



DEED 2005031776



MAR 22 2005 13:50 P 31

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Return: _____

Deed
FEE: 238⁰⁰ FB: New-DC-10993
BKPG: 18-15-11 C/O: _____ COMP: _____
DEL: _____ SCAN: _____ FV: _____

ELK RIDGE

Lots 5 through 165, inclusive AND Outlots 2 through 5, inclusive, being a platting of that part of the Northeast Quarter AND that part of the North Half of the Southeast Quarter all lying west of the Jurisdiction Line between the Cities of Omaha and Elkhorn, Nebraska, in Section 18, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

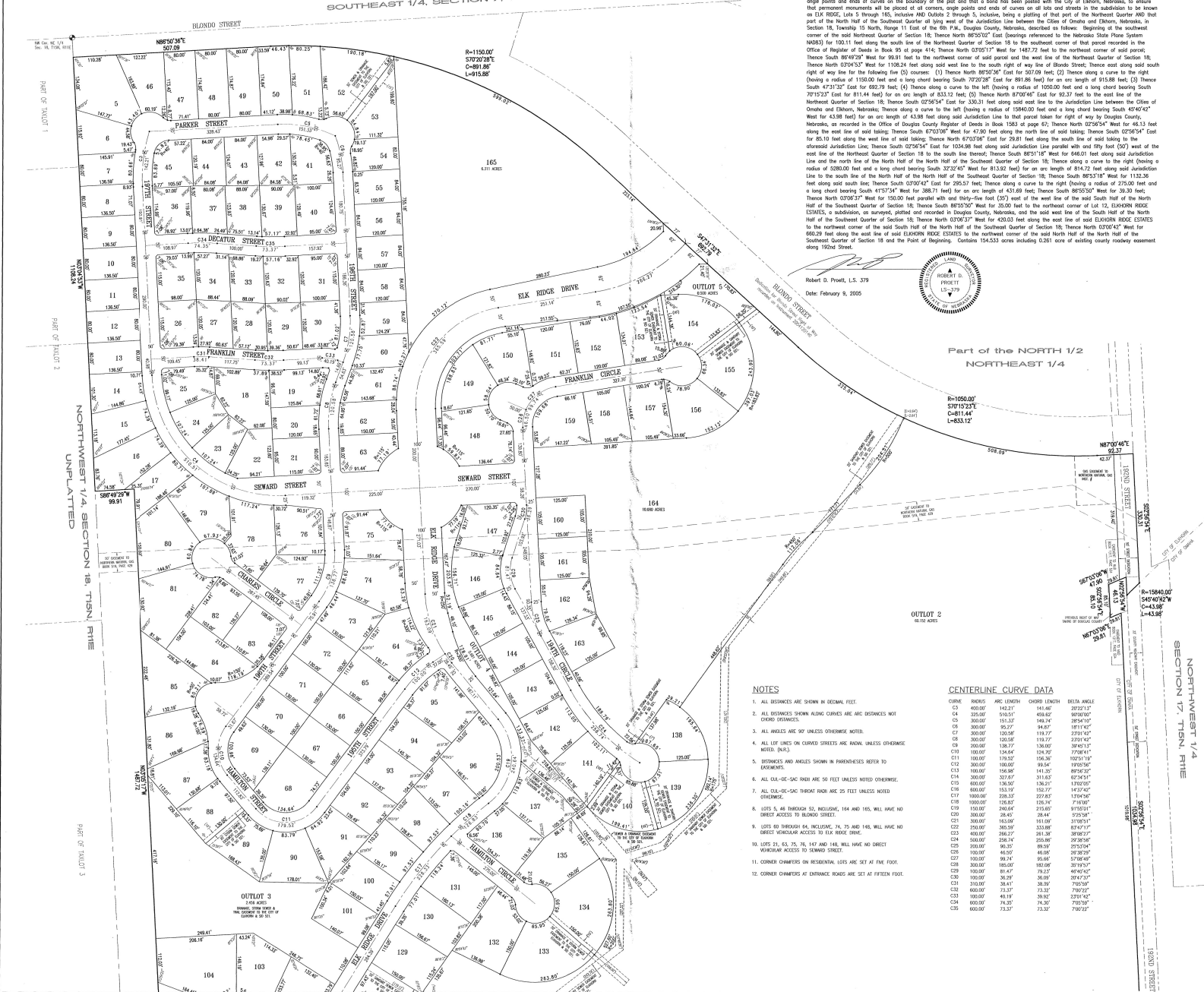


UNPLATTED
SOUTHEAST 1/4, SECTION 7, T15N, R11E

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of subdivision herein and that permanent monuments have been placed at corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Elkhorn, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as ELK RIDGE, Lots 5 through 165, inclusive AND Outlots 2 through 5, inclusive, being a platting of that part of the Northeast Quarter AND that part of the North Half of the Southeast Quarter all lying west of the Jurisdiction Line between the Cities of Omaha and Elkhorn, Nebraska, in Section 18, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the southeast corner of the said Northeast Quarter of Section 18; Thence North 89°50'00" East (bearing referenced to the Nebraska State Plane System NAD83) for 1001.11 feet along the south line of the Northeast Quarter of Section 18 to the southeast corner of that parcel reported in the Office of Registrar of Deeds in Book 95 at page 414; Thence North 03°00'17" West for 1487.73 feet to the northeast corner of said parcel; Thence South 89°50'00" West for 993.11 feet to the northeast corner of said parcel and the west line of the Northeast Quarter of Section 18; Thence North 02°54'53" West for 1108.24 feet along said west line to the south right of way line of Blondo Street; Thence east along said south right of way line for the following five (5) courses: (1) Thence North 89°50'00" East for 507.09 feet; (2) Thence along a curve to the right (having a radius of 1150.00 feet and a long chord bearing South 32°02'00" East for 891.86 feet) for an arc length of 915.88 feet; (3) Thence South 47°31'33" East for 692.79 feet; (4) Thence along a curve to the left (having a radius of 1000.00 feet and a long chord bearing South 70°15'27" East for 813.14 feet) for an arc length of 833.12 feet; (5) Thence North 87°00'40" East for 92.37 feet to the east line of the Northeast Quarter of Section 18; Thence South 02°56'54" East for 330.31 feet along said east line to the Jurisdiction Line between the Cities of Omaha and Elkhorn, Nebraska; Thence along a curve to the left (having a radius of 15840.00 feet and a long chord bearing South 49°42'42" West for 4338 feet) for an arc length of 4338 feet along said Jurisdiction Line to that parcel known for right of way by Douglas County, Nebraska, as recorded in the Office of Douglas County Registrar of Deeds in Book 1383 at page 87; Thence North 02°56'54" West for 46.13 feet along the east line of said parcel; Thence South 07°30'08" West for 47.80 feet along the north line of said parcel; Thence South 02°56'54" East for 85.10 feet along the west line of said parcel; Thence North 87°03'06" East for 28.81 feet along the south line of said parcel to the aforementioned Jurisdiction Line; Thence South 02°56'54" East for 1034.98 feet along said Jurisdiction Line parallel with and fifty (50) feet west of the east line of the Northeast Quarter of Section 18 to the south line thereof; Thence South 89°50'00" West for 546.01 feet along said Jurisdiction Line and the north line of the North Half of the Southeast Quarter of Section 18; Thence along a curve to the right (having a radius of 3080.00 feet and a long chord bearing South 32°32'45" West for 813.92 feet) for an arc length of 814.72 feet along said Jurisdiction Line to the south line of the North Half of the North Half of the Southeast Quarter of Section 18; Thence South 89°50'00" West for 1132.26 feet along said south line; Thence South 03°00'42" East for 235.57 feet; Thence along a curve to the right (having a radius of 2750.00 feet and a long chord bearing South 41°52'54" West for 3883.71 feet) for an arc length of 431.69 feet; Thence South 89°50'00" West for 39.30 feet; Thence North 03°00'37" West for 1500.00 feet parallel with and thirty-five (35) feet west of the west line of the said South Half of the North Half of the Southeast Quarter of Section 18; Thence South 89°50'00" West for 30.00 feet to the northeast corner of Lot 12, ELKHORN RIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the said west line of the South Half of the North Half of the Southeast Quarter of Section 18; Thence North 07°00'37" West for 420.03 feet along the east line of said ELKHORN RIDGE ESTATES to the northeast corner of the said South Half of the North Half of the Southeast Quarter of Section 18; Thence North 03°00'42" West for 662.29 feet along the east line of said ELKHORN RIDGE ESTATES to the northeast corner of the said North Half of the North Half of the Southeast Quarter of Section 18 and the Point of Beginning. Contains 154,833 acres including 0.261 acre of existing county roadway easement along 192nd Street.

Robert O. Probst, L.S. 379
Date: February 9, 2005



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 (RUE).
- DISTANCES AND ANGLES SHOWN IN PARENTHESIS REFER TO EASEMENTS.
- ALL DTA-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL DTA-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS 5, 46 THROUGH 52, INCLUDING 164 AND 165, WILL HAVE NO DIRECT ACCESS TO BLONDO STREET.
- LOTS 10 THROUGH 84, INCLUDING 74, 75 AND 148, WILL HAVE NO DIRECT WINDOW ACCESS TO ELK RIDGE DRIVE.
- LOTS 21, 63, 75, 76, 147 AND 148, WILL HAVE NO DIRECT WINDOW ACCESS TO SEWARD STREET.
- CORNER CHAMBERS ON RESIDENTIAL LOTS ARE SET AT FIVE FOOT.
- CORNER CHAMBERS AT ENTRANCE ROADS ARE SET AT FIFTEEN FOOT.

CENTERLINE CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	DETA ANGLE
C3	400.00'	142.31'	141.46'	32°27'13"
C4	300.00'	57.82'	458.82'	59°02'13"
C5	300.00'	151.33'	149.14'	28°54'10"
C6	300.00'	25.77'	84.89'	8°18'16"
C7	300.00'	120.58'	119.77'	23°04'42"
C8	300.00'	120.61'	119.77'	23°04'42"
C9	300.00'	138.37'	136.00'	39°40'13"
C10	300.00'	154.84'	154.30'	79°07'14"
C11	300.00'	175.57'	176.30'	102°15'18"
C12	300.00'	100.00'	99.24'	18°02'56"
C13	300.00'	156.86'	141.30'	8°22'52"
C14	300.00'	327.67'	311.63'	67°34'31"
C15	300.00'	136.00'	136.21'	178°00'00"
C16	300.00'	153.19'	152.77'	143°17'42"
C17	300.00'	228.33'	222.80'	178°00'00"
C18	1000.00'	126.83'	126.74'	71°00'00"
C19	1000.00'	246.61'	241.08'	37°00'00"
C20	300.00'	28.40'	28.44'	57°00'00"
C21	300.00'	163.00'	161.00'	37°00'00"
C22	700.00'	369.39'	333.88'	83°07'17"
C23	400.00'	246.27'	241.30'	38°00'00"
C24	500.00'	256.74'	256.88'	29°30'36"
C25	800.00'	50.50'	89.30'	37°00'00"
C26	100.00'	46.50'	46.48'	29°30'36"
C27	300.00'	99.14'	95.64'	57°00'00"
C28	300.00'	88.20'	88.28'	39°19'33"
C29	100.00'	81.47'	78.55'	46°00'00"
C30	100.00'	36.29'	36.09'	39°47'33"
C31	100.00'	48.19'	38.82'	27°00'00"
C32	600.00'	73.37'	73.32'	7°00'00"
C33	100.00'	48.19'	38.82'	27°00'00"
C34	600.00'	74.30'	74.30'	7°00'00"
C35	600.00'	73.37'	73.32'	7°00'00"

WWW.LRANCON.COM
(PH) 402.496.4398
(FAX) 402.496.4730

Lamp, Ryanson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

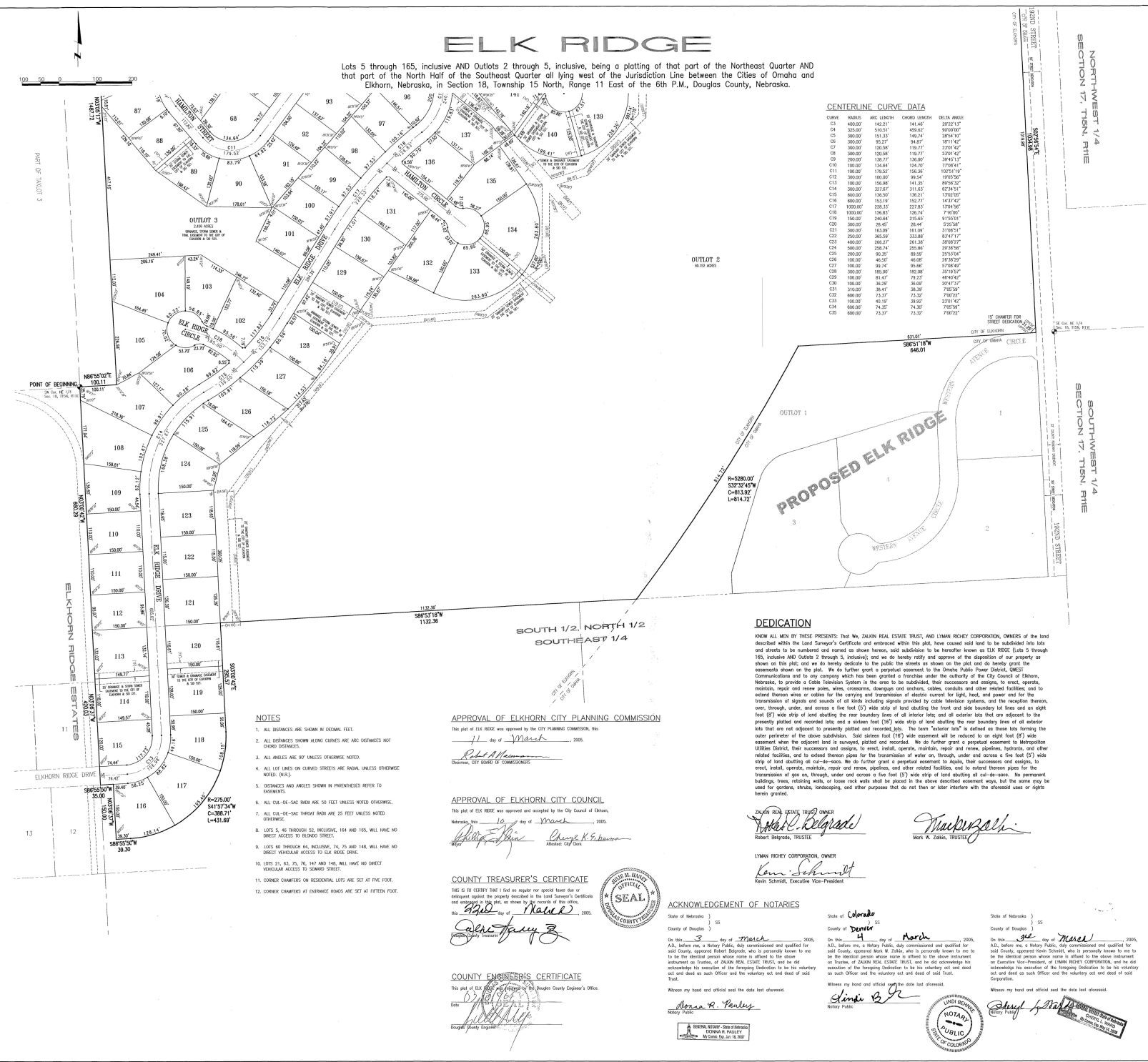
FINAL PLAT

ELK RIDGE (Lots 5 through 165, and Outlots 2 through 5)
Douglas County, Nebraska

job number-tasks
96082.02 / 003
book page
16052
date
February 9, 2005
sheet
1 of 2

ELK RIDGE

Lots 5 through 165, inclusive AND Outlots 2 through 5, inclusive, being a platting of that part of the Northeast Quarter AND that part of the North Half of the Southeast Quarter all lying west of the Jurisdiction Line between the Cities of Omaha and Elkhorn, Nebraska, in Section 18, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C3	400.00'	142.21'	141.46'	202.21°
C4	325.00'	110.51'	434.47'	90.000°
C5	300.00'	104.18'	149.79'	294.41°
C6	300.00'	92.27'	94.47'	181.14°
C7	300.00'	120.00'	138.77'	220.04°
C8	300.00'	120.00'	119.77'	230.14°
C9	300.00'	179.73'	158.79'	127.04°
C10	100.00'	134.04'	134.70'	270.04°
C11	400.00'	136.80'	134.20'	127.04°
C12	300.00'	100.00'	99.34'	190.52°
C13	400.00'	136.80'	134.20'	127.04°
C14	300.00'	327.87'	314.85'	62.543°
C15	400.00'	228.15'	227.85'	134.50°
C16	400.00'	151.19'	150.77'	143.74°
C17	1000.00'	238.15'	237.85'	134.50°
C18	1000.00'	128.85'	128.74'	7.030°
C19	300.00'	246.44'	245.65'	193.50°
C20	300.00'	26.45'	26.44'	92.538°
C21	300.00'	163.00'	161.00'	319.91°
C22	250.00'	305.56'	313.85'	83.417°
C23	400.00'	286.37'	281.38'	38.927°
C24	500.00'	228.14'	228.86'	22.846°
C25	200.00'	90.30'	88.50'	253.570°
C26	100.00'	44.40'	44.40'	25.928°
C27	100.00'	90.34'	90.86'	57.940°
C28	300.00'	163.00'	161.00'	319.91°
C29	100.00'	81.47'	79.25'	46.442°
C30	100.00'	38.28'	38.60'	209.472°
C31	310.00'	38.41'	38.29'	7.025°
C32	400.00'	73.37'	73.32'	7.022°
C33	100.00'	40.19'	39.87'	270.14°
C34	400.00'	73.32'	73.32'	7.022°
C35	600.00'	73.37'	73.32'	7.022°

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, ZALON REAL ESTATE TRUST, and LYMAN RICEY CORPORATION, OWNERS of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets as the numbered and named as shown hereon, said subdivision to be hereinafter known as ELK RIDGE (Lots 5 through 165, inclusive AND Outlots 2 through 5, inclusive) and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public the streets as shown on this plat and do hereby grant the easements shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, OMPD Communications and to any company which has been granted a franchise under the authority of the City Council of Elkhorn, Nebraska, to provide a Cable Television System in the area to be subdivided, said easements and designs, to erect, operate, maintain, repair and renew poles, wires, crossarms, downlegs 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 signs provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary line and an eight foot (8') wide strip of land abutting the rear boundary line of all interior lots and all exterior lots that are adjacent to the presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary line of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lot" is defined as those lots forming the outer perimeter of the above subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is conveyed, platted and recorded. We do further grant a perpetual easement to Metropolitan Utilities District, 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 water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sacs. We do further grant a perpetual easement to Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, and other related facilities, and to extend thereon pipes for the transmission of gas on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sacs, but the same may be used for pipelines, streets, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

APPROVAL OF ELKHORN CITY PLANNING COMMISSION

This plat of ELK RIDGE was approved by the CITY PLANNING COMMISSION, this 11 day of March, 2005.

[Signature]
City of Elkhorn, Nebraska

APPROVAL OF ELKHORN CITY COUNCIL

This plat of ELK RIDGE was approved and adopted by the City Council of Elkhorn, Nebraska, this 16 day of March, 2005.

[Signature]
City of Elkhorn, Nebraska

COUNTY TREASURER'S CERTIFICATE

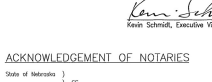
THIS IS TO CERTIFY THAT I did not register any special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embodied in this plat, on or before the 20th day of this month, the 16 day of March, 2005.

[Signature]
County of Douglas, Nebraska

COUNTY ENGINEER'S CERTIFICATE

This plat of ELK RIDGE was approved by the Douglas County Engineer's Office.

[Signature]
Douglas County Engineer



ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska) SS
County of Douglas) SS

On this 14 day of March, 2005, A.B. before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert Belgrade, who is personally known to me to be the identical person whose name is affixed to the above instrument.

Witness my hand and official seal the date last aforesaid.

[Signature]
Notary Public

State of Colorado) SS
County of Denver) SS

On this 14 day of March, 2005, A.B. before me, a Notary Public, duly commissioned and qualified for said County, appeared Mark W. Zalko, who is personally known to me to be the identical person whose name is affixed to the above instrument.

Witness my hand and official seal the date last aforesaid.

[Signature]
Notary Public

State of Nebraska) SS
County of Douglas) SS

On this 16 day of March, 2005, A.B. before me, a Notary Public, duly commissioned and qualified for said County, appeared Dawn Schmitt, who is personally known to me to be the identical person whose name is affixed to the above instrument.

Witness my hand and official seal the date last aforesaid.

[Signature]
Notary Public

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE INDICATED.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL C&A-C&C-S&C-S&C HAVE AN 80 FEET UNLESS NOTED OTHERWISE.
7. ALL C&A-C&C-S&C-S&C THROUGH R&H ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 5, 46 THROUGH 52, INCLUSIVE, 144 AND 150, WILL HAVE NO DIRECT ACCESS TO BROADWAY STREET.
9. LOTS 40 THROUGH 46, INCLUSIVE, 74, 75 AND 140, WILL HAVE NO DIRECT VEHICULAR ACCESS TO ELK RIDGE DRIVE.
10. LOTS 21, 63, 75, 76, 147 AND 148, WILL HAVE NO DIRECT VEHICULAR ACCESS TO BROADWAY STREET.
11. CORNER CHISELS ON RESIDENTIAL LOTS ARE SET AT THE FOOT.
12. CORNER CHISELS AT ENTRANCE MARKS ARE SET AT FIFTEN FEET.

Drawn by: JAG
Designed by: JAG
Reviewed by: JAG
Salesperson: 95082, 95082, 95082, 201 Day
Reference: 95082, 95082, 95082, 201 Day

WWW.LRAI.INC.COM
(PH) 402-496-2498
(FAX) 402-496-2730

Lamp, Rymerson & Associates, Inc.
14710 West Dodge Road, Suite 110
Omaha, Nebraska 68134-2027

ELK RIDGE (Lots 5 through 165, and Outlots 2 through 5)
Douglas County, Nebraska

FINAL PLAT

Job number-lease 95082.02 / 003
book page 95082
date February 9, 2005
sheet 2 of 2