



BK 2199 PG 433-439



DEED 2001 17505

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 DEC 31 PM 1:32

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed ^A
FEE 56⁰⁰ Post New # M1-22270
FB M1-22268-01d
BKP _____ C/O _____ COMP BW
DEL LN SCAN OK FV _____
7
42

Temp. 12.4.01

RETURN: Lirkham Michael c/o John Kreger
9110 W. Dodge Rd
Omaha, NE 68124
255-3824

NOTES

1. ACCESS WILL BE ALLOWED TO 168TH STREET FROM LOTS 10 THRU 15, AND LOTS 17 THRU 19 AND OUTLOT "A".
2. NO ACCESS WILL BE ALLOWED TO OAK DRIVE FROM LOTS 1, 11 AND 20.
3. ALL EASEMENTS WILL BE GRANTED TO S.D. 457.
4. OUTLOT "A" SHALL BE AN EGRESS-EGRESS EASEMENT TO SERVICE LOTS 1 THRU 20, INCLUSIVE AND SHALL BE RESERVATED FOR A PRIVATE ACCESS AND IS NOT TO BE USED FOR A BULKY PURPOSE.
5. OUTLOT "A" SHALL BE AN EGRESS-EGRESS EASEMENT TO SERVICE LOTS 1 THRU 20, INCLUSIVE AND S.D. 457.
6. ALL WALKOUT BASEMENT ELEVATIONS IN LOTS 1 THRU 9, INCLUSIVE SHALL BE ONE (1) FOOT ABOVE THE EMERGENCY SPILLWAY ELEVATION WHICH IS PRESENTLY ELEVATION 1180.5 (USGS DATUM).

THIS PLAT OF LEGACY VILLAS, WAS APPROVED BY THE CITY COUNCIL OF OMAHA THIS 14TH DAY OF May, 2001, A.D.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF LEGACY VILLAS, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 14TH DAY OF May, 2001, A.D.

Mike Foley
CITY CLERK
Chris Smith
CITY COUNCIL - SESSANT



LEGACY VILLAS

(LOT 1 THRU 20, AND OUTLOT "A", INCLUSIVE)

BEING A REPLAT OF LOTS 12 THRU 31, AND OUTLOT "I", LEGACY,
LOCATED IN THE NE 1/4, SECTION 33,
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF LEGACY VILLAS, AND AS TO THE DESIGN STANDARDS THIS 14TH DAY OF May, 2001, A.D.

James V. Vetter
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 21 OF THE OMAHA MUNICIPAL CODE THIS 14TH DAY OF May, 2001, A.D.

James V. Vetter
CITY ENGINEER

COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT AND FIND IT CORRECT AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEBRASKA PLAT ACT, AND I HAVE NO OBJECTION TO THE SAME.

DATED THIS 14TH DAY OF May, 2001, A.D.

Carl J. Parker
COUNTY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF LEGACY VILLAS, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 14TH DAY OF May, 2001, A.D.

John L. Adler
CHAIRMAN

LEGAL DESCRIPTION

LOTS 12 THRU 31, AND OUTLOT "I", LEGACY, BEING PART OF THE NE 1/4 OF SECTION 33, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT LEGACY VILLAS WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID REPLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chad W. Marsh

CHAD W. MARSH, L.S. #500
MAY 14, 2001



KIRKHAM
MICHAEL

CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 235-3850

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TERRANCE J. FINNED, PRESIDENT, APOLLO BUILDING CORP., AS PROPERTY OWNER, AND SCOTT BRADLEY, PRESIDENT, PINNACLE BANK AS LIEN HOLDER OF THE LAND DESCRIBED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, AND SUBORDINATION TO BE KNOWN AS LEGACY VILLAS. THE LOTS TO BE NUMBERED AS LOT 1 THRU 20, AND OUTLOT "A", AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE APPLICABLE DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND GUEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, CUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ADJUTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FEET WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SUTHEEN (18) FEET WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJUTING TO PRESENTLY PLATED AND RECORDED LOTS, THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJUTING LAND IS SURVEYED, PLATED, AND RECORDED. WE FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, POTENTIAL, AND OTHER RELATED FACILITIES, AND TO EXISTING THROUGH PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING 168TH STREET, NO PERMANENT BUILDING OR STRUCTURE SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WITHIN, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREBY GRANTED.

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED IS OWNER OF THE ABOVE DESCRIBED PROPERTY IN LEGACY VILLAS, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

Terrance J. Finn
APOLLO BUILDING CORP.

5-14-01
DATE

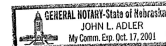
CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 14TH DAY OF May, 2001, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED TERRANCE J. FINNED, PRESIDENT OF APOLLO BUILDING CORP., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 17TH DAY OF October, 2001, A.D.



LIEN HOLDERS CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED IS A LIEN HOLDER OF THE ABOVE DESCRIBED PROPERTY IN LEGACY VILLAS, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

Scott Bradley
PINNACLE BANK

7/3/01
DATE

CORPORATION ACKNOWLEDGMENT

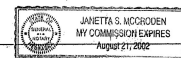
STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 14TH DAY OF July, 2001, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED SCOTT BRADLEY, PRESIDENT OF PINNACLE BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 14TH DAY OF August, 2002, A.D.

Janetta S. McCreiden
NOTARY PUBLIC



SHEET 1
KM 0103241

