



BK 2049 PG 107



DEED 1996015761

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DEC 4 8 46 AM '96

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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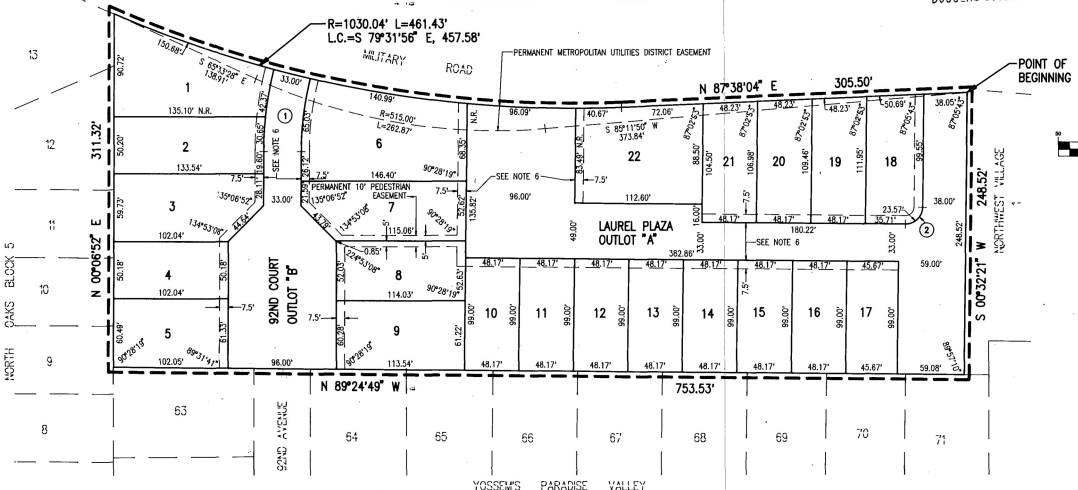
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

THE RANCHES

IN ACCORD WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.

LOTS 1 THRU 22 INCLUSIVE & OUTLOTS "A" & "B"
BEING A REPLAT OF LOT 2, NORTHWEST VILLAGE, A SUBDIVISION
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 34, AND
ALSO BEING A REPLAT OF PART OF THE ADJACENT RIGHT-OF-WAY
OF MILITARY ROAD LOCATED IN SAID NE 1/4 OF THE SW 1/4
OF SECTION 34, ALL LOOKED IN T 16 N, R 12 E OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA.

CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	284.79'	69.03'	34.88'	1.753114°
R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
2	15.00'	0.97'	15.00'	89.2552°



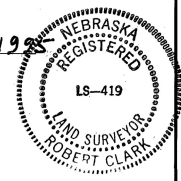
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in THE RANCHES (lots numbered as shown) being a replat of Lot 2, Northwest Village, a subdivision located in the NE 1/4 of the SW 1/4 of Section 34, and also being a replat of part of the adjacent right-of-way of Military Road located in said NE 1/4 of the SW 1/4 of Section 34, all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Northwest Village, said point also being the Southern right-of-way line of said Military Road; thence S00°32'23"11"W (assumed bearing) along the East line of said Lot 2, Northwest Village, a distance of 248.52 feet to the Southwest corner of said Lot 2, Northwest Village, said point also being on the North line of Yossems Paradise Valley, a subdivision located in said SW 1/4 of Section 34; thence N89°24'49"W along the South line of said Lot 2, Northwest Village, said line also being said North line of Yossems Paradise Valley, a distance of 753.53 feet to the Southwest corner of said Lot 2, Northwest Village, said point also being the Northwest corner of Lot 63, said Yossems Paradise Valley; thence N00°08'52"E along the West line of said Lot 2, Northwest Village, said line also being the East line of North Oaks, a subdivision located in said SW 1/4 of Section 34, a distance of 311.32 feet to the Northwest corner of said Lot 2, Northwest Village, said point also being on said Southern right-of-way line of Military Road, said point also being the Northwest corner of Lot 13, said North Oaks; thence EASTERLY on a curve to the left with a radius of 1030.04 feet, a distance of 461.43 feet, said curve having a long chord which bears S79°31'56"E, a distance of 457.58 feet; thence N87°38'04"E, a distance of 305.50 feet to the point of beginning.

Robert Clark
Robert Clark, LS-419

May 23, 1995
Date



DEDICATION

Know all men by these presents that we, Monterey, Inc. a Nebraska Corporation, Owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots to be numbered as shown, said subdivision to hereafter known as THE RANCHES (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property and we do hereby grant the easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception of, over, through, under and across all open spaces, common ground, recreational areas and nonpublic roads. No permanent buildings or retaining walls shall be placed in the easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

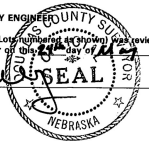
In witness whereof, we do set our hands.

MONTEREY, INC., A Nebraska Corporation
Robert P. Pettagrew
By: Robert P. Pettagrew, President

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE RANCHES (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 23 day of May, 1995.

Ronald J. Seale
DOUGLAS COUNTY ENGINEER



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE RANCHES (Lots numbered as shown) was approved by the City Planning Board on this 11th day of June, 1995.

Ann P. Spence
CHAIRMAN OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE RANCHES (Lots numbered as shown) as to the Design Standards this 2nd day of August, 1995.

Ray A. Neumann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Ray A. Neumann 12-3-96
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RANCHES (Lots numbered as shown) was approved by the City Council of Omaha on this 29th day of July, 1995.

Hal David
MAYOR
David M. Spivey
CITY CLERK
Tommy
PRESIDENT OF COUNCIL



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 this plat as shown by the records of this office.

Eric M. Hanley
COUNTY TREASURER
DATE



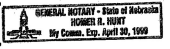
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))
COUNTY OF DOUGLAS))

On this 23 day of May, 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert P. Pettagrew, President of Monterey, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Horner R. Hunt
Notary Public



E&A CONSULTING GROUP
5310 SOUTH 132ND STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3098

THE RANCHES
OMAHA, NEBRASKA

FINAL PLAT

15761
67-3207 (new)
01-6000
FEE 4200 R FB 67-27635
DEL GAO COMP L
LEGAL PG 00AM PV

DATE	6-17-95
FILE NO.	94099
DATE	12-3-96
FILE NO.	1-507
DATE	1-7-97
FILE NO.	