



BK 2176 PG 041-049



DEED 2001 03121

RICHARD W. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 MAR 20 AM 9:41

RECEIVED

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

*Del*  
*99*  
~~11-14-12~~ *ct - brown - old*  
*30* ~~11-14-12~~ *dc*

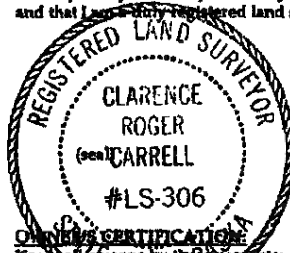
*check year  
lot*

# EDAR CREST REPLAT 1 ND TWO ONLY)

IE COLONIES AT CEDAR CREST AS  
DED IN DOUGLAS COUNTY, NEBRASKA.

**SURVEYOR'S CERTIFICATION:** (Seal required)

I hereby certify that this plat, survey or report was made by me or under my direct personal supervision and that I am a duly registered land surveyor under the laws of the State of Nebraska.



*Clarence Roger Carrell*  
SIGNATURE OF LAND SURVEYOR  
DATE: 3/19/03

**OWNER'S CERTIFICATION:**

Know all persons by these presents:  
That the undersigned owner(s) of the property as described in the surveyor's certificate and embraced within this plat, and have caused said lot to be subdivided into lots as show on this plat.

DATE: 3-19-03

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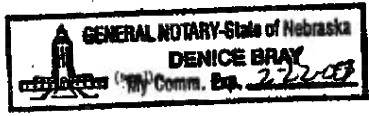
*Roland Rosendahl*  
SIGNATURE OF OWNER Member of Rosendahl  
*Bernice Rosendahl* (Family)  
SIGNATURE OF OWNER Member L.L.C.  
of Rosendahl Family L.L.C.

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA

COUNTY OF DOUGLAS

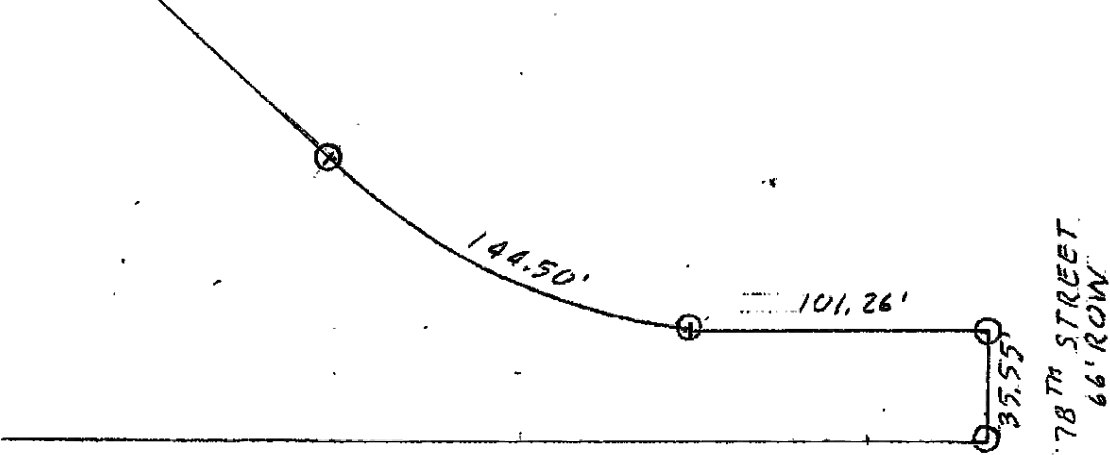
On this 19 day of March 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Roland Rosendahl and Bernice Rosendahl, Members, who are/is personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed, on behalf of the Rosendahl Family L.L.C.

Witness my hand and notarial seal in said county the date last aforesaid.



*Denice Bray*  
NOTARY PUBLIC  
COMMISSION EXPIRES: 2-22-03

HERITAGE DRIVE  
50' ROW  
237.96'



**CARRELL & ASSOCIATES, INC.**  
LAND SURVEYORS & CONSULTANTS

5004 South 110th Street Omaha, NE 68137 402-331-2333

file name	work completed by	drawn by

# THE COLONIES

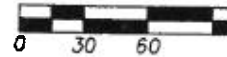
## A TRACT OF LAND LO TOWNSHIP 14 NORTH

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	41°24'39"	200.00'	144.55'
C2	276°04'06"	50.00'	240.92'
C3	36°03'52"	125.00'	78.68'
C4	45°46'13"	25.00'	19.97'
C5	56°47'54"	25.00'	24.78'
C6	77°00'46"	60.00'	80.65'
C7	70°31'44"	25.00'	30.77'
C8	41°24'39"	150.00'	108.41'
C9	78°48'59"	125.00'	171.95'
C10	45°13'13"	125.00'	98.66'
C11	78°48'59"	75.00'	103.17'
C12	276°22'46"	50.00'	241.19'
C13	48°11'23"	25.00'	21.03'
C14	48°11'23"	25.00'	21.03'
C15	120°13'38"	75.00'	157.38'
C16	70°31'44"	25.00'	30.77'
C17	26°15'08"	150.00'	68.73'
C18	08°03'35"	50.00'	7.03'
C19	69°03'40"	50.00'	60.27'
C20	44°16'12"	50.00'	38.64'
C21	42°59'38"	50.00'	37.52'
C22	71°24'25"	50.00'	62.32'
C23	40°36'15"	50.00'	35.43'
C24	4°23'35"	125.00'	9.58'
C25	40°49'38"	125.00'	89.07'
C26	34°22'38"	110.00'	68.00'
C27	20°45'11"	110.00'	39.84'
C28	28°22'56"	110.00'	54.50'
C29	20°00'01"	50.00'	17.45'
C30	45°51'35"	50.00'	40.02'
C31	45°46'46"	50.00'	39.95'
C32	41°22'28"	50.00'	36.11'
C33	40°49'10"	50.00'	36.62'
C34	82°14'07"	50.00'	71.76'
C35	15°09'48"	150.00'	39.68'



SCALE: 1"=60 FEET



DATE: OCTOBER 27, 20

#### NOTES:

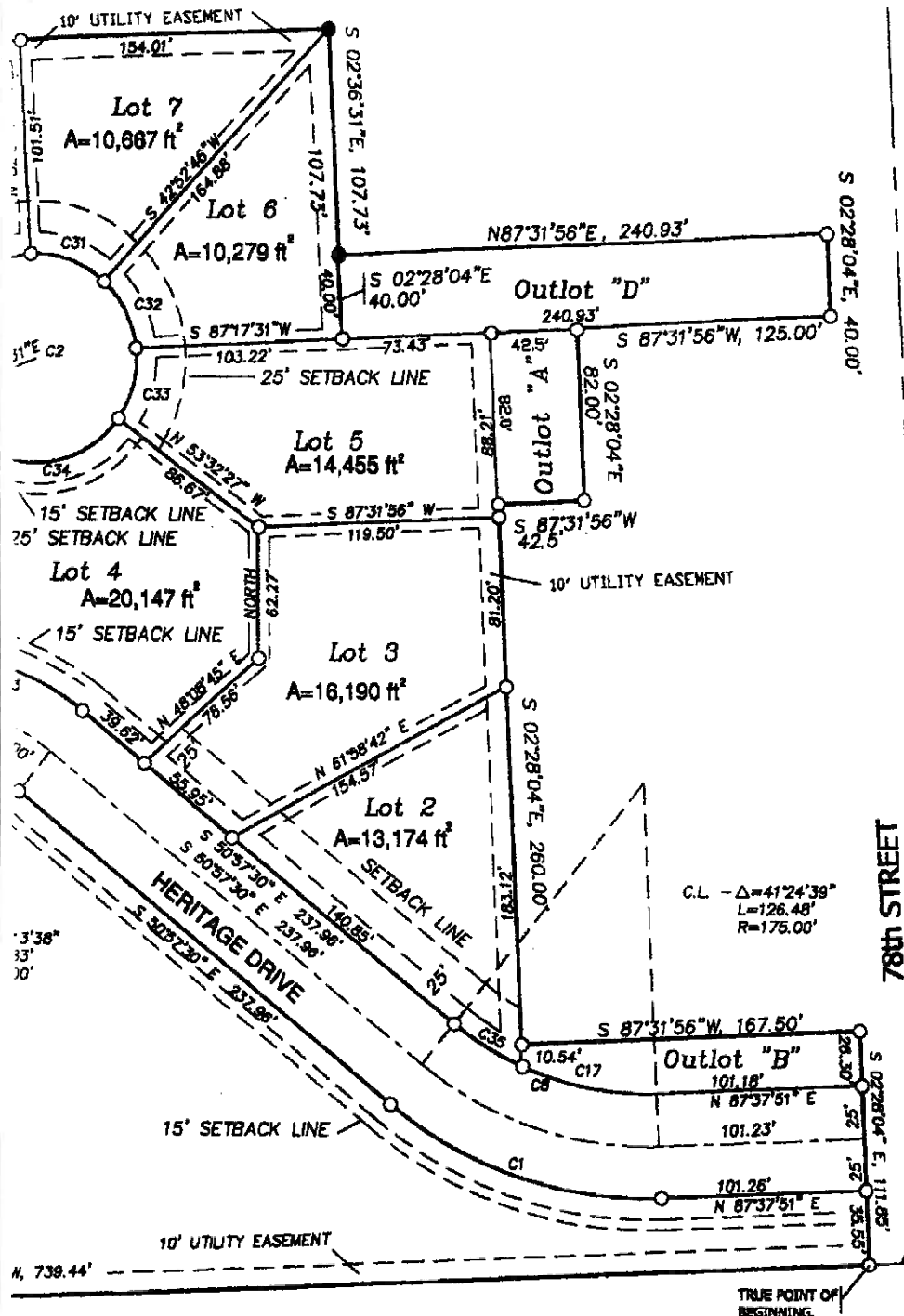
○—SET 1/2" REBAR W/CAP STAMPED L.S. N

●—FOUND 1" REBAR

BEARINGS BASED ON RECORD SURVEY W/  
THAT THE EAST LINE OF THE SOUTHWEST  
BEARS S 02°28'04"E.

LOT 1 IS ZONED R-4 WITH A P.U.D. OVER  
LOT 2 - 25 IS ZONED R-1 WITH A P.U.C.  
REAR BUILDING SETBACK FOR LOT 1 IS 11'  
REAR BUILDING SETBACK FOR LOTS 2 -  
SIDEYARD BUILDING SETBACKS FOR ALL L  
THERE IS A 5' SIDEYARD UTILITY EASEME.

RALSTON ELEMENT/  
ZONED R-2



PONDEROSA SUBDIVISION -- ZONED R-2

(ALLEYWAY) 8 FEET - 8000 (R-88) 0.056

15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

This lot is subject to special taxes as described in the records.

Date \_\_\_\_\_

CHISELED CROSS IN NE COR. OF MANHOLE  
 NAIL IN POWER POLE NORTH 69.5'  
 FACE OF STREET LIGHT POLE NORTHEASTERLY 52.05'  
 NAIL IN POWER POLE SOUTH 53.03'

SOUTHEAST CORNER OF THE  
 SOUTHWEST QUARTER OF  
 SEC. 11, T 14 N, R 12 E.



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYORS CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON".

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE EASEMENTS AND STREETS AS SHOWN ON THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 17 DAY OF March 2001.

THE ROSEND AHL FAMILY L.L.C.

*Roland Rosendahl*  
ROLAND ROSEND AHL  
Member of Rosendahl Family L.L.C.

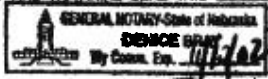
*Bernice Rosendahl*  
BERNICE ROSEND AHL  
Member of Rosendahl Family L.L.C.

ACKNOWLEDGMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY MET *Members of Rosendahl Family L.L.C.* ROLAND ROSEND AHL AND BERNICE ROSEND AHL, TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF March 2001.



*Denise Grant*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/10/02

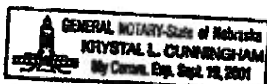
MORTGAGE HOLDER

SECURITY FIRST BANK

*Robert Kment*  
BY: ROBERT KMENT  
EXECUTIVE VICE PRESIDENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March 2001.  
BY ROBERT KMENT, EXECUTIVE VICE PRESIDENT, SECURITY FIRST BANK.



*Krystal L. Cunningham*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", SITUATED IN THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF RALSTON, NEBRASKA, BY RESOLUTION NO. 622 DULY PASSED THIS 6th DAY OF February 2001.

ATTEST: *Mayor*  
MAYOR

*City Clerk*  
CITY CLERK



THE FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", SITUATED IN THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RALSTON, NEBRASKA, BY RESOLUTION NO. 820 DULY PASSED THIS 8th DAY OF January 2001.

ATTEST: *Richard A. ...*  
PLANNING COMMISSION CHAIRPERSON

*City Clerk*  
CITY CLERK

REVIEWED BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON:

*3/17/01*  
*Engineer*  
DOUGLAS COUNTY ENGINEER

7 INCH R-2

ALLENWAY 8' LESS - SDD 85-4) .0068