



DEED 2005136336



OCT 31 2005 08:48 P 7

Nebr Doc
Stamp Tax

10-30-05

Date

\$ EX-4

By LH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/31/2005 08:48:28.13



2005136336

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

a
Deed. FEE 47.50 FB OC-29224 new.
07 BKP _____ C/O _____ COMP 84
25 DEL MS SCAN _____ FV MLS

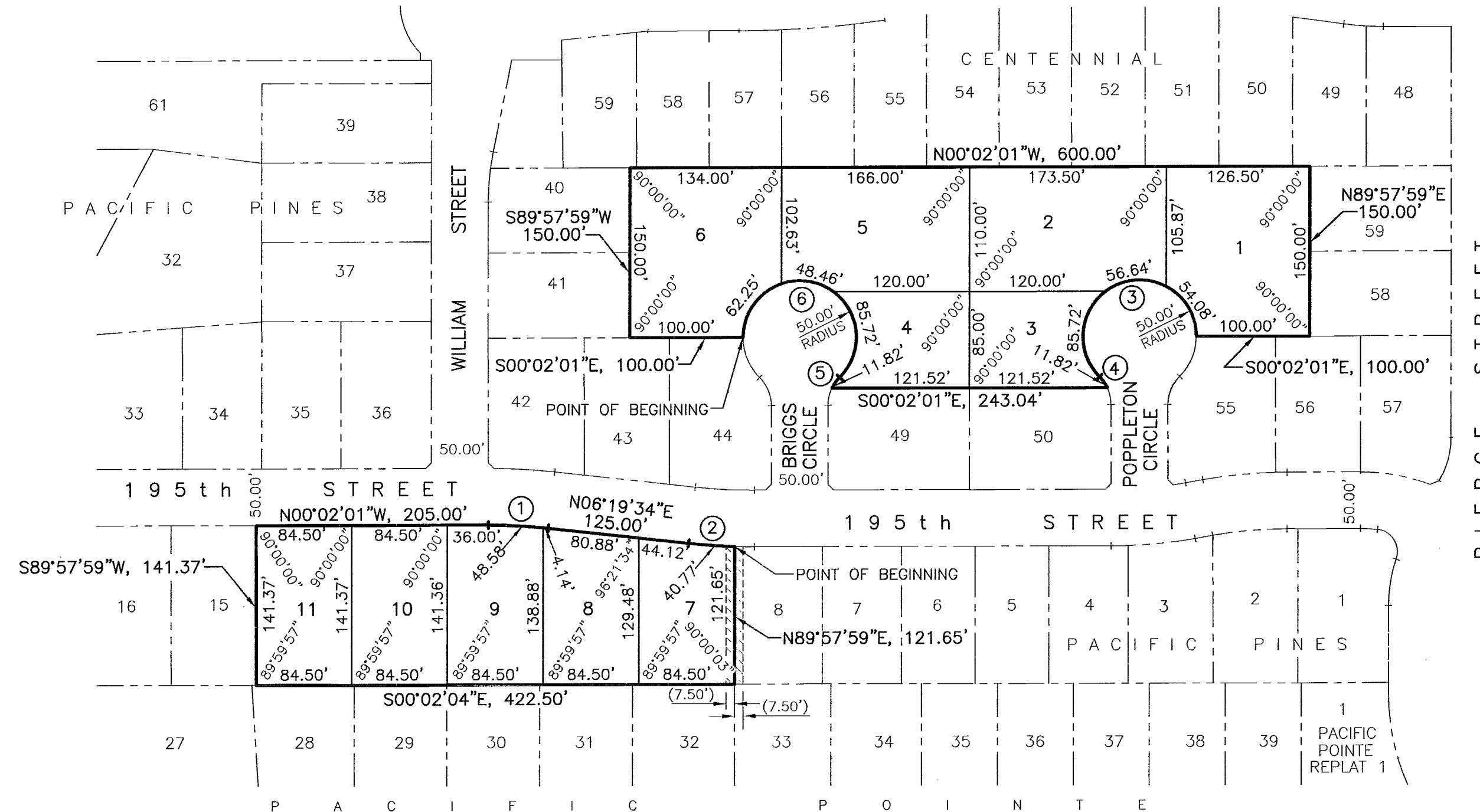
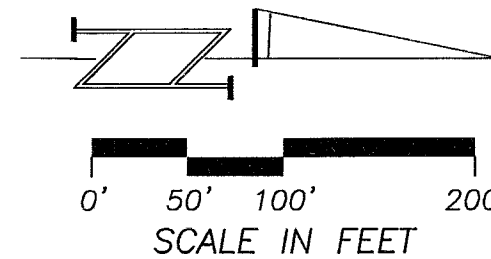
TDDI 1.

PACIFIC PINES REPLAT

LOTS 1 THRU 11, INCLUSIVE

BEING A REPLAT OF LOTS 9 THRU 14, INCLUSIVE, AND LOTS 45 THRU 48, INCLUSIVE, AND LOTS 51 THRU 54, INCLUSIVE, IN PACIFIC PINES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

- ① RADIUS = 475.00'
CHORD BEARING = N03°08'46"E
CHORD DISTANCE = 52.70'
ARC DISTANCE = 52.72'
- ② RADIUS = 525.00'
CHORD BEARING = N04°06'07"E
CHORD DISTANCE = 40.76'
ARC DISTANCE = 40.77'
- ③ RADIUS = 50.00'
CHORD BEARING = S22°35'01"E
CHORD DISTANCE = 92.36'
ARC DISTANCE = 196.44'
- ④ RADIUS = 35.00'
CHORD BEARING = N54°32'14"E
CHORD DISTANCE = 11.76'
ARC DISTANCE = 11.82'
- ⑤ RADIUS = 35.00'
CHORD BEARING = N54°36'25"W
CHORD DISTANCE = 11.76'
ARC DISTANCE = 11.82'
- ⑥ RADIUS = 50.00'
CHORD BEARING = S22°30'57"W
CHORD DISTANCE = 92.35'
ARC DISTANCE = 196.44'



APPROVAL OF CITY ENGINEER

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

DATE: 10/17/05

CITY ENGINEER

APPROVAL OF PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF PACIFIC PINES REPLAT, LOTS 1 THRU 11, INCLUSIVE, IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

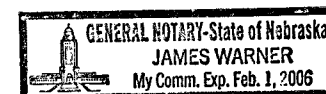
DATE: 10/18/2005

PLANNING DIRECTOR

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.

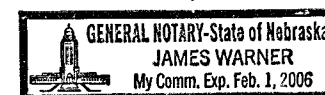
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2005 BY CHARLES SULLIVAN, MANAGER OF SULLIVAN LAND COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.

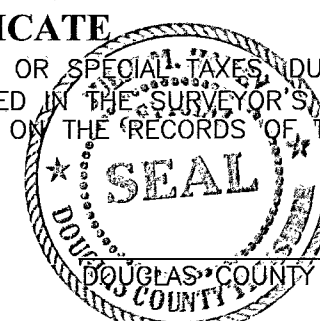
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2005 BY ROBERT J. HORAK, SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.



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 29 DAY OF SEP, 2005.

DEPUTY



SURVEYOR'S CERTIFICATE

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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PACIFIC PINES REPLAT, LOTS 1 THRU 11, INCLUSIVE, BEING A REPLAT OF LOTS 9 THRU 14, INCLUSIVE, AND LOTS 45 THRU 48, INCLUSIVE, AND LOTS 51 THRU 54, INCLUSIVE, IN PACIFIC PINES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 9;

THENCE N89°57'59"E (ASSUMED BEARING) 121.65 FEET ON THE NORTH LINE OF SAID LOT 9 TO THE NE CORNER THEREOF;

THENCE S00°02'04"E 422.50 FEET ON THE EAST LINES OF SAID LOTS 9 THRU 14, INCLUSIVE, TO THE SE CORNER OF SAID LOT 14;

THENCE S89°57'59"W 141.37 FEET ON THE SOUTH LINE OF SAID LOT 14 TO THE SW CORNER THEREOF;

THE NORTHERLY ON THE WEST LINES OF SAID LOTS 9 THRU 14, INCLUSIVE, ON THE FOLLOWING DESCRIBED FOUR COURSES;

THENCE N00°02'01"W 205.00 FEET;

THENCE NORTHEASTERLY ON 475.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N03°08'46"E, CHORD DISTANCE 52.70 FEET, AN ARC DISTANCE OF 52.72 FEET;

THENCE N06°19'34"E 125.00 FEET;

THENCE NORTHEASTERLY ON 525.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N04°06'07"E, CHORD DISTANCE 40.76 FEET, AN ARC DISTANCE OF 40.77 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE NE CORNER OF SAID LOT 45;

THENCE S00°02'01"E (ASSUMED BEARING) 100.00 FEET ON THE EAST LINE OF SAID LOT 45 TO THE SE CORNER THEREOF;

THENCE S89°57'59"W 150.00 FEET ON THE SOUTH LINE OF SAID LOT 45 TO THE SW CORNER THEREOF;

THENCE N00°02'01"W 600.00 FEET ON THE WEST LINES OF SAID LOTS 45, 46, 47, 52, 53 AND 54 TO THE NW CORNER OF SAID LOT 54;

THENCE N89°57'59"E 150.00 FEET ON THE NORTH LINE OF SAID LOT 54 TO THE NE CORNER THEREOF;

THENCE S00°02'01"E 100.00 FEET ON THE EAST LINE OF SAID LOT 54 TO THE SE CORNER THEREOF;

THENCE SOUTHEASTERLY ON THE SOUTH, EAST AND NORTH LINES OF SAID LOTS 51 THRU 54, INCLUSIVE, ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S22°35'01"E, CHORD DISTANCE 92.36 FEET, AN ARC DISTANCE OF 196.44 FEET;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 51 ON A 35.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N54°32'14"E, CHORD DISTANCE 11.76 FEET, AN ARC DISTANCE OF 11.82 FEET TO THE NE CORNER OF SAID LOT 51;

THENCE S00°02'01"E 243.04 FEET ON THE EAST LINES OF SAID LOTS 51 AND 48 TO THE SE CORNER OF SAID LOT 48;

THENCE NORTHEASTERLY ON THE SOUTH LINE OF SAID LOT 48 ON A 35.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N54°36'25"W, CHORD DISTANCE 11.76 FEET, AN ARC DISTANCE OF 11.82 FEET;

THENCE SOUTHWESTERLY ON THE SOUTH, EAST AND NORTH LINES OF SAID LOTS 45 THRU 48, INCLUSIVE, ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S22°30'57"W, CHORD DISTANCE 92.35 FEET, AN ARC DISTANCE OF 196.44 FEET TO THE POINT OF BEGINNING.



SEPTEMBER 21, 2005

DATE:

JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SULLIVAN LAND COMPANY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, 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 PACIFIC PINES REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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 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 LOT LINES; AND AN EIGHT (8') WIDE STRIP OF LAND ABUTTING ALL REAR LINES. 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.

SULLIVAN LAND COMPANY, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: Charles Sullivan, Manager

FIRST NATIONAL BANK OF OMAHA
BY: Robert J. Horak, Senior Vice President

PACIFIC PINES REPLAT

ADMINISTRATIVE APPROVAL

MINOR PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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