

2138 367 DEED



16595 99 367-375

Nebr Doc Stamp Tax
11/24/99
Date
\$0480 EX
By DN

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 NOV 24 PM 1:02

RECEIVED

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

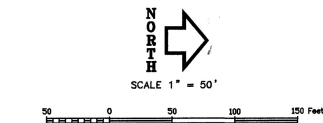
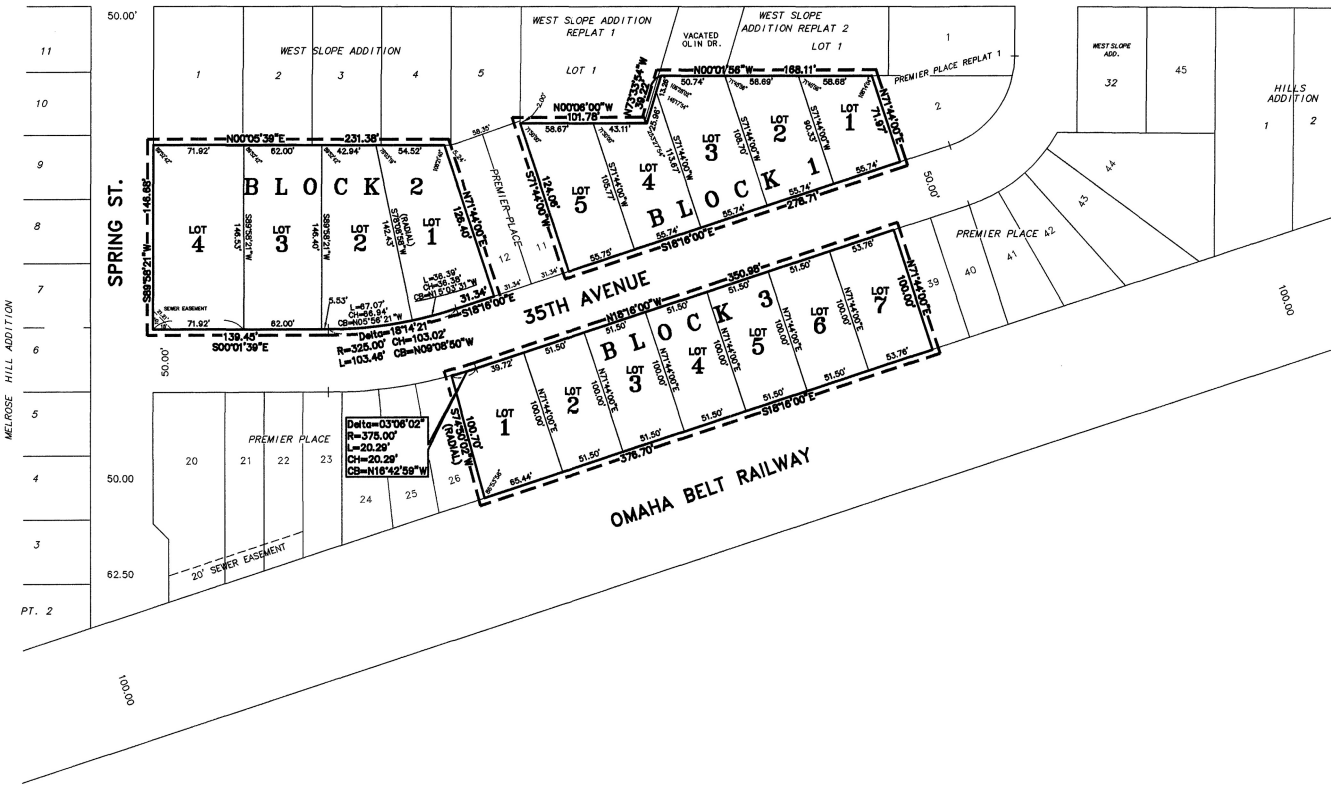
New# 21-31344  
~~16595 99 367-375~~ 21-31344 old  
 REC ~~600~~ \_\_\_\_\_  
 SER \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DE \_\_\_\_\_ YEAR \_\_\_\_\_ M \_\_\_\_\_

# PREMIER PLACE REPLAT 2

## BLOCKS 1, 2 AND 3

BEING A REPLAT OF  
 LOTS 3 THROUGH 10 INCLUSIVE,  
 LOTS 13 THROUGH 19 INCLUSIVE  
 AND LOTS 27 THROUGH 38 INCLUSIVE,  
 ALL IN PREMIER PLACE, A SUBDIVISION,  
 AS PLATTED AND RECORDED IN  
 DOUGLAS COUNTY, NEBRASKA

36TH STREET



**NOTES:**

- 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
- 3) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- 4) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

I, LARRY A. VAN FLEET, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF PREMIER PLACE REPLAT 2 HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON BEAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

PREMIER PLACE REPLAT 2, BEING A REPLAT OF LOTS 3 THROUGH 10 INCLUSIVE, LOTS 13 THROUGH 19 INCLUSIVE AND LOTS 27 THROUGH 38 INCLUSIVE, ALL IN PREMIER PLACE, A SUBDIVISION, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

*L.A. Van Fleet*  
 LARRY A. VAN FLEET, L.S. 505

8-6-99  
 DATE



**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 IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 7th DAY OF August 1999, A.D.  
*[Signature]*  
 COUNTY TREASURER

**APPROVAL OF THE CITY PLANNING BOARD**

THIS PLAT OF PREMIER PLACE REPLAT 2 WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 1st DAY OF September 1999, A.D.  
*[Signature]*  
 CHAIRMAN

**OMAHA CITY COUNCIL ACCEPTANCE**

THIS PLAT OF PREMIER PLACE REPLAT 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 21st DAY OF August 1999, A.D.  
 MAYOR *[Signature]*  
 CITY CLERK *[Signature]*  
 CITY COUNCIL PRESIDENT *[Signature]*

**COUNTY ENGINEER'S CERTIFICATE**

THIS PLAT OF PREMIER PLACE REPLAT 2 WAS REVIEWED BY THE COUNTY ENGINEER'S OFFICE ON THIS 10th DAY OF August 1999, A.D.  
*[Signature]*  
 COUNTY ENGINEER

**DEDICATION**

KNOW ALL MEN THESE PRESENTS, THAT I/WE, PREMIER-RSR, LLC, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS PREMIER PLACE REPLAT 2. THE LOTS TO BE NUMBERED AS SHOWN (1 THROUGH 5, BLOCK 1, 1 THROUGH 4, BLOCK 2 AND LOTS 1 THROUGH 5, BLOCK 3), AND I/WE APPROVE THE DISTRIBUTION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND ALLEYS AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I/WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE 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 THE U.S. WEST COMMUNICATIONS INC. COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WREES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR 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) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AND RIGHT (R) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIORS LOTS, I/WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, HYDRANTS, VALVES, AND OTHER RELATED UTILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CURVED STREETS, NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, I/WE DO HEREBY SET MY/OUR HAND(S) THIS 9th DAY OF August 1999, A.D.  
 FOR: PREMIER-RSR, LLC  
*[Signature]*

**CORPORATION ACKNOWLEDGEMENT**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 ON THIS 9th DAY OF August 1999, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED CHARLES REZNICEK WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) IS/ARE AFFIXED TO THE INSTRUMENT AS PREMIER-RSR, LLC OWNER(S) OF SAID PROPERTY, AND HE/ THEY ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS/ THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THE LAST DATE AFORESAID.  
*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES ON THE 26th DAY OF July 2002 1999, A.D.

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF PREMIER PLACE REPLAT 2 AS TO THE DESIGN STANDARDS THIS 3rd DAY OF September 1999, A.D.  
*[Signature]*  
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 63 OF THE OMAHA MUNICIPAL CODE. THIS 18th DAY OF November 1999, A.D.  
*[Signature]*  
 CITY ENGINEER

PROJECT NO. 991227	
REVISIONS	DATE
DESCRIPTION	
NO.	

**EHRHART GRIFFIN & ASSOCIATES**  
 3915 Cuming Street  
 Omaha, Nebraska 68131  
 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PREMIER PLACE REPLAT 2**  
**FINAL PLAT**  
 BLOCKS 1, 2 AND 3  
 OMAHA, NEBRASKA

DATE: 8/2/99  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 CREW:

SHEET NO.  
 1 OF 1