEHER, 2nd Vice-President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)) SS
County of Douglas))

On this 28th day of May, 1996, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared W. L. MORRISON, JR., who is personally known to me to be the identical person whose name is affixed to the above instrument as President of DODGE DEVELOPMENT, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Donald M. Peters Notary Public
Tracy Morrison Notary Public

GENERAL NOTARY STATE OF NEBRASKA
DONALD M. PETERS
My Comm. Exp. Aug. 22, 1998

GENERAL NOTARY STATE OF NEBRASKA
TRACY MORRISON
My Comm. Exp. Dec. 24, 1999

COUNTY SURVEYOR'S CERTIFICATE

This plat of MILLARD PARK REPLAT 4 was reviewed by the Sarpy County Office.

Date 5/9/96

Thomas A. Lyman
Sarpy County Surveyor

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 in this plat, as shown by the records of this office, this 5 day of May, 1996.

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of MILLARD PARK REPLAT 4 was approved by the County Board of Commissioners of Sarpy County on this 5 day of May, 1996.

Donald E. Knapp
Chairman, Board of Commissioners

APPROVAL OF COUNTY BUILDING INSPECTOR

This plat of MILLARD PARK REPLAT 4 was approved by the Sarpy County Building Inspector on this 5 day of May, 1996.

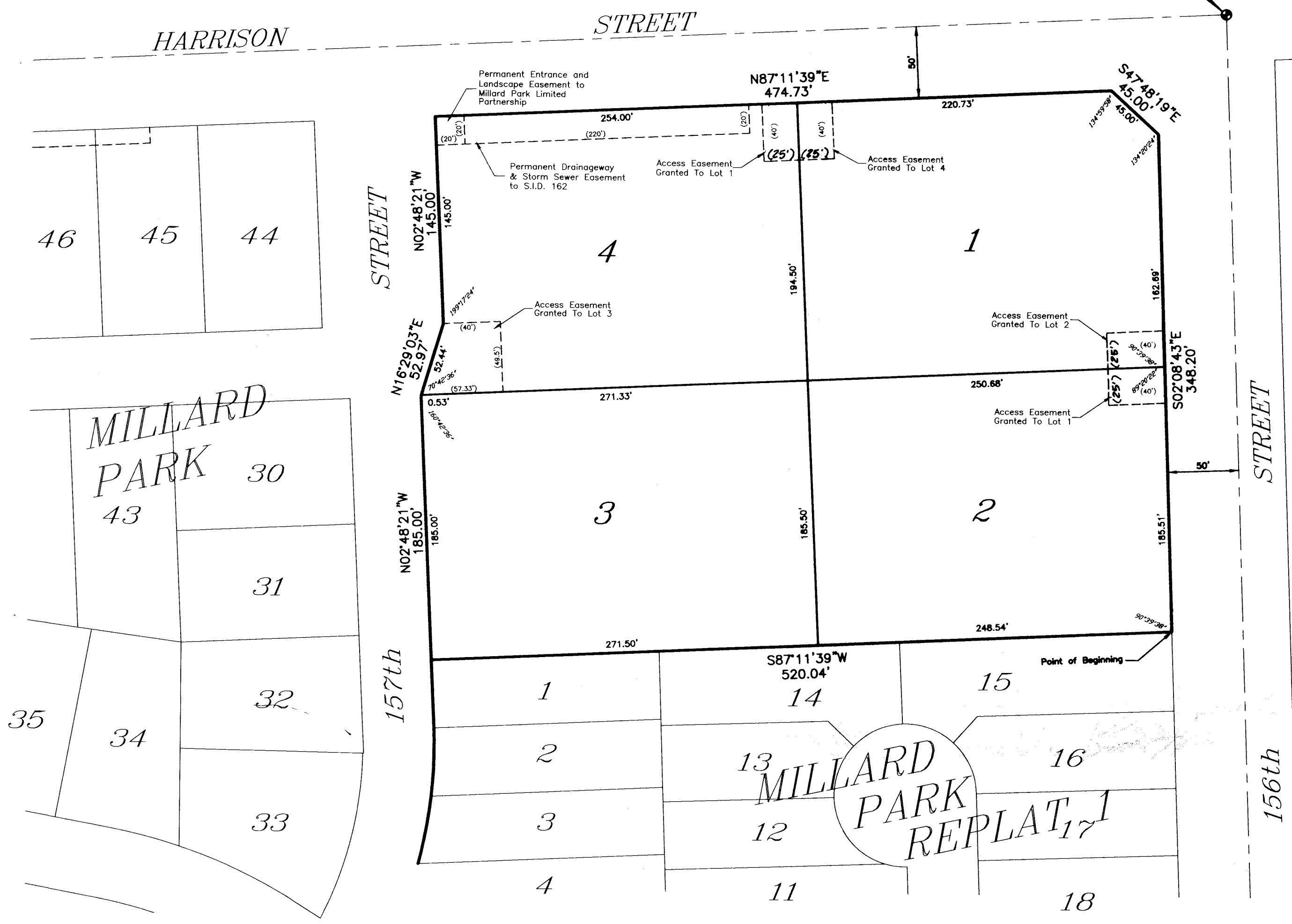
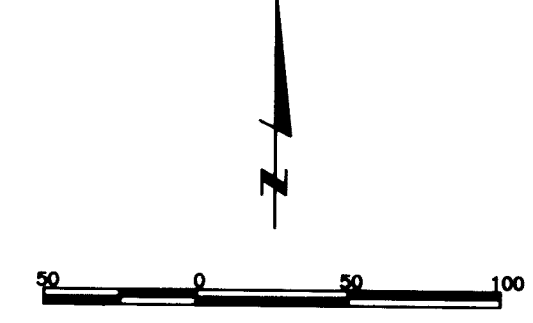
Kent
Sarpy County Building Inspector

U.S. WEST

- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 6. LOTS 1 AND 2 WILL HAVE ONE COMMON DIRECT ACCESS TO 156TH STREET AS SHOWN HERE ON.
 7. LOTS 1 AND 4 WILL HAVE ONE COMMON DIRECT ACCESS TO HARRISON STREET AS SHOWN HERE ON.
 8. LOTS 3 AND 4 WILL HAVE ONE COMMON DIRECT ACCESS TO 157TH STREET AS SHOWN HERE ON.

TAXLOT 14

County
Verify
D.E.
Print
Fee \$ 17.50
Clk
Cash
Chg



Drawn by BDK
Designed by RDP
Reviewed by
Revisions
path filename
22019/0219R401
references
2218800

lamp, ryanearson & associates, inc.
engineers
14747 California Street
Omaha, Nebraska 68154-1979
402-496-2496
402-496-2750
FAX 402-496-2750

MILLARD PARK REPLAT 4
NE 1/4, SEC. 15, T14N, R11E

FINAL PLAT

Job number(961121)
92019
book page
92019/3 19
date
5/28/96
sheet
1 of 1