DEED 2015105951

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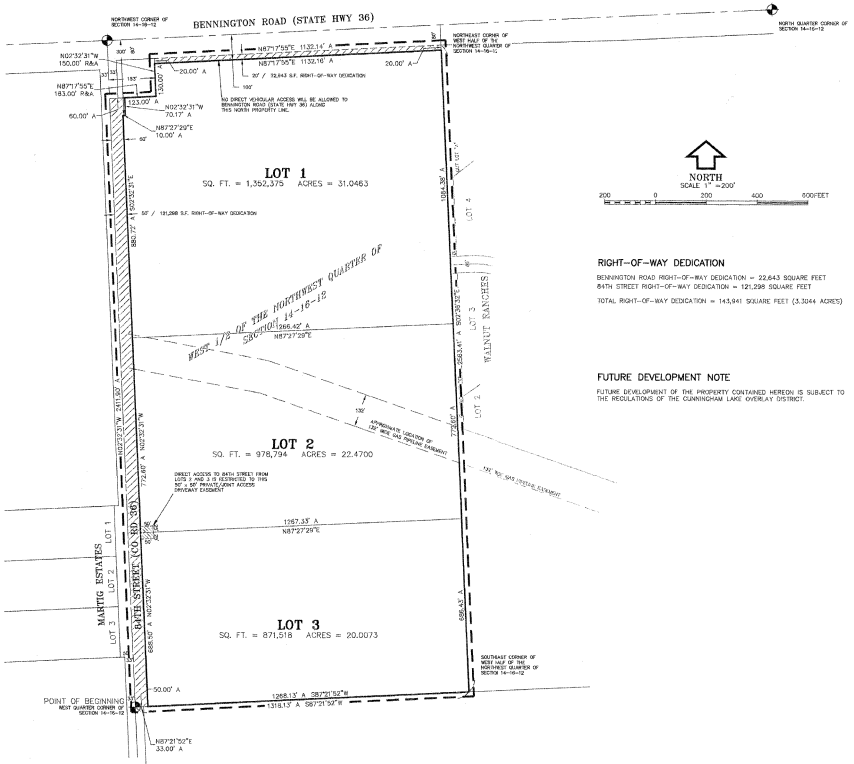
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/17/2015 11:07:38.33

2015105951

FINAL PLAT
SKY RANCHES
CONTAINING LOTS 1, 2, AND 3, BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



RIGHT-OF-WAY DEDICATION

BENNINGTON ROAD RIGHT-OF-WAY DEDICATION = 22,643 SQUARE FEET
84TH STREET RIGHT-OF-WAY DEDICATION = 121,298 SQUARE FEET

TOTAL RIGHT-OF-WAY DEDICATION = 143,941 SQUARE FEET (3.3044 ACRES)

FUTURE DEVELOPMENT NOTE

FUTURE DEVELOPMENT OF THE PROPERTY CONTAINED HEREON IS SUBJECT TO THE REGULATIONS OF THE CUNNINGHAM LAKE OVERLAY DISTRICT.

DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,

DURAND INVESTMENTS, LTD

BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS

SKY RANCHES

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1, 2 AND 3, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST 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 ERECT, 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 AND SIDE BOUNDARY LOT LINES; 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 AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATED, 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 CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND

THIS 20th DAY OF October 2015 A.D.

FOR: DURAND INVESTMENTS, LTD

ROGER DURAND, PARTNER

SIGNED: _____

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 26 DAY OF October, 2015 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED ROGER DURAND, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS PARTNER OF DURAND INVESTMENTS, LTD, OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREOFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
NOTARY PUBLIC MY COMMISSION EXPIRES ON

State of Nebraska - General Notary
CYNTHIA L. MCLAIN
My Commission Expires
July 26, 2018

THE 26 DAY OF July 2018 A.D.

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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 15th DAY OF November 2015 A.D.

COUNTY TREASURER

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF
SKY RANCHES
WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON

DATE 9/3/15

COUNTY ENGINEER

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF
SKY RANCHES
WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA

THIS 7th DAY OF September 2015 A.D.

CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF
SKY RANCHES
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA

THIS 17th DAY OF November 2015

MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

APPROVAL OF CITY ENGINEER OF OMAHA

I, HEREBY APPROVE THIS PLAT OF
SKY RANCHES
AS TO THE DESIGN STANDARDS

THIS 27th DAY OF October 2015 A.D.

CITY ENGINEER

I, HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE

THIS 14th DAY OF December 2015 A.D.

CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, LARRY A. VAN FLEET, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF
SKY RANCHES
HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

SKY RANCHES, CONTAINING LOTS 1, 2, AND 3, AND BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THE NORTH 230 FEET OF THE WEST 183 FEET AND THOSE PORTIONS OF SAID NORTHWEST QUARTER PREVIOUSLY TAKEN FOR PUBLIC RIGHT-OF-WAYS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 02°32'31" WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2411.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 230 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 87°17'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 183.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 183 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 02°32'31" WEST ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BENNINGTON ROAD (AUGUST 2015); THENCE NORTH 87°17'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1132.14 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 02°26'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 2563.41 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°21'52" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1318.13 FEET TO THE POINT OF BEGINNING, CONTAINING 76.828 ACRES, MORE OR LESS.

LARRY A. VAN FLEET, L.S. 505

DATE: 9-3-2015

PROJECT NO.
EGA141208

NO.	DESCRIPTION	DATE	BY

REVISIONS

EHRHART GRIFFIN & ASSOCIATES
3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0531

- ENGINEERING
- PLANNING
- LAND SURVEYING

SKY RANCHES
FINAL PLAT
SOUTHEAST CORNER OF 84TH & BENNINGTON ROAD
OMAHA, NEBRASKA

DATE: 8/31/2015
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:

NEBRASKA REGISTERED LS-505 LAND SURVEYOR LARRY A. VAN FLEET

SHEET NO.
1 OF 1

D:\DWG_30 PROJECTS\141208 DURAND PARCEL\SKY\PROJECT\SURVEY\PLAT\DURAND.DWG