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GEORGE
REGISTER
DOUGLAS

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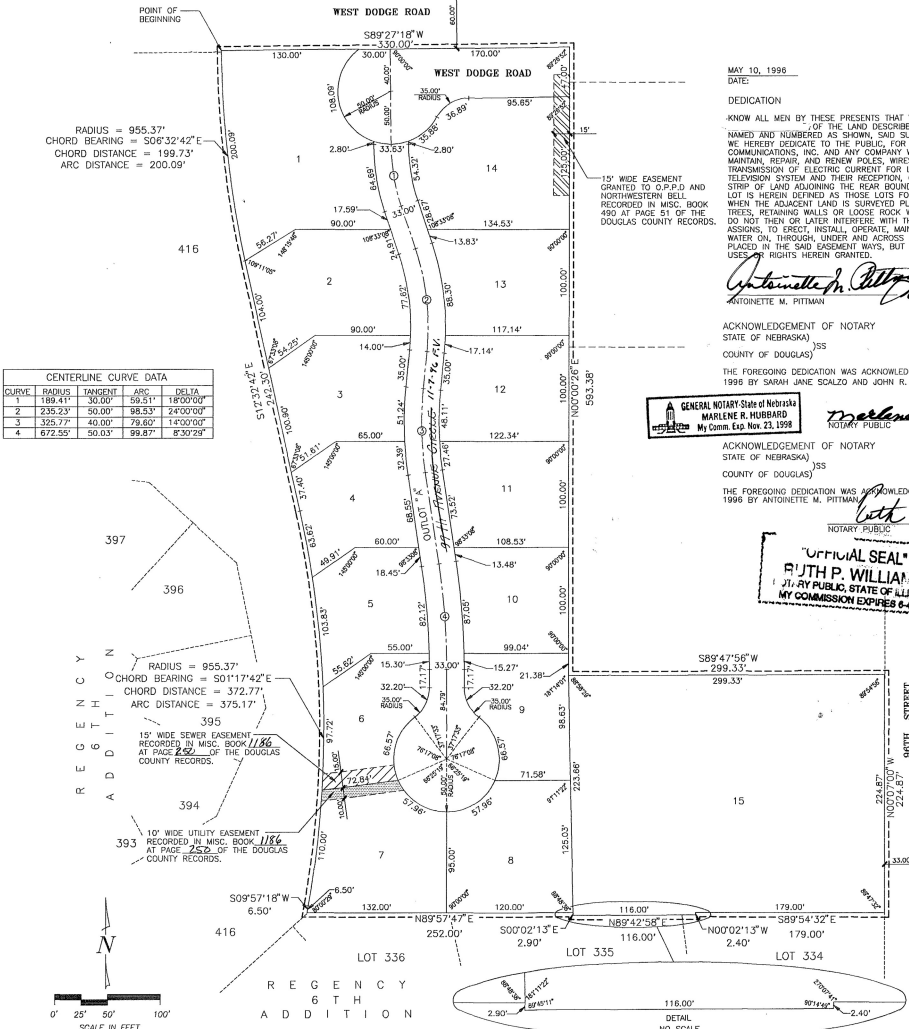
REGENCY PARK VISTA

A CLUSTER SUBDIVISION

LOTS 1 THRU 15, INCLUSIVE, AND OUTLOT A

BEING A PLATTING OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T19N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

GEORGE J. REGISTER
 REGISTERED SURVEYOR



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HERIN DESCRIBED 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 ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS REGENCY PARK VISTA, LOTS 1 THRU 15, INCLUSIVE, AND OUTLOT A BEING A PLATTING OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T19N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PART OF LOTS 334 AND 335 REGENCY 6TH ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 416, SAID REGENCY 6TH ADDITION, THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 416 ON A 955.37 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING S08°32'42\"

MAY 10, 1996
 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ANTONETTE M. PITMAN, SARAH JANE SCALZO AND JOHN R. SCALZO, WIFE AND HUSBAND, BEING THE OWNERS AND NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HERETOFORE KNOWN AS REGENCY PARK VISTA, 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 STREET 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 SUBMITTED, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, 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 ADJOINING THE FRONT AND SIDE BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TENM EXTERIOR STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TENM EXTERIOR LOT IS HEREN 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 UTILITIES, FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR ROSE 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 HEREN GRANTED. PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 COL-DE-SAC STREETS, 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 HEREN GRANTED.

Antonette M. Pitman
Sarah Jane Scalzo
John R. Scalzo

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 1996 BY SARAH JANE SCALZO AND JOHN R. SCALZO, WIFE AND HUSBAND.

GENERAL NOTARY STATE OF NEBRASKA
 MARLENE R. HUBBARD
 My Comm. Exp. Nov. 23, 1998

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 1996 BY ANTONETTE M. PITMAN

OFFICIAL SEAL
 RUTH P. WILLIAMS
 JURY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXPIRES 8-4-98

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE RECORDS OF THIS OFFICE, THE CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS DATE

APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF REGENCY PARK VISTA ON THIS 11th DAY OF June 1996

APPROVAL OF CITY PLANNING BOARD
 THIS PLAT OF REGENCY PARK VISTA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 5th DAY OF June 1996.

APPROVAL OF CITY COUNCIL
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 5th DAY OF June 1996.

REVIEW BY DOUGLAS COUNTY ENGINEER
 THIS PLAT OF REGENCY PARK VISTA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 6th DAY OF June 1996.

COMMERCIAL FEDERAL BANK, TRUSTEE
 AND COMMERCIAL FEDERAL MORTGAGE CORPORATION, BENEFICIARY

NEBRASKA REGISTERED SURVEYOR
 L.S.-475
 DAVID H. NEEF
 NEBRASKA R.L.S. NO. 475

DATE	MAY 10, 1996
BY	RDK
BY	DFH
BY	FORN

COMMERCIAL FEDERAL BANK, TRUSTEE
 AND COMMERCIAL FEDERAL MORTGAGE CORPORATION, BENEFICIARY

COMMERCIAL FEDERAL BANK, TRUSTEE
 AND COMMERCIAL FEDERAL MORTGAGE CORPORATION, BENEFICIARY

COMMERCIAL FEDERAL BANK, TRUSTEE
 AND COMMERCIAL FEDERAL MORTGAGE CORPORATION, BENEFICIARY

GENERAL NOTARY STATE OF NEBRASKA
 SCOTT A. SCHMIDT
 My Comm. Exp. Feb. 18, 2000

APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF REGENCY PARK VISTA ON THIS 11th DAY OF June 1996

REVIEW BY DOUGLAS COUNTY ENGINEER
 THIS PLAT OF REGENCY PARK VISTA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 6th DAY OF June 1996.

620-112
 A620112A-DWG

THOMPSON, DREESSEN & DORNER
 Consulting Engineers & Land Surveyors
 18535 OLD MILL ROAD
 OMAHA, NE 68184
 (402) 333-8880