



BK 2194 PG 256-262



DEED 2001 14359

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10-19-11  
Date

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By CP

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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**THIS PAGE INCLUDED FOR INDEXING**

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Deed 393 New # <sup>BW</sup> 00-22888

7 FEE 36 FB 01-6000 al d

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9 BKP 11-16-12 C/O N COMP MS

DEL KB SCAN CR FY

# LONERGAN WOODS

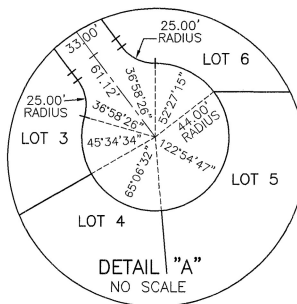
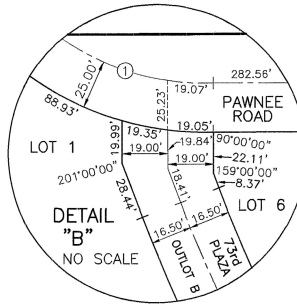
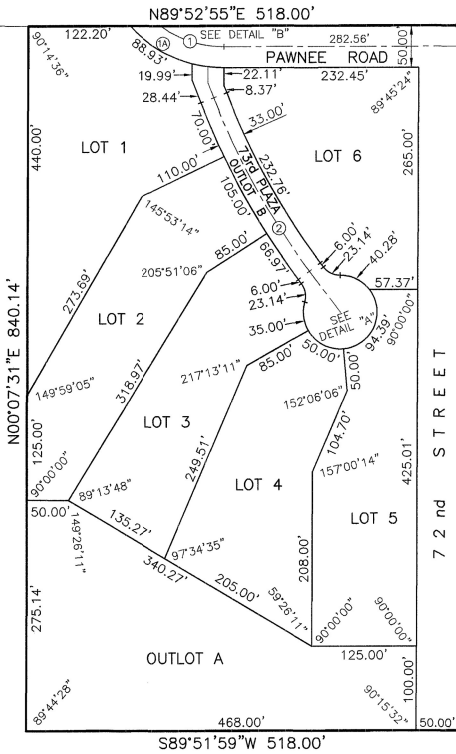
LOTS 1 THRU 6, INCLUSIVE AND OUTLOTS A AND B

BEING A PLATTING OF THE NORTH 840.00 FEET OF THE EAST 518.50 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

UNPLATTED

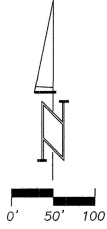
NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (POINT OF BEGINNING)

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11-16-12 UNPLATTED



CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	36°25'12"	42.11'	81.36'	128.00'
1A	47°41'07"	67.62'	127.33'	153.00'
2	16°00'00"	119.46'	237.36'	850.00'

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11-16-12 UNPLATTED



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON 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 WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LONERGAN WOODS, LOTS 1 THRU 6, INCLUSIVE, AND OUTLOTS A AND B, BEING A PLATTING OF THE NORTH 840.00 FEET OF THE EAST 518.50 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NE 1/4;

THENCE 500°07'31"W (ASSUMED BEARING) 840.00 FEET ON THE EASTERLY LINE OF SAID NE 1/4;

THENCE S89°51'59"W 518.00 FEET ON THE SOUTHERLY LINE OF THE NORTH 840.00 FEET OF SAID NE 1/4;

THENCE N00°07'31"E 840.14 FEET ON THE WESTERLY LINE OF THE EAST 518.50 FEET OF SAID NE 1/4 TO THE NORTHERLY LINE THEREOF;

THENCE N89°52'55"E 518.00 FEET ON THE NORTHERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

JULY 5, 2001  
DATE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, M. L. CONCRETE CONSTRUCTION, INC. 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 STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LONERGAN WOODS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION, 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 RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND 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 EASEMENTS ARE GRANTED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

M. L. CONCRETE CONSTRUCTION, INC.

HOME STATE BANK

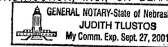
By: *Michael J. Lesch*  
MICHAEL J. LESCH, PRESIDENT

By: *Barbara G. Smisek*  
BARBARA G. SMISEK, PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August, 2001 BY MICHAEL J. LESCH, PRESIDENT OF M. L. CONCRETE CONSTRUCTION, INC., ON BEHALF OF SAID M. L. CONCRETE CONSTRUCTION, INC.

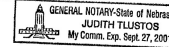


*Judith Tlustos*  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August, 2001 BY BARBARA G. SMISEK PRESIDENT OF HOME STATE BANK, ON BEHALF OF SAID BANK.



*Judith Tlustos*  
NOTARY PUBLIC

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO 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 August, 2001.

*Carey J. Parker*  
DEPUTY  
DOUGLAS COUNTY NEBRASKA

*Julie Hanes*  
DOUGLAS COUNTY TREASURER

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF LONERGAN WOODS ON THIS 24 DAY OF August, 2001.

*Henry Kierogger*  
CITY ENGINEER

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

*David M. ...*  
CITY ENGINEER  
10/19/01

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF LONERGAN WOODS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 5th DAY OF September, 2001.

*David M. ...*  
CHAIRMAN

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LONERGAN WOODS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 2nd DAY OF October, 2001.

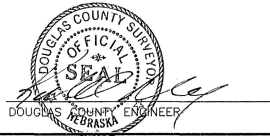
*Mark J. ...*  
MAYOR

*Paul ...*  
PRESIDENT

*Ronda ...*  
CITY CLERK

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF LONERGAN WOODS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 22nd DAY OF August, 2001.



## NOTE:

THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 72nd STREET FROM LOTS 5, 6 OR OUTLOT A. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO PAWNEE ROAD FROM LOTS 1 OR 6.

SCALE:	1" = 100'
DATE:	JULY 5, 2001
DRAWN BY:	RJR
CHECKED BY:	DHN
REVISION:	

**NEBRASKA REGISTERED**  
L.S. 475  
*David H. Neef*  
DAVID H. NEEF, NEBRASKA RLS 475

LONERGAN WOODS  
FINAL PLAT

**THOMPSON, DRESEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors

10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330 - 8860

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