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By JB

RICHARD M. TAKECHI  
REGISTER OF DEEDS  
SARASOTA COUNTY, FL

RECEIVED

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B deed  
7/10

FEE 40.<sup>00</sup>  
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DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

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(THO)

Thompson, Dreesen, & Bonner  
10836 Old Mill Rd.  
Omaha, Ne. 68154

# THE NORTH RESERVE

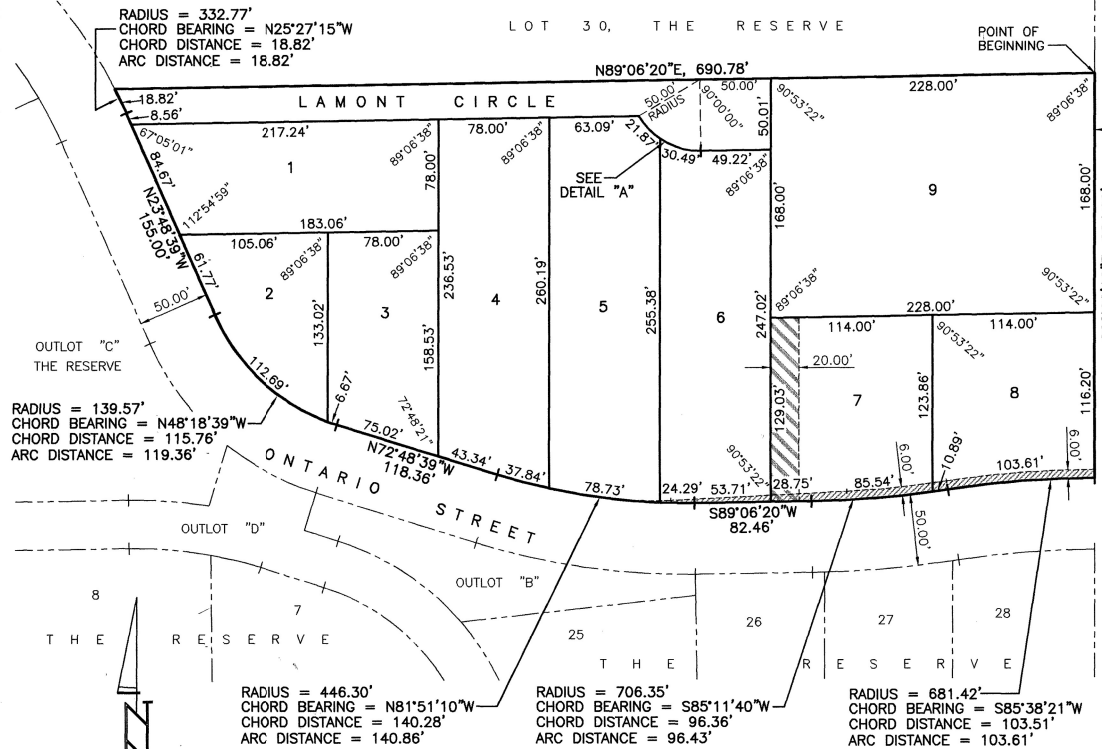
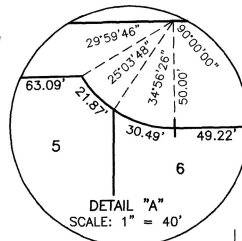
LOTS 1 TO 9

BEING A REPLAT OF LOT 29, THE RESERVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

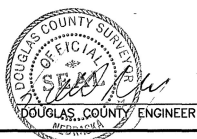
## NOTE:

THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 168th STREET FROM LOT 8.

- EXISTING SIDEWALK EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOK 1196 AT PAGES 538 AND 542 OF THE DOUGLAS COUNTY RECORDS.
- 20.00 FOOT WIDE SEWER, INGRESS AND EGRESS EASEMENT GRANTED TO LOT 9, THE NORTH RESERVE (SEE RECORDED DOCUMENT)



**REVIEW BY DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF THE NORTH RESERVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 09th DAY OF JUNE, 2003.



## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF THE NORTH RESERVE ON THIS 27th DAY OF JUNE, 2003.

*for Michael J. Mackena*  
CITY ENGINEER

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

DATE 9/23/3

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF THE NORTH RESERVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 2nd DAY OF April, 2003.

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE NORTH RESERVE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 5th DAY OF August, 2003.

MAYOR *Mike J. Jolley*

PRESIDENT *Willard*



CHAIRMAN *James E. Lander*

CITY CLERK *Christa Ben*

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND 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 THE NORTH RESERVE, LOTS 1 TO 9, INCLUSIVE, BEING A REPLAT OF LOT 29, THE RESERVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 29; THENCE S00°00'18"E (ASSUMED BEARING) 284.20 FEET ON THE EAST LINE OF SAID LOT 29 TO THE SE CORNER THEREOF; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 29 ON A 681.42 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S85°38'21"W, CHORD DISTANCE 103.51 FEET, AN ARC DISTANCE OF 103.61 FEET; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 29 ON A 708.35 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85°11'40"W, CHORD DISTANCE 96.36 FEET, AN ARC DISTANCE OF 96.43 FEET; THENCE S89°06'20"W 82.46 FEET ON THE SOUTH LINE OF SAID LOT 29; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 29 ON A 446.30 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N81°51'10"W, CHORD DISTANCE 140.28 FEET, AN ARC DISTANCE OF 140.86 FEET; THENCE N72°48'39"W 118.36 FEET ON THE SOUTH LINE OF SAID LOT 29; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 29 ON A 139.57 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N48°18'39"W, CHORD DISTANCE 115.76 FEET, AN ARC DISTANCE OF 119.36 FEET; THENCE N23°48'39"W 155.00 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 29; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 29 ON A 332.77 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N25°27'15"W, CHORD DISTANCE 18.82 FEET, AN ARC DISTANCE OF 18.82 FEET TO THE NW CORNER OF SAID LOT 29; THENCE N89°06'20"E 690.78 FEET ON THE NORTH LINE OF SAID LOT 29 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA RLS 308

JANUARY 25, 2003

DATE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, EDWARD J. VANBUREN, JR. AND DORIS D. VANBUREN, HUSBAND AND WIFE, AND H & P REAL ESTATE, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, AND NEBRASKA 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 A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE NORTH RESERVE, 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, 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 BOUNDARY LINES OF ALL LOTS, 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.

*Edward J. VanBuren, Jr.*  
EDWARD J. VANBUREN, JR.

*Doris D. VanBuren*  
DORIS D. VANBUREN

H & P REAL ESTATE, INC.,  
A NEBRASKA CORPORATION

BY: *Patrick J. Lacy*  
PATRICK J. LACY, SECRETARY/TREASURER

NEBRASKA STATE BANK

BY: *Wayne Kehrl*  
WAYNE KEHRL, PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF June, 2003 BY EDWARD J. VANBUREN, JR. AND DORIS D. VANBUREN, HUSBAND AND WIFE.

## ACKNOWLEDGEMENT OF NOTARY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF June, 2003 BY PATRICK J. LACY, SECRETARY/TREASURER OF H & P REAL ESTATE, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

## ACKNOWLEDGEMENT OF NOTARY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2003 BY WAYNE KEHRL, PRESIDENT OF NEBRASKA STATE BANK, 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 THE OFFICE THIS 13 DAY OF August, 2003.

*Carol J. Parker*  
DEPUTY



DOUGLAS COUNTY TREASURER

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10336 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402) 330-8860 FAX: (402) 330-5866  
EMAIL: TD2A@DREESSEN.COM WEB: WWW.DREESSEN.COM

200-301-135

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