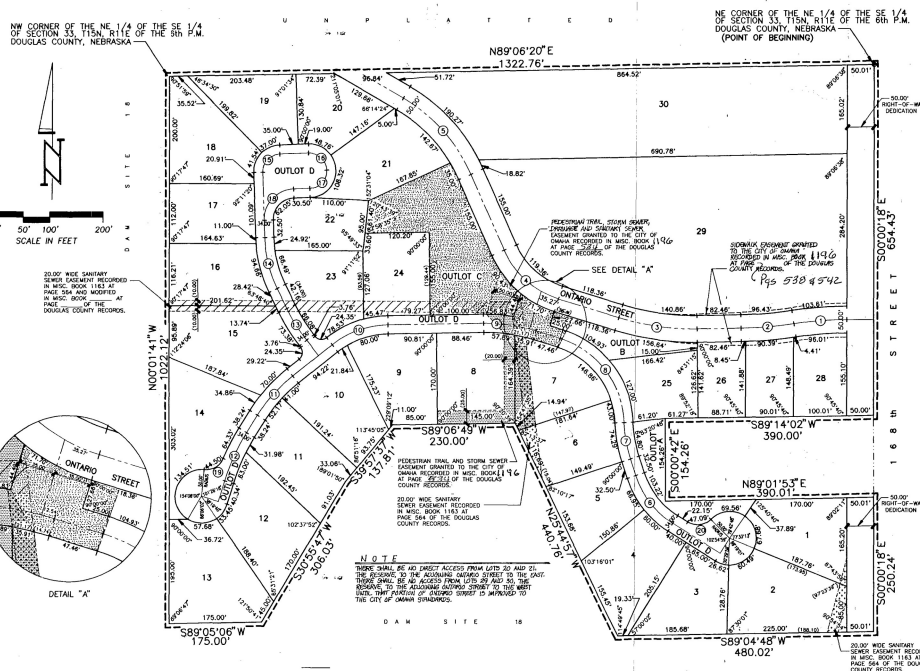


66-38312  
 RECEIVED  
 DEC 24 10 49 AM '96  
 GEORGE J. BROWN  
 REGISTERED  
 1996016855

DEED  
 1996016855

# THE RESERVE

LOTS 1 THRU 25, INCLUSIVE, AND OUTLOTS A, B, C AND D, A CLUSTER SUBDIVISION AND LOTS 26 THRU 30  
 BEING A PLATTING OF PART OF THE NE 1/4 OF SE 1/4 OF SECTION 33, T15N R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA



CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	656.42	50.00	99.81	08°42'42"
2	233.35	50.00	39.84	07°42'20"
3	471.30	75.00	146.75	18°05'01"
4	164.57	75.00	140.74	49°00'00"
5	307.77	100.00	193.38	36°00'00"
6	164.62	60.00	115.09	40°00'00"
7	249.04	35.00	89.54	16°00'00"
8	170.45	121.35	210.89	70°52'29"
9	314.32	50.00	89.17	18°04'32"
10	173.28	58.55	112.92	37°29'33"
11	288.99	50.00	99.01	19°41'31"
12	379.79	50.00	89.43	15°00'00"
13	324.60	35.00	89.73	12°18'29"
14	235.23	50.00	98.33	24°00'00"
15	33.00	33.00	51.84	90°00'00"
16	33.00	33.00	51.84	90°00'00"
17	33.00	33.00	51.84	90°00'00"
18	56.50	56.50	89.75	90°00'00"
19	35.00	25.83	44.50	77°51'02"
20	35.00	27.88	47.09	77°05'01"

- NOTES:
- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  - ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THERE SHALL BE NO VEHICULAR ACCESS ONTO 168th STREET ACROSS THE EAST LINES OF LOTS 1, 2 AND 28.
  - ALL INTERSECTION RADI ARE 15.50 FEET UNLESS NOTED.

APPROVAL OF CITY ENGINEER  
 I HEREBY APPROVE THIS PLAT OF THE RESERVE ON THIS 22 day of July, 1996.  
 [Signature]  
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
 December 24, 1996  
 [Signature]  
 CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL  
 THIS PLAT OF THE RESERVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 17 day of September, 1996.  
 [Signature]  
 MAYOR

REVIEW BY DOUGLAS COUNTY ENGINEER  
 THIS PLAT OF THE RESERVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 22 day of April, 1996.  
 [Signature]  
 DOUGLAS COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN DESCRIBED AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THE RESERVE, LOTS 1 THRU 30, INCLUSIVE, AND OUTLOTS A, B, C, AND D, BEING A PLATTING OF PART OF THE NE 1/4 OF SE 1/4 OF SECTION 33, T15N R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NE 1/4; THENCE S07°00'18"E (ASSUMED BEARING) 654.43 FEET ON THE EAST LINE OF SAID NE 1/4; THENCE S89°14'02"W 390.00 FEET; THENCE S07°00'18"E 154.38 FEET; THENCE S89°14'02"W 390.01 FEET TO THE EAST LINE OF SAID NE 1/4; THENCE S07°00'18"E 250.24 FEET ON THE EAST LINE OF SAID NE 1/4; THENCE S89°04'48"W 480.02 FEET; THENCE N22°44'57"W 440.76 FEET; THENCE S89°04'48"W 230.00 FEET; THENCE S30°57'37"W 175.81 FEET; THENCE S30°57'37"W 306.03 FEET; THENCE S89°05'06"W 175.00 FEET TO THE WEST LINE OF SAID NE 1/4; THENCE N00°01'41"W 1022.12 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NW CORNER THEREOF; THENCE N89°06'20"E 1322.76 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.



APRIL 1, 1996  
 DAVID H. NEEF  
 NEBRASKA R.L.S. 475

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE RESERVE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, JAMES R. LINDER AND WENDY B. LINDER, HUSBAND AND WIFE, EDWARD J. VAN BUREN, JR. AND DORIS D. VAN BUREN, HUSBAND AND WIFE, LARRY D. BROWN AND JUDITH K. BROWN, HUSBAND AND WIFE, BEING THE OWNERS, AND OMAHA STATE BANK, A NEBRASKA CORPORATION, EDWARD J. VAN BUREN, JR. AND DORIS D. VAN BUREN, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE 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 DISTRICT, 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 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 RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE 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, EXCEPT THE NORTH AND EAST LINES OF OUTLOT A. THE REAR EXTERIOR LOTS IS HEREBY DEEMED 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 UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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 HEREBY GRANTED. PERPETUAL EASEMENTS SHALL GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 ADJOINING ALL OIL-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 HEREBY GRANTED.

[Signatures]  
 LARRY D. BROWN, JUDITH K. BROWN, EDWARD J. VAN BUREN, JR., DORIS D. VAN BUREN, JAMES R. LINDER, WENDY B. LINDER, CINDY D. PETERSEN

OMAHA STATE BANK, A NEBRASKA CORPORATION  
 BY [Signature]  
 TITLE: [Signature]

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th day of April, 1996 BY JAMES R. LINDER, MEMBER OF THE RESERVE L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th day of April, 1996 BY JAMES R. LINDER AND WENDY B. LINDER, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th day of April, 1996 BY EDWARD J. VAN BUREN, JR. AND DORIS D. VAN BUREN, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th day of April, 1996 BY LARRY D. BROWN AND JUDITH K. BROWN, HUSBAND AND WIFE.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th day of April, 1996 BY BRUCE E. BROWN, JR. (TITLE) OF OMAHA STATE BANK, A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF DOUGLAS) I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th day of April, 1996 BY CINDY D. PETERSEN.

**COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR TAXES, DEBT OR LIEN AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 15th day of April, 1996.  
 DEPUTY  
 [Signature]  
 DOUGLAS COUNTY TREASURER

AS SHOWN  
 APRIL 1, 1996  
 ROK  
 DNN  
 FINAL PLAT  
**2 THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10336 OLD MILL ROAD  
 OMAHA, NEBRASKA 68134  
 (402) 330-8860  
 1035-101  
 A035101A.DWG