



2093 170 DEED



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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 JUN 24 AM 10:50

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New # 00-22887

FILE _____ *7801-60000* *old*

EXP _____ CO _____ *COUP MS*

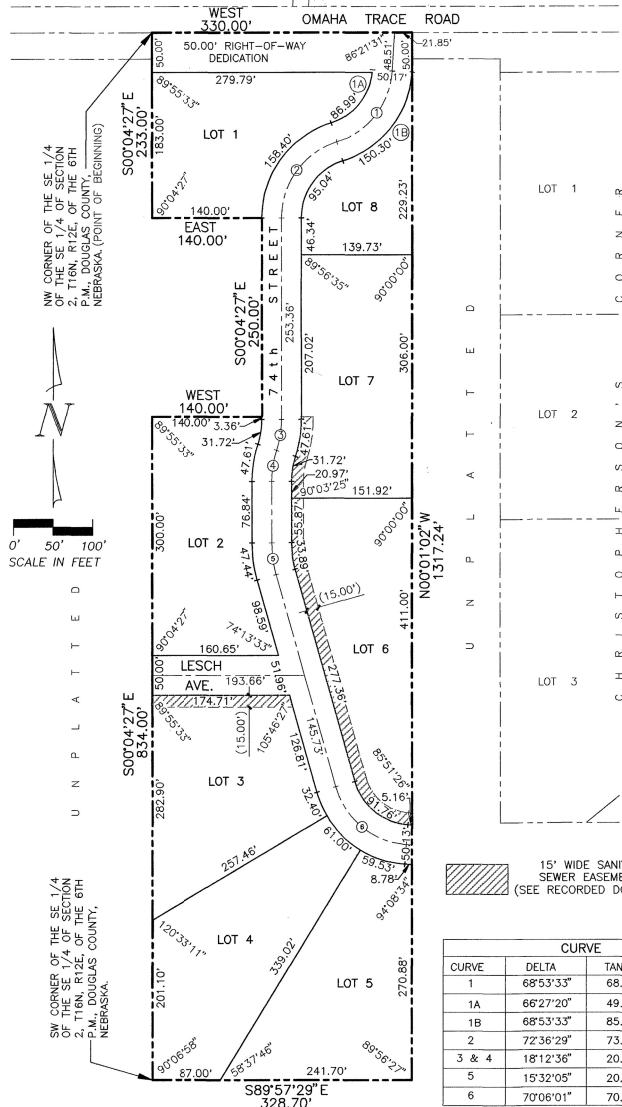
DEL _____ *SCM* *de* *RY*

LONERGAN LAKE ESTATES

LOTS 1 THRU 8, INCLUSIVE
BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

N O R T H R I D G E F A R M S

LOT 8 OMAHA TRACE ROAD LOT 9



15' WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)

CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	68°53'35"	68.59'	120.24'	100.00'
1A	66°27'20"	49.13'	86.99'	75.00'
1B	68°53'35"	85.73'	150.30'	125.00'
2	72°36'29"	73.47'	126.72'	100.00'
3 & 4	18°12'36"	20.00'	39.66'	124.79'
5	15°32'05"	20.46'	40.67'	150.00'
6	70°06'01"	70.15'	122.35'	100.00'

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS LONERGAN LAKE ESTATES, LOTS 1 THRU 8, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID SE 1/4; THENCE S00°04'27"E (ASSUMED BEARING) 233.00 FEET ON THE WEST LINE OF SAID SE 1/4; THENCE EAST 140.00 FEET ON A LINE 233.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SE 1/4; THENCE S00°04'27"E 250.00 FEET ON A LINE 140.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE 1/4; THENCE WEST 140.00 FEET ON A LINE 483.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SE 1/4 TO THE WEST LINE THEREOF; THENCE S00°04'27"E 834.00 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE SW CORNER THEREOF; THENCE S89°57'29"E 328.70 FEET ON THE SOUTH LINE OF SAID SE 1/4; THENCE N00°01'02"W 1317.24 FEET TO THE NORTH LINE OF SAID SE 1/4; THENCE WEST 330.00 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF THE BEGINNING.

NOVEMBER 10, 1997
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MICHAEL J. LESCH, CHARLES E. COX AND KATHY L. COX, HUSBAND AND WIFE BEING THE OWNERS, AND HOME STATE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN; SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LONERGAN LAKE ESTATES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS; THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL RIGHT-OF-WAY WAY EASEMENT ARE GRANTED TO THE PAPPY MISSOURI RIVER NATURAL RESOURCES DISTRICT OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

Michael J. Lesch
MICHAEL J. LESCH

Charles E. Cox
CHARLES E. COX

Kathy L. Cox
KATHY L. COX

HOME STATE BANK
By: *Philip Pankonin*
PHILIP PANKONIN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF December, 1997 BY MICHAEL J. LESCH.

Sandra L. Lund
SANDRA L. LUND
My Comm. Exp. 06/30/1995

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, 1997 BY CHARLES J. COX AND KATHY L. COX, HUSBAND AND WIFE.

Sandra L. Lund
SANDRA L. LUND
My Comm. Exp. Dec. 31, 1998

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, 1997 BY PHILIP PANKONIN, PRESIDENT OF HOME STATE BANK ON BEHALF OF SAID BANK.

Sandra L. Lund
SANDRA L. LUND
My Comm. Exp. 12/31/1998

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 22 DAY OF June, 1998.

Julie M. Haney
DEPUTY

Julie M. Haney
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF LONERGAN LAKE ESTATES ON THIS 30th DAY OF December, 1997.

Chris Abumamm
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

June 23, 1998
DATE
Chris Abumamm
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF LONERGAN LAKE ESTATES WAS APPROVED BY THE OMAHA CITY OMAHA CITY PLANNING BOARD THIS 2th DAY OF November, 1997.

Kathleen Griffin
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LONERGAN LAKE ESTATES WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 10th DAY OF June, 1998.

Hal David MAYOR
James PRESIDENT
Paul CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF LONERGAN LAKE ESTATES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE ON THIS 15th DAY OF December, 1997.

Paul
DOUGLAS COUNTY ENGINEER



CHRIS E. DORNIER,
NEBRASKA RLS 507

SCALE: AS SHOWN
DATE: NOV. 8, 1997
DRAWN BY: JUP
CHECKED BY: CED
REVISIONS:

LONERGAN LAKE ESTATES
FINAL PLAT

2 THOMPSON DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

200-248-19

A224819A.DWG