

2



DEED 2005157960



DEC 15 2005 11:43 P 11

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/15/2005 11:43:11.90



2005157960

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

*Hand.*

FEE 23.00 FB DC-10995  
DC-1099.3 - add.

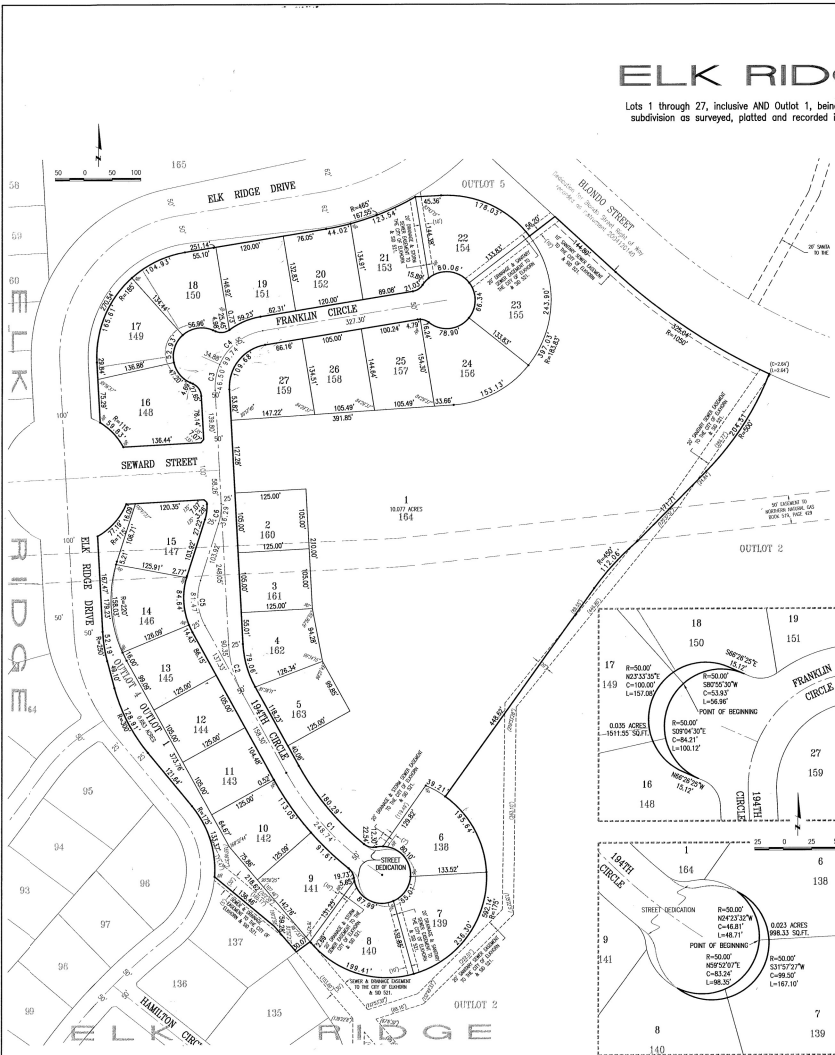
~~11~~ BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_ JK

~~56~~ DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

RETURN: JOHN COOLIDGE  
LAMP RYNEARSON  
14710 WEST DODGE RD #100  
OMAHA NE 68154-2027  
496-2498

# ELK RIDGE REPLAT 1

Lots 1 through 27, inclusive AND Outlot 1, being a platting of Lots 138 through 164, inclusive AND Outlot 4, ELK RIDGE, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska AND part of Franklin Circle and 194th Circle.



## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of this subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, 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 REPLAT 1, Lots 1 through 27, inclusive AND Outlot 1, being a replatting of Lots 138 through 164, inclusive, Outlot 4 AND those parts of Franklin Circle and 194th Circle as described herein:

**FRANKLIN CIRCLE:** That part of Franklin Circle as dedicated in the Final Plat of ELK RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and herein shown within Lots 16, 17 and 18, ELK RIDGE REPLAT 1, described as follows:  
 Beginning at the front lot corner common to Lots 17 and 18;  
 Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 09°04'30" East (bearings referenced to the Final Plat of ELK RIDGE) for 84.21 feet) for an arc length of 105.12 feet along the front lot line of Lots 16 and 17 to the original right of way line as dedicated in the Final Plat of ELK RIDGE;  
 Thence North 69°26'25" West for 15.12 feet along said original right of way line;  
 Thence along a curve to the right (having a radius of 50.00 feet and a long chord bearing North 27°33'35" East for 100.00 feet) for an arc length of 157.08 feet along said original right of way line;  
 Thence South 69°26'25" East for 15.12 feet along said original right of way line to the front lot line of Lot 16;  
 Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 89°55'30" West for 53.93 feet) for an arc length of 56.96 feet along said front lot line to the Point of Beginning.

**194th CIRCLE:** That part of 194th Circle as dedicated in the Final Plat of ELK RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, herein as shown within Lots 6, 7 and 8, ELK RIDGE REPLAT 1, described as follows:  
 Beginning at the front lot corner common to Lots 6 and 7;  
 Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing North 24°23'32" West (bearings referenced to the Final Plat of ELK RIDGE) for 46.81 feet) for an arc length of 48.71 feet along the front lot line of Lot 6 to the original right of way line as dedicated in the Final Plat of ELK RIDGE;  
 Thence along a curve to the right (having a radius of 50.00 feet and a long chord bearing South 31°57'27" West for 89.20 feet) for an arc length of 182.10 feet along said original right of way line to the front lot line of Lot 8;  
 Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing North 59°52'07" East for 83.24 feet) for an arc length of 86.35 feet along the front lot line of Lots 7 and 8 to the Point of Beginning.

Robert D Proehl, CS 379

Date: August 17, 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.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EXISTENCES.
- ALL 0A-0E-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL 0A-0E-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO BLONDO STREET.
- LOTS 15 AND 16, WILL HAVE NO DIRECT VEHICULAR ACCESS TO SEWARD STREET.
- CORNER CHAMBERS ON RESIDENTIAL LOTS ARE SET AT FIVE FOOT.

## CENTERLINE CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	500.00'	248.74'	246.18'	28°32'12"
C2	200.00'	98.30'	89.50'	27°53'04"
C3	100.00'	46.50'	46.00'	30°00'00"
C4	100.00'	99.24'	95.86'	27°08'48"
C5	100.00'	81.47'	79.23'	46°00'48"
C6	100.00'	36.29'	36.00'	20°47'32"

## ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska )  
 County of Douglas )

On this 15 day of Sept 2005, AD, before me, a Notary Public, duly commissioned and qualified for said County, appeared Christopher R. Held, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, and he/she did acknowledge his/her execution of the foregoing PETITION and DECLARATION to be his/her voluntary act and deed as such officer and the voluntary act and deed as such officer and the voluntary act and deed as such officer and the voluntary act and deed as such officer.

Witness my hand and seal the date aforesaid.  
 Lisa A. Naylor  
 Notary Public



## ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska )  
 County of Douglas )

On this 15 day of Sept 2005, AD, before me, a Notary Public, duly commissioned and qualified for said County, appeared Christopher R. Held, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, and he/she did acknowledge his/her execution of the foregoing PETITION and DECLARATION to be his/her voluntary act and deed as such officer and the voluntary act and deed as such officer.

Witness my hand and seal the date aforesaid.  
 Lisa A. Naylor  
 Notary Public



## ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska )  
 County of Douglas )

On this 15 day of Sept 2005, AD, before me, a Notary Public, duly commissioned and qualified for said County, appeared Christopher R. Held, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, who is personally known to me to be the identical person whose name is affixed to the above instrument as **ELK RIDGE REPLAT 1**, and he/she did acknowledge his/her execution of the foregoing PETITION and DECLARATION to be his/her voluntary act and deed as such officer and the voluntary act and deed as such officer.

Witness my hand and seal the date aforesaid.  
 Lisa A. Naylor  
 Notary Public



## PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, ELK RIDGE INDEPENDENT LIVING, LLC, a Nebraska Limited Liability Company, ELK RIDGE VILLAS, LLC, a Nebraska Limited Liability Company, and ELK RIDGE RESIDENTIAL, LLC, a Nebraska Limited Liability Company, OWNERS, AND PEOPLES NATIONAL BANK AND TIERONE BANK, MORTGAGEES, of the land described within the Land Surveyor's Certificate and embraced within this plat, DO HEREBY PETITION the City Council of Omaha, Nebraska to vacate those parts of Franklin Circle and 194th Circle described in the LAND SURVEYOR'S CERTIFICATE herein as dedicated in Final Plat of ELK RIDGE, as recorded in that final plat in Instrument Number 2005031778, in the Douglas County Register of Deeds Office.

ELK RIDGE INDEPENDENT LIVING, LLC,  
 a Nebraska Limited Liability Company, OWNER

Christopher R. Held, Manager

ELK RIDGE RESIDENTIAL, LLC,  
 a Nebraska Limited Liability Company, OWNER

Christopher R. Held, Manager

TIERONE BANK, MORTGAGEE

Luke Trajanovic

(SIGNATURE)

LUKE TRAJANOVIC, VP.

(Print Name and Title)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ELK RIDGE INDEPENDENT LIVING, LLC, a Nebraska Limited Liability Company, ELK RIDGE VILLAS, LLC, a Nebraska Limited Liability Company, and ELK RIDGE RESIDENTIAL, LLC, a Nebraska Limited Liability Company, OWNERS, AND PEOPLES NATIONAL BANK AND TIERONE BANK, MORTGAGEES, 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 to be numbered and named as shown herein, said subdivision to be hereafter known as ELK RIDGE REPLAT 1 (Lots 1 through 27, inclusive AND Outlot 1), 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 the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, OMPS Communications 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 System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, dampers 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, 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 abutting the front and side boundary lot lines and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots. We do further grant a perpetual easement to Aquila, their successors and assigns, to erect, install, operate, maintain, repair 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 lot-to-lot access. 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 lot-to-lot access. No permanent buildings, lines, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for garages, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

ELK RIDGE INDEPENDENT LIVING, LLC,  
 a Nebraska Limited Liability Company, OWNER

Christopher R. Held, Manager

ELK RIDGE RESIDENTIAL, LLC,  
 a Nebraska Limited Liability Company, OWNER

Christopher R. Held, Manager

TIERONE BANK, MORTGAGEE

Luke Trajanovic

(SIGNATURE)

LUKE TRAJANOVIC, VP.

(Print Name and Title)

ELK RIDGE VILLAS, LLC,  
 a Nebraska Limited Liability Company, OWNER

Christopher R. Held, Manager

PEOPLES NATIONAL BANK, MORTGAGEE

Richard Lewney, VP

(SIGNATURE)

RICHARD LEWNEY, VP

(Print Name and Title)

drawn by	reference
DES	
designed by	
ELK	
checked by	
NO ONE	
path/iteration	
01/02/04 01/02/04 01/02/04	
revision	

WWW.IRA-INC.COM  
 (781) 437-4863 FAX  
 (855) 402-4863 2730

Lamp, Rynearson & Associates, Inc.  
 1410 West Dodge Road, Suite 100  
 Omaha, Nebraska 68142-2027

FINAL  
 PLAT

job number-tasks  
 96082 02 / 003  
 book page  
 96082  
 date  
 Sept. 8, 2005  
 sheet  
 1 of 1

## APPROVAL OF ELKHORN CITY PLANNING COMMISSION

This plat of ELK RIDGE REPLAT 1 was approved by the CITY PLANNING COMMISSION, this 9 day of Dec 2005.

Richard Allen  
 Chairman, CITY BOARD OF COMMISSIONERS

## APPROVAL OF ELKHORN CITY COUNCIL

This plat of ELK RIDGE REPLAT 1 was approved and accepted by the City Council of Elkhorn, Nebraska, this 10 day of Dec 2005.

Phillip Ellis, Mayor  
 Cheryl Ekman, At-Large City Clerk

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property embraced in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of said County.

This 15 day of December 2005

Douglas County Treasurer

## COUNTY ENGINEER'S CERTIFICATE

This plat of ELK RIDGE REPLAT 1 was approved by the Douglas County Engineer's Office.

Douglas County Engineer