




DEED 2006015537



FEB 10 2006 15:05 P 11

Nebr Doc Stamp Tax
<u>21006</u> Date
<u>\$ 2.24</u>
By <u>CC</u>

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/10/2006 15:05:36.13

 2006015537

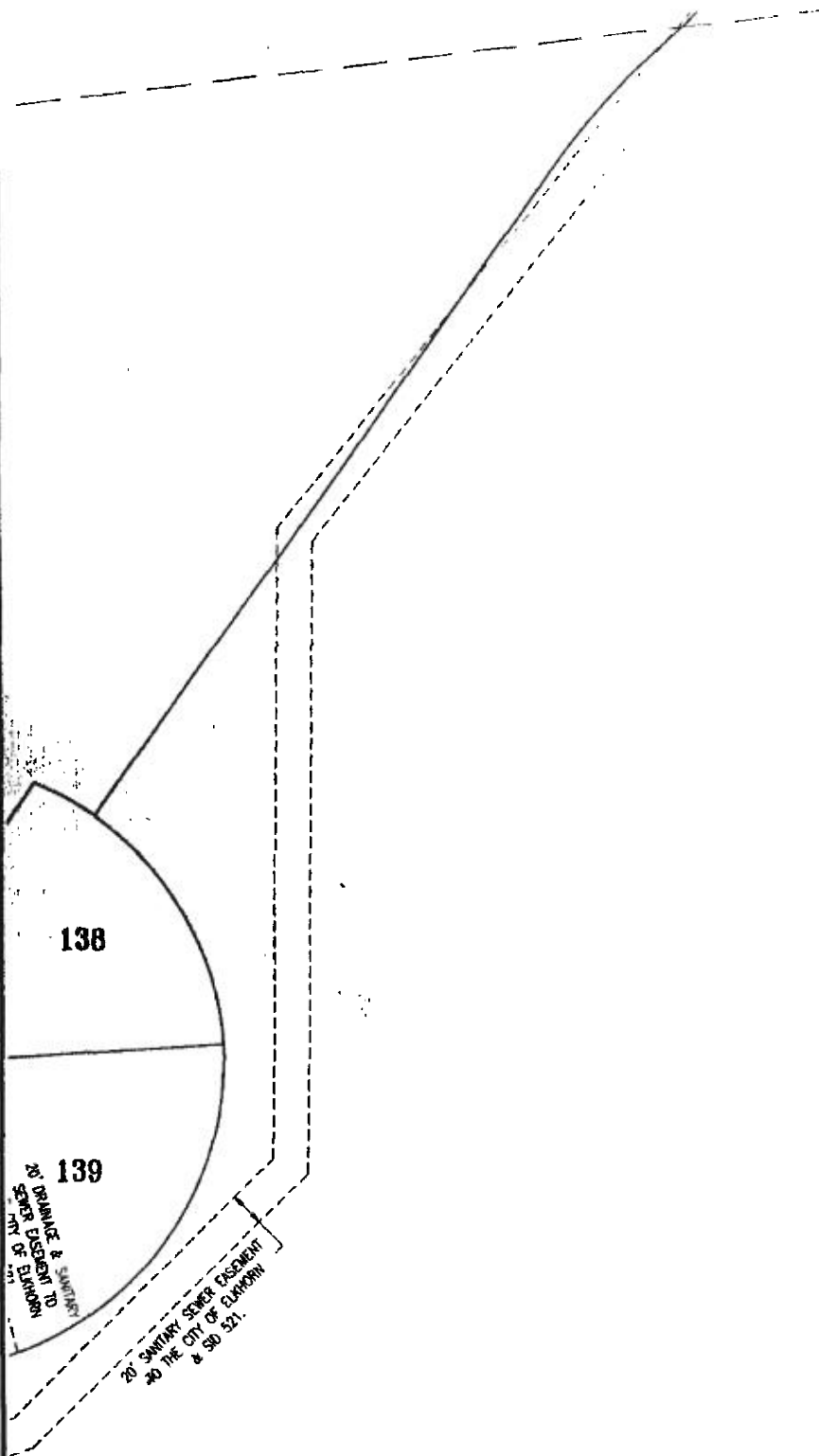
**THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT**

new
 Deed. FEE 56.50 FB 01-60000 - old
 11 BKP 18-15-11 ✓ sub. C/O COMP _____
 L 3. DEL _____ SCAN _____ FV _____

SE NE

NE SE

LAMP 1.



138

139

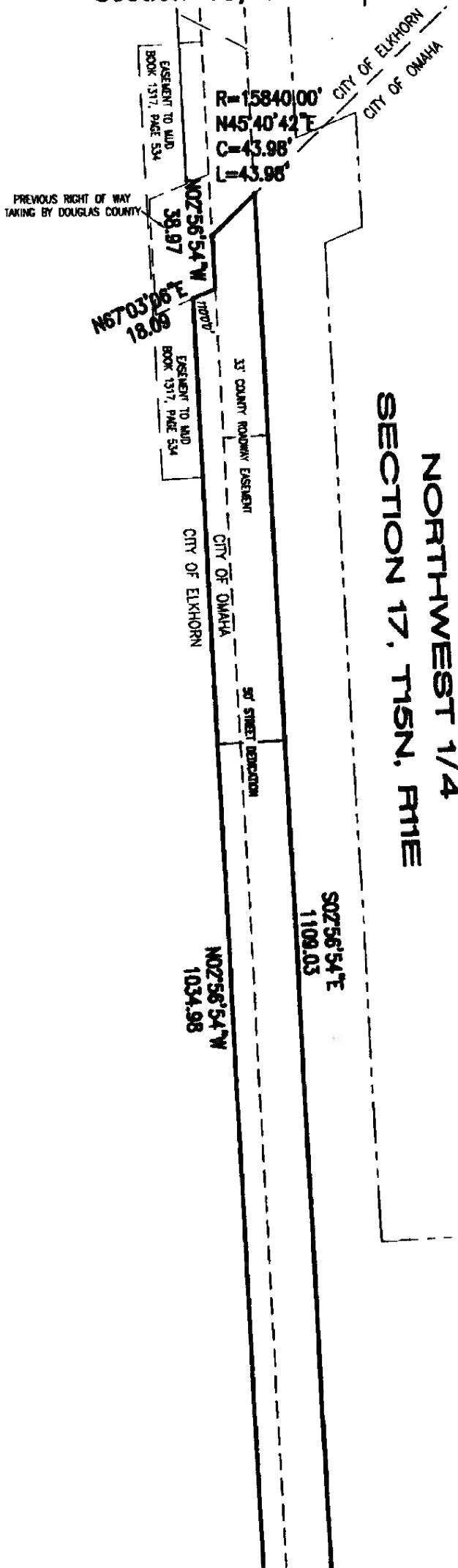
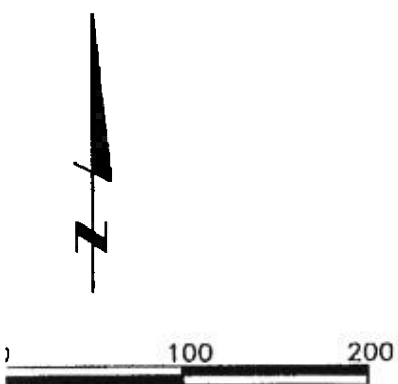
20' SECONDARY SEWER EASEMENT
TO THE CITY OF ELKHORN
& SD 521

ELK RIDGE

OUTLOT 2

ELK

Lot 1 AND Outlot 1, being a platting of that part of 1/2 Half of the Southeast Quarter all lying east of the Juri Section 18, Township 15 North, Range



NORTHWEST 1/4
SECTION 17, T15N, R11E

NO

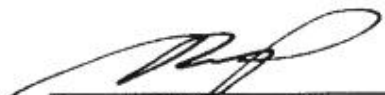
1. AL
2. AL CH
3. AL
4. DE EA
5. TH OV
6. MI AB

< RIDGE

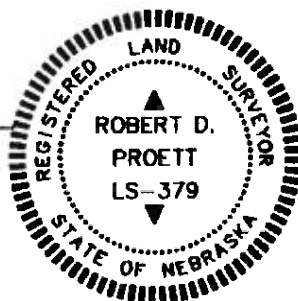
part of the Northeast Quarter AND that part of the North Half of the North Half of the Jurisdiction Line between the Cities of Omaha and Elkhorn, Nebraska, in Range 11 East of the 6th P.M., Douglas County, Nebraska.

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 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 as all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as ELK RIDGE, Lot 1 AND Outlot 1, being a platting of that part of the Northeast Quarter AND that part of the North Half of the North Half of the Southeast Quarter all lying east 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 northeast corner of the said North Half of the North Half of the Southeast Quarter of Section 18; Thence South 02°56'24" East (bearings referenced to the Nebraska State Plane System NAD83) for 661.73 feet to the southeast corner of the said North Half of the North Half of the Southeast Quarter of Section 18; Thence South 86°53'18" West for 1168.49 feet along the south line of the said North Half of the North Half of the Southeast Quarter of Section 18 to the aforesaid Jurisdiction Line; Thence along a curve to the left (having a radius of 5280.00 feet and a long chord bearing North 32°32'45" East for 813.92 feet) for an arc length of 814.72 feet along said Jurisdiction Line; Thence North 88°51'18" East for 846.01 feet along said Jurisdiction Line and the line common to the Northeast Quarter and the Southeast Quarter of Section 18; Thence North 02°56'54" West for 1034.98 feet along said Jurisdiction Line parallel with and fifty foot (50') west of the east line of the Northeast Quarter of Section 18 to the south line of a taking for right of way by Douglas County, Nebraska as recorded in the office of the Douglas County Register of Deeds in Book 1583 at page 67; Thence North 67°03'06" East for 18.09 feet along the south line of said right of way taking and said Jurisdiction Line; Thence North 02°56'54" West for 38.97 feet along the east line of said right of way taking and said Jurisdiction Line; Thence along a curve to the right (having a radius of 15840.00 feet and a long chord bearing North 45°40'42" East for 43.98 feet) for an arc length of 43.98 feet along said Jurisdiction Line to the east line of the Northeast Quarter of Section 18; Thence South 02°56'54" East for 1109.03 feet along said east line to the Point of Beginning. Contains 15.195 acres including 1.330 acre of existing county roadway easement for 192nd Street.


Robert D. Proett, L.S. 379

Date: August 11, 2005



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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
5. THERE WILL BE ONE FULL ACCESS ALONG 192ND STREET GRANTED OVER THE NORTH ONE HUNDRED FOOT (100') OF LOT 1.
6. MINIMUM FINISH FLOOR ELEVATION INCLUDING THE BASEMENT WILL BE ABOVE ELEVATION 1174.0 FEET ABOVE MEAN SEA LEVEL (MSL)

North
ska, in

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ELK RIDGE OFFICE, LLC, and PAPIO / MISSOURI RIVER NATURAL RESOURCES DISTRICT, OWNERS and NEBRASKA STATE BANK OF OMAHA, MORTGAGEE 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 hereon, said subdivision hereafter known as ELK RIDGE (Lot 1 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 easements 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, QWEST Communications and to any carrier 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 operate, maintain, repair and renew poles, wires, crossarms, downguys 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 a television, including signals provided by cable television systems, and the reception thereon, over, through, and across an eight foot (8') wide strip of land abutting the east and south lines of Lot 1. 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 which do not then or later interfere with the aforesaid uses or rights herein granted.

ELK RIDGE OFFICE, LLC, OWNER

NEBRASKA STATE BANK OF OMAHA, MORTGAGEE

Christopher R. Held, Manager

Steve Sorenson, Senior Vice President

PAPIO / MISSOURI RIVER NATURAL RESOURCES DISTRICT

Steven G. Oltmans, General Manager

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) SS
 County of Douglas)

On this 12th day of August, 2005, A.D., 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 Manager of ELK RIDGE OFFICE, LLC, 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 Company.

Witness my hand and official seal the date last aforesaid.



State of Nebraska)
) SS
 County of Douglas)

On this 25th day of Aug, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Steve Sorenson, who is personally known to me to be the identical person whose name is affixed to the above instrument as Senior Vice President of NEBRASKA STATE BANK, 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 Bank.

Witness my hand and official seal the date last aforesaid.

State of Nebraska)
) SS
 County of Douglas)

On this 9th day of September, 2005, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Steven G. Oltmans, who is personally known to me to be the identical person whose name is affixed to the above instrument as General Manager of PAPIO / MISSOURI RIVER NATURAL RESOURCES DISTRICT, 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 District.

t We, ELK RIDGE OFFICE, LLC, and PAPIO / MISSOURI RIVER
 and NEBRASKA STATE BANK OF OMAHA, MORTGAGEE of the land
 dedicate and embraced within this plat, have caused said land to
 numbered and named as shown hereon, said subdivision to be
 ID Outlot 1); and we do hereby ratify and approve of the
 this plat; and we do hereby dedicate to the public the streets
 and the easements shown on the plat. We do further grant a
 Power District, QWEST Communications and to any company
 or the authority of the City Council of Omaha, Nebraska, to
 area to be subdivided, their successors and assigns, to erect,
 s, wires, crossarms, downguys and anchors, cables, conduits and
 ereon wires or cables for the carrying and transmission of
 ir and for the transmission of signals and sounds of all kinds
 sion systems, and the reception thereon, over, through, under,
 of land abutting the east and south lines of Lot 1. No
 s, or loose rock walls shall be placed in the above described
 used for gardens, shrubs, landscaping, and other purposes that
 foresaid uses or rights herein granted.

NEBRASKA STATE BANK OF OMAHA, MORTGAGEE

Steve Sorenson
 Steve Sorenson, Senior Vice President

JRCES DISTRICT

State of Nebraska)
) SS
 County of Douglas)

On this 25th day of August, 2005,
 A.D., before me, a Notary Public, duly commissioned and qualified for
 said County, appeared Steve Sorenson, who is personally known to me to
 be the identical person whose name is affixed to the above instrument
 as Senior Vice President of NEBRASKA STATE BANK OF OMAHA, 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 Bank.

Witness my hand and official seal the date last aforesaid.

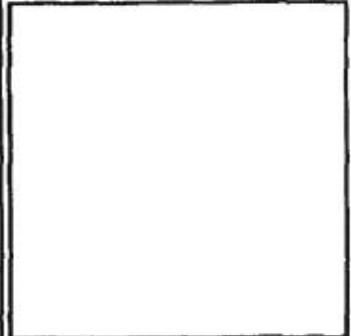
Lynne E. Martin
 Notary Public

GENERAL NOTARY-State of Nebraska
 LYNNE E. MARTIN
 My Comm. Exp. Sept. 18, 2008

drawn by JHVD	reference 9682F100 9682F200
designed by RDP	
reviewed by WEK	

path(filename
96082\dwg\9682F101.dwg

revisions



WWW.LRA-INC.COM

(Ph) 402.496.2498
 (Fax) 402.496.2730

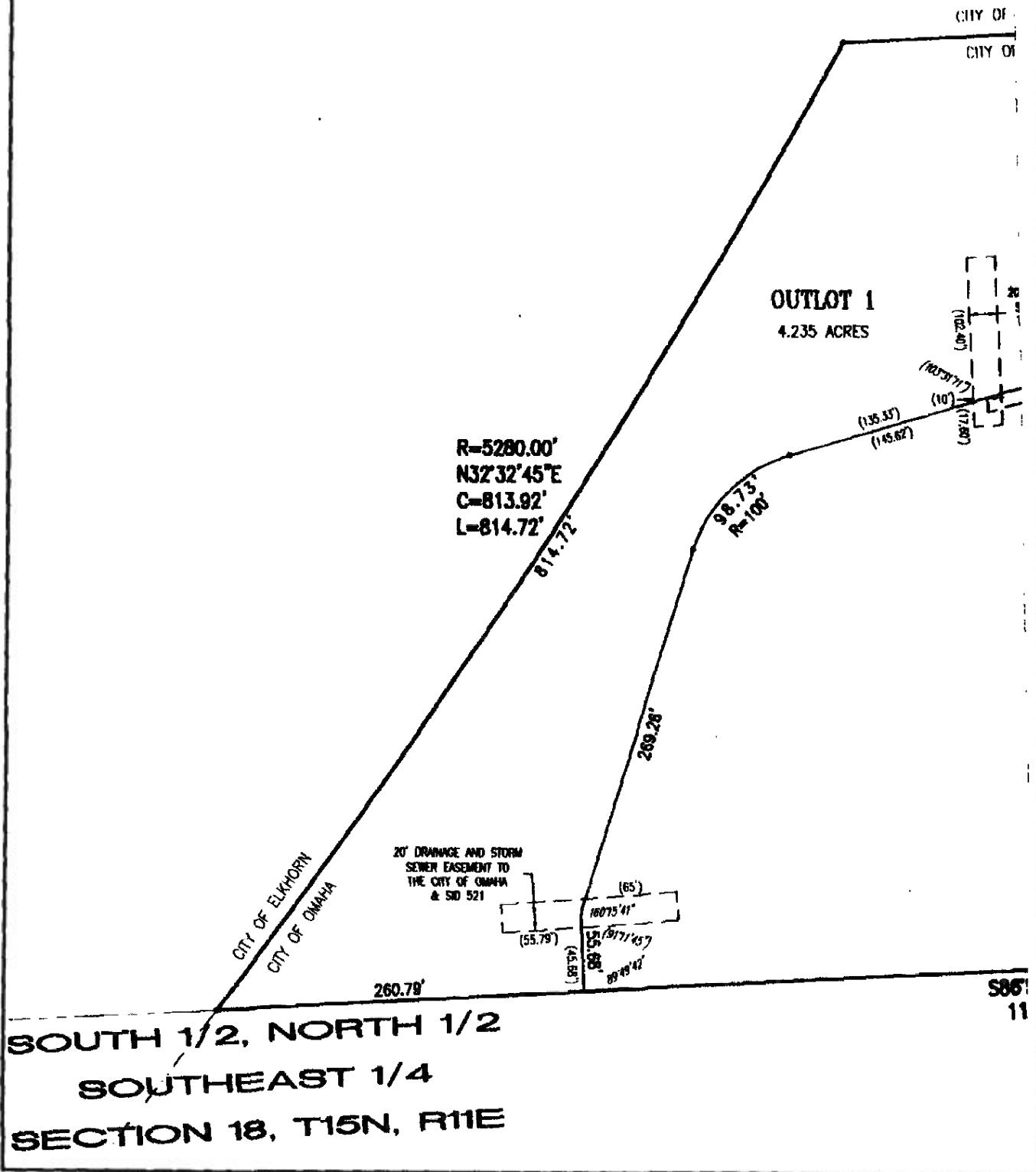


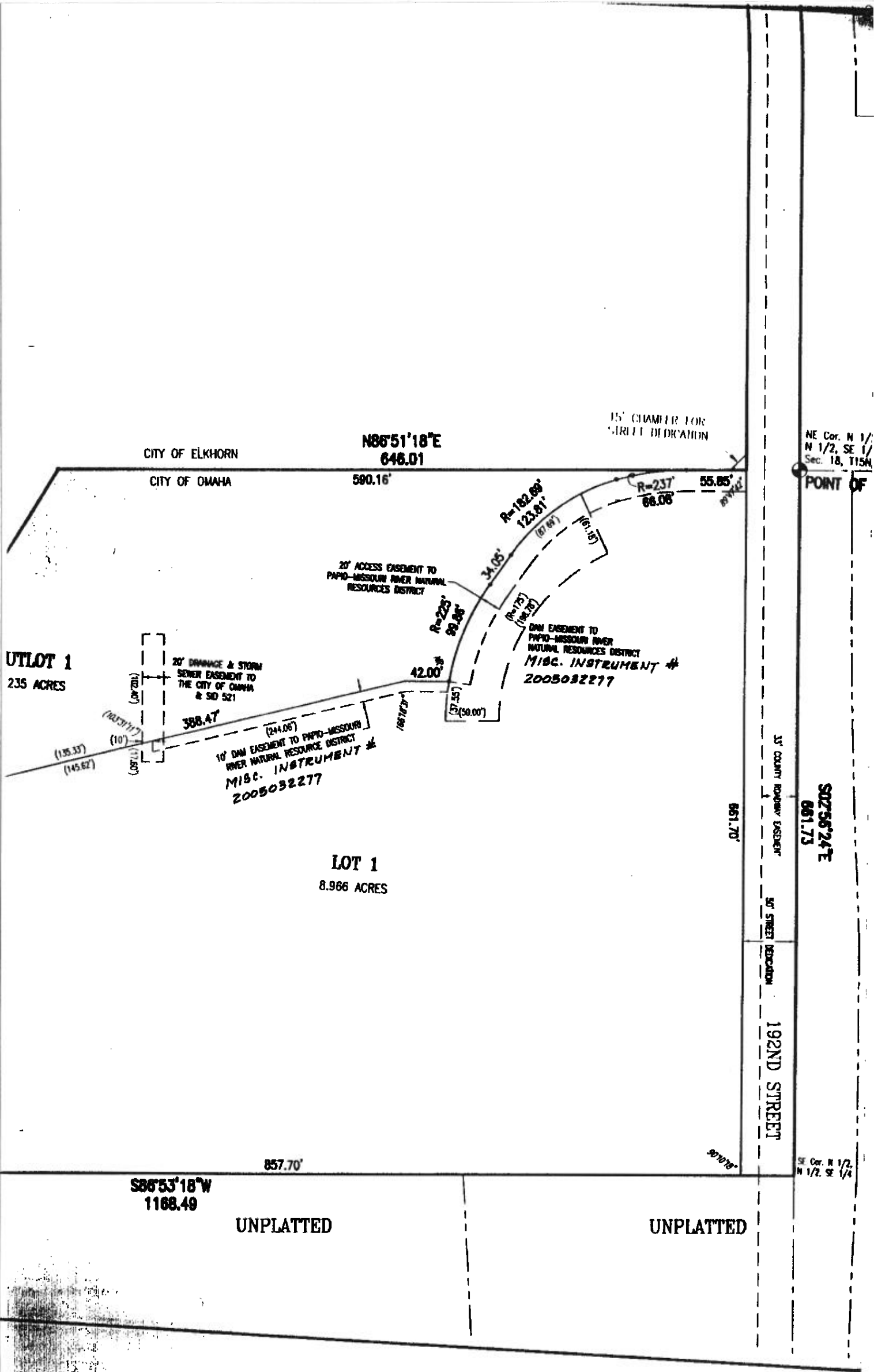
Highway 100
 Suite 100
 Omaha, NE 68154-2027

AND Outlot 1)
 Nebraska

ELK

OUTLOT 2





UTLOT 1
2.35 ACRES

LOT 1
8.966 ACRES

UNPLATTED

UNPLATTED

CITY OF ELKHORN

CITY OF OMAHA

NE Cor. N 1/2,
N 1/2, SE 1/4,
Sec. 18, T15N

POINT OF

30' COUNTY ROADWAY EASEMENT

30' STREET DEDICATION
192ND STREET

S02756724E
661.73

SE Cor. N 1/2,
N 1/2, SE 1/4

15' CHAMFER FOR
STREET DEDICATION

20' ACCESS EASEMENT TO
PAPIO-MISSOURI RIVER NATURAL
RESOURCES DISTRICT

20' DRAINAGE & STORM
SEWER EASEMENT TO
THE CITY OF OMAHA
& SID 521

10' DAM EASEMENT TO PAPIO-MISSOURI
RIVER NATURAL RESOURCE DISTRICT
MISC. INSTRUMENT #
2005032277

DAM EASEMENT TO
PAPIO-MISSOURI RIVER
NATURAL RESOURCES DISTRICT
MISC. INSTRUMENT #
2005032277

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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
5. THERE WILL BE ONE FULL ACCESS ALONG 192ND STREET GRANTED OVER THE NORTH ONE HUNDRED FOOT (100') OF LOT 1.
6. MINIMUM FINISH FLOOR ELEVATION INCLUDING THE BASEMENT WILL BE ABOVE ELEVATION 1174.0 FEET ABOVE MEAN SEA LEVEL (MSL)

NE Cor. N 1/2,
N 1/2, SE 1/4
Sec. 18, T15N, R11E

POINT OF BEGINNING

SOUTHWEST 1/4
SECTION 17, T15N, R11E

BENCHMARK

Southeast corner of the North Half of the North Half of the Southeast Quarter of Section 18, T15N, R11E of the 6th P.M. Top of 3/4" pinch top pipe in 192nd Street and in line with fence line to the West.
ELEVATION = 1198.03 feet (MSL)

Southwest corner of the North Half of the North Half of the Southeast Quarter of Section 18, T15N, R11E of the 6th P.M. Top of 3/4" pinch top pipe in line with fence line to the East.
ELEVATION = 1181.94 feet (MSL)

NE 1/4
NW 1/4
SE 1/4
SW 1/4

5' 5" 10/16"

661.70'

1ST COUNTY ROADWAY EASEMENT

50' STREET EASEMENT

192ND STREET

S02756'24"E
661.73

PLATTED

State of Nebraska)
) SS
County of Douglas)

On this 12th day of August, 2005,
A.D., 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 Manager of ELK RIDGE OFFICE, LLC, 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
Company.

Witness my hand and official seal the date last aforesaid.

Crystal Genesis
Notary Public



Witness
Notary

State of Nebraska)
) SS
County of Douglas)

On this 9th day of September, 2005,
A.D., before me, a Notary Public, duly commissioned and qualified for
said County, appeared Steven G. Oltmans, who is personally known to me
to be the identical person whose name is affixed to the above
instrument as General Manager of Popo-Missouri River Natural Resources
District, 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 Company.

Witness my hand and official seal the date last aforesaid.

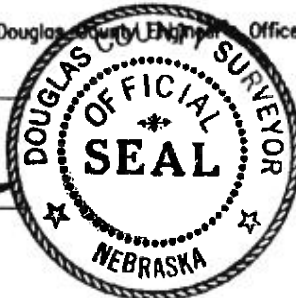
Crystal Genesis
Notary Public



COUNTY ENGINEER'S CERTIFICATE

This plot of ELK RIDGE was reviewed by the Douglas County Engineer's Office.

Date 8-11-05
M. J. DeSahn
Douglas County Engineer



APPROVAL

This plot of ELK RIDGE
Nebraska, this 29
Robert
Chairman, City Planning

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 9 day of DEC
[Signature]
Douglas County Treasurer



APPROVAL

I HEREBY APPROVE this
28th
Charles
City Engineer
I HEREBY CERTIFY THAT
Chapter 53 of the Ord
FEB 7
Date

APPROVAL OF OMAHA CITY COUNCIL

This plot of ELK RIDGE was approved and accepted by the City Council of
Omaha, Nebraska, this 29th day of November

Mike Jolley
Mayor
Dennis J. Walker
PRESIDENT

Attest: [Signature]
City Clerk



Charles
City Engineer

County of Douglas)

2005,
d for
wn to
ve

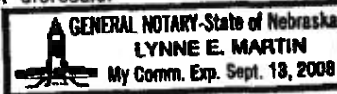
On this 25th day of August, 2005,
A.D., before me, a Notary Public, duly commissioned and qualified for
said County, appeared Steve Sorensen, who is personally known to me to
be the identical person whose name is affixed to the above instrument
as Senior Vice President of NEBRASKA STATE BANK OF OMAHA, 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 Bank.

voluntary
said

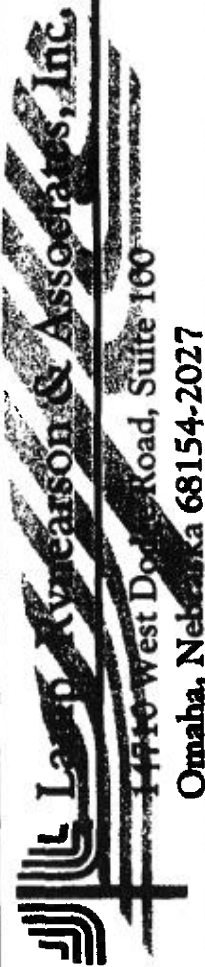
Witness my hand and official seal the date last aforesaid.



Lynne E. Martin
Notary Public



2005,
d for
wn to me
resources
the



ELK RIDGE (Lot 1 AND Outlot 1)
Douglas County, Nebraska

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of ELK RIDGE was approved by the City Planning Board of the City of Omaha,
Nebraska, this 29th day of NOVEMBER, 2005.

Robert J. Mancini
Chairman, City Planning Board

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of ELK RIDGE as to the design standards this
28th day of SEPTEMBER, 2005.

Charles Keayuk
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with
Chapter 53 of the Omaha Municipal Code.

FEB 7th, 2007
Date

Charles Keayuk
City Engineer

FINAL
PLAT

job number-tasks
96082.02/003
book page
96082
date
August 11, 2005

sheet
1 of 1

1857