



DEED 2010048914



JUN 07 2010 11:40 P 10

Deed New DJ-34473
10/4/10 SA 03-34472-01d
C/O COMP BV
LC SCPT FV

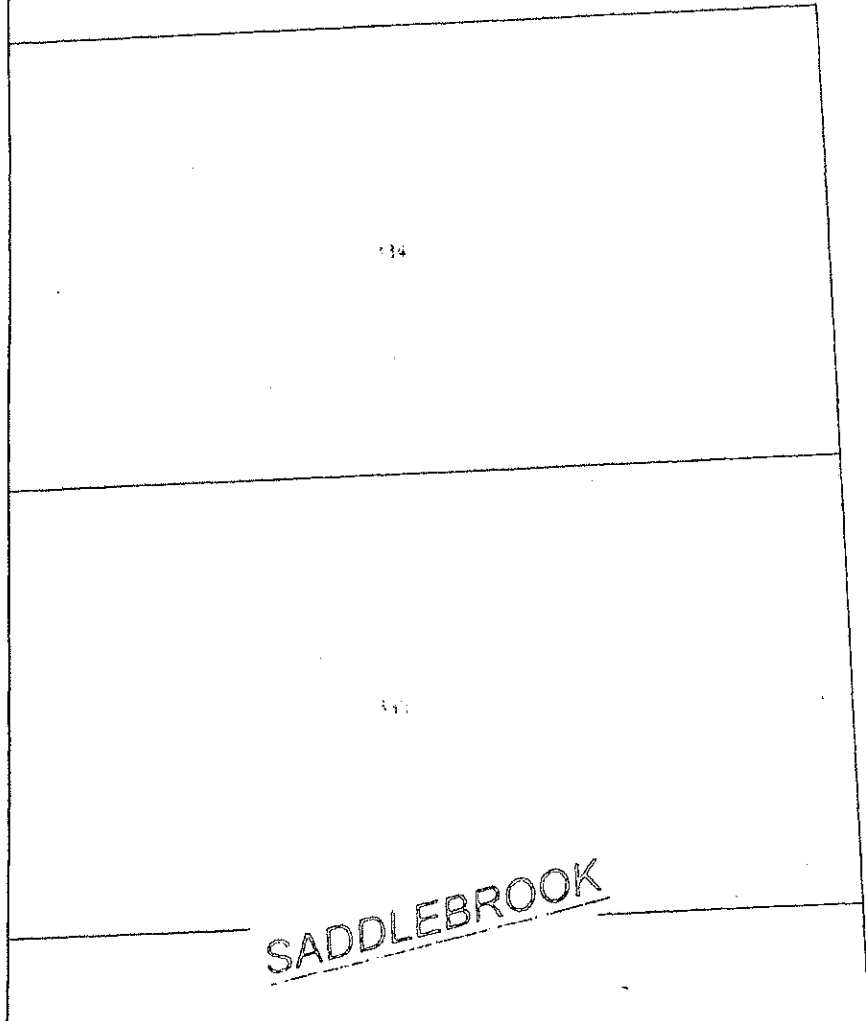
Nebr Doc
Stamp Tax
6/7/10
Date
\$ Ex 9
By M D N

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/7/2010 11:40:30.01
2010048914

POOR COPY

NOTES

1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2. ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 24" LONG #5 REBARS DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED LS 691.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).



(Administrative) MINOR PLAT

POOR COPY

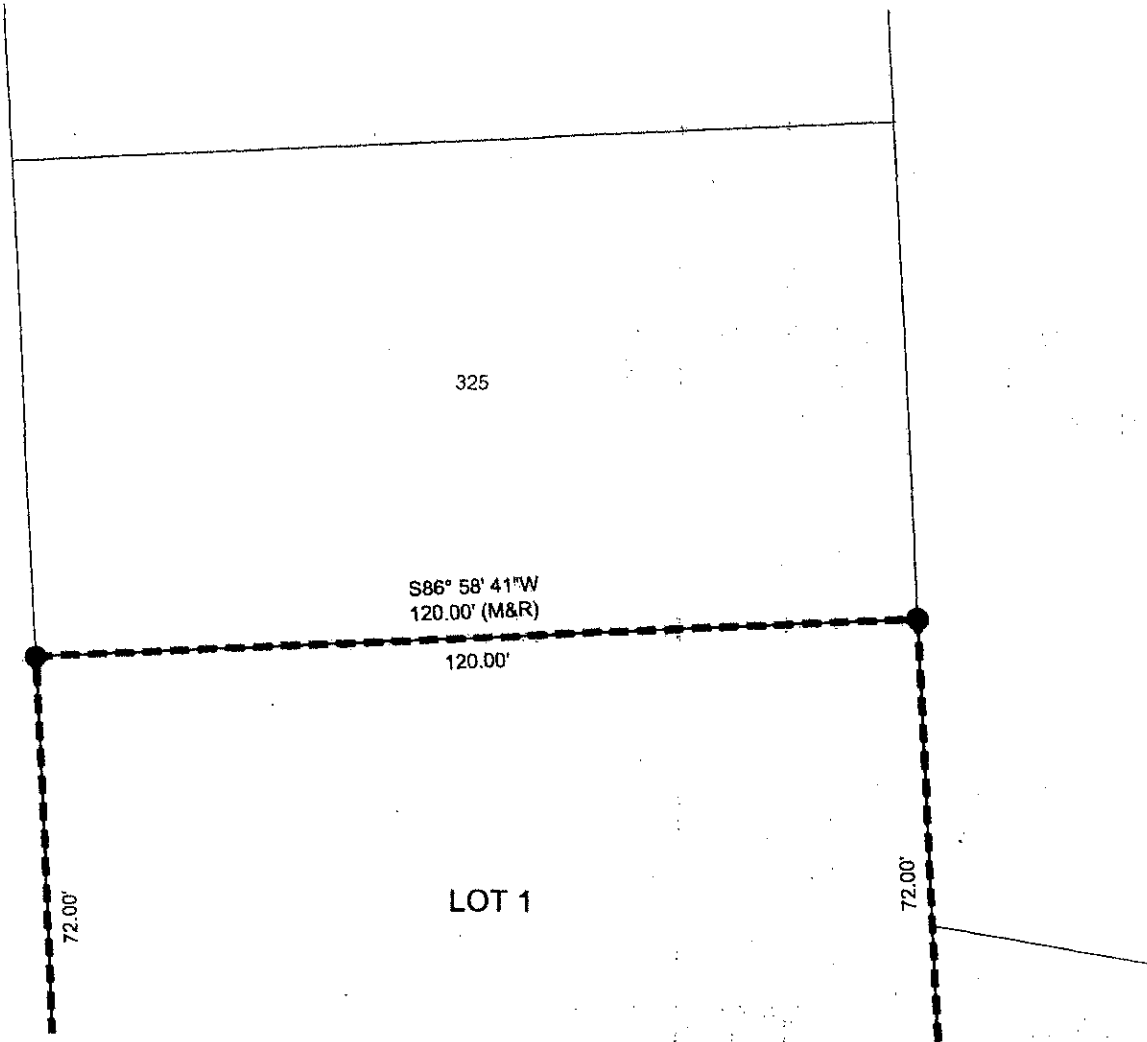
SADDLEBROOK REPLAT

LOTS 1 THRU 2 INCLUSIVE

BEING A REPLAT OF LOTS 326 - 327 SADDLEBROOK, A SUBDIVISION AS PLATTED AND RECORDED
DOUGLAS COUNTY, NEBRASKA.

LOT AREA TABLE

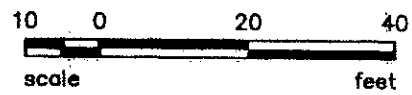
LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	8,640	2	7,680



T 1

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RDED IN



LEGEND

- FOUND 5/8" REBAR
- SET PIN (5/8" X 24" REBAR WITH CAP STAMPED LS 691)

(M & R) MEASURED AND RECORDED

198

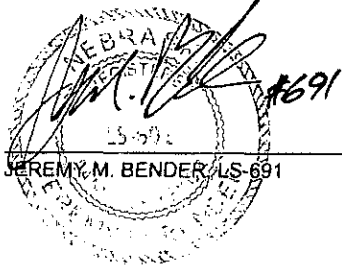
SADDLEBROOK

LEGAL DESCRIPTION

REPLAT OF LOTS 326-327 SADDLEBROOK, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SADDLEBROOK REPLAT 1 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



JEREMY M. BENDER, LS-691

5/17/2010
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, FIRST NATIONAL BANK OF OMAHA, OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SADDLEBROOK REPLAT 1 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE REPLATTED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

FIRST NATIONAL BANK OF OMAHA

Eric Musgjerd
ERIC MUSGJERD, VICE PRESIDENT

5-18-2010
DATE

ACKNOWLEDGMENT OF NOTARY

40
st

POOR COPY

333

SADDLEBROOK

332

150TH STREET

330

329

Y:\PROJECTS\023610013 SADDLEBROOK\DRAWINGS\F-PLAT\0013 REPLAT 1.DWG

POOR COPY

S86° 58' 41"W
120.00' (M&R)

120.00'

LOT 1

72.00'

S3° 01' 19"E
136.00' (M&R)

72.00'

120.00'

N3° 01' 19"W
136.00' (M&R)

LOT 2

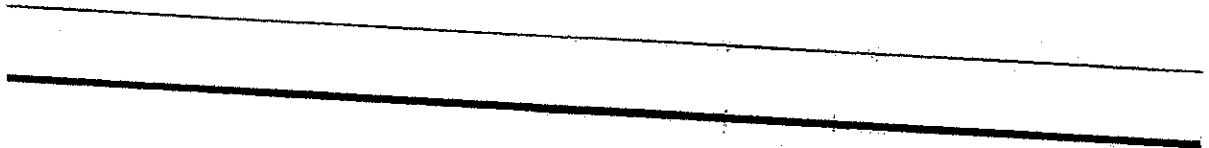
64.00'

64.00'

120.00'

N86° 58' 41"E
120.00' (M&R)

328



198

POOR COPY

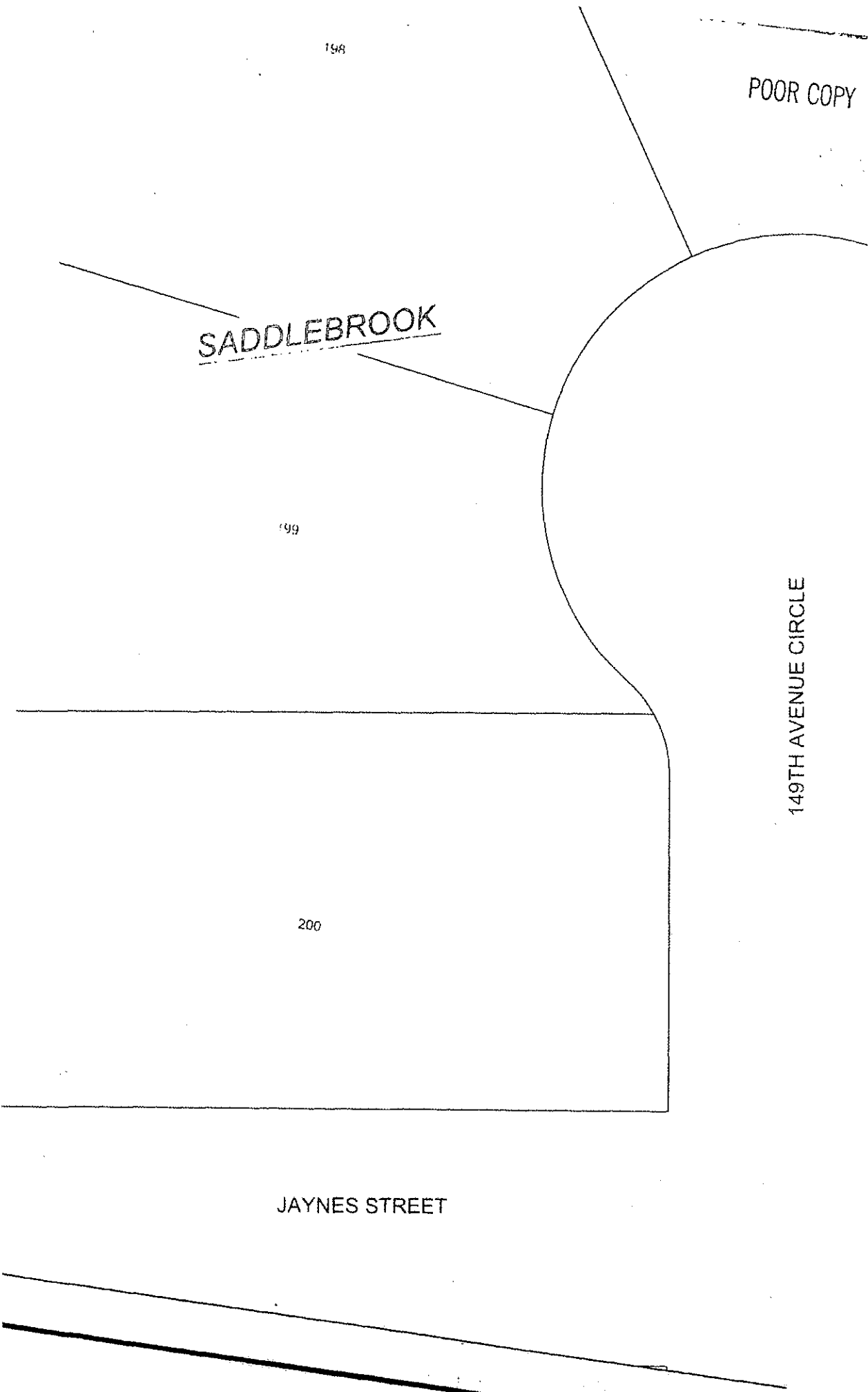
SADDLEBROOK

199

149TH AVENUE CIRCLE

200

JAYNES STREET



PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

FIRST NATIONAL BANK OF OMAHA

Eric Musgjerd
ERIC MUSGJERD, VICE PRESIDENT

5-18-2010
DATE

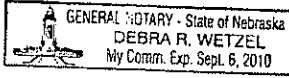
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ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

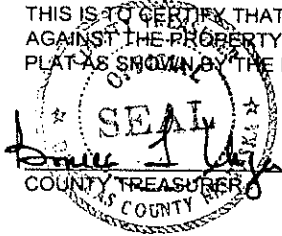
ON THIS 18th DAY OF May, 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, ERIC MUSGJERD, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Debra R. Wetzel
NOTARY PUBLIC



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I CAN FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.



5/24/10
DATE

PLANNING DIRECTORS APPROVAL

THIS PLAT OF SADDLEBROOK REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE PLANNING DEPARTMENT AND APPROVED AS A SUBDIVISION OF SADDLEBROOK IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

[Signature]
PLANNING DIRECTOR

6/3/10
DATE

APPROVAL OF THE CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SADDLEBROOK REPLAT 1 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS AND CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

[Signature]
CITY ENGINEER

6-3-10
DATE

OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE STRIP SHALL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS PLATTED AND RECORDED.

HEREOF, WE DO SET OUR HANDS.

AT THE BANK OF OMAHA

Musgjerd
D. VICE PRESIDENT

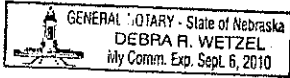
5-18-2010
DATE

ACKNOWLEDGMENT OF NOTARY

NEBRASKA)
) SS
MUSGJERD)

On the 18th DAY OF May, 2010, BEFORE ME, THE UNDERSIGNED, A DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND I PERSONALLY APPEARED, ERIC MUSGJERD, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND HE DID SO AT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Wetzel



COUNTY TREASURER'S CERTIFICATE

THAT I CAN FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT BY THE RECORDS OF THIS OFFICE.



5/24/10
DATE

PLANNING DIRECTORS APPROVAL

SADDLEBROOK REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE PLANNING DEPARTMENT AND APPROVED AS A SUBDIVISION OF SADDLEBROOK IN SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

Wetzel
DIRECTOR

6/2/10
DATE

APPROVAL OF THE CITY ENGINEER OF OMAHA

I HAVE REVIEWED THIS PLAT OF SADDLEBROOK REPLAT 1 (LOTS NUMBERED AS SHOWN) AGAINST CITY ENGINEERING STANDARDS AND CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

Paw

6-3-10
DATE

				ORIGINAL PLAN	REVISION DESCRIPTION
				5-17-2010	DATE
				No.	
POOR COPY					
SADDLEBROOK REPLAT 1 DOUGLAS COUNTY, NEBRASKA NP DODGE (Administrative) MINOR PLAT					
PROJECT #					
10013					
SHEET					
1 OF 1					

M 5255