



BK 2209 PG 084-090



DEED 2002 05705

RICHARD R. TAKECHI  
REGISTER OF DEEDS  
DODGE COUNTY, NE

02 APR 26 AM 10:31

RECEIVED

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PAGE DOWN FOR BALANCE OF INSTRUMENT

A

Deed  $\frac{2}{74}$

FEE 72<sup>00</sup> FB New # OC-35224  
OC-35223-old

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP W

DEL MD SCAN CR FV \_\_\_\_\_

Temp 12 4 01

Lamp Rynearson & Assoc  
14710 W Dodge Rd Ste 100  
Omaha NE 68154  
402.496.2498

# SHADOW VIEW 2ND ADDITION REPLAT 1

Lots 1 through 40, inclusive, being a replatting of Lots 50 through 83, inclusive, SHADOW VIEW 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of all curves on all lots in the subdivision to be known as SHADOW VIEW 2ND ADDITION REPLAT 1, (Lots 1 through 40, inclusive, being a replatting of Lots 50 through 83, inclusive, SHADOW VIEW 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. I further Certify that there are no changes in the rights of way of the streets abutting said lots.

Robert D. Proett, L.S.

Date

Jan 24 2002



DEDICATION

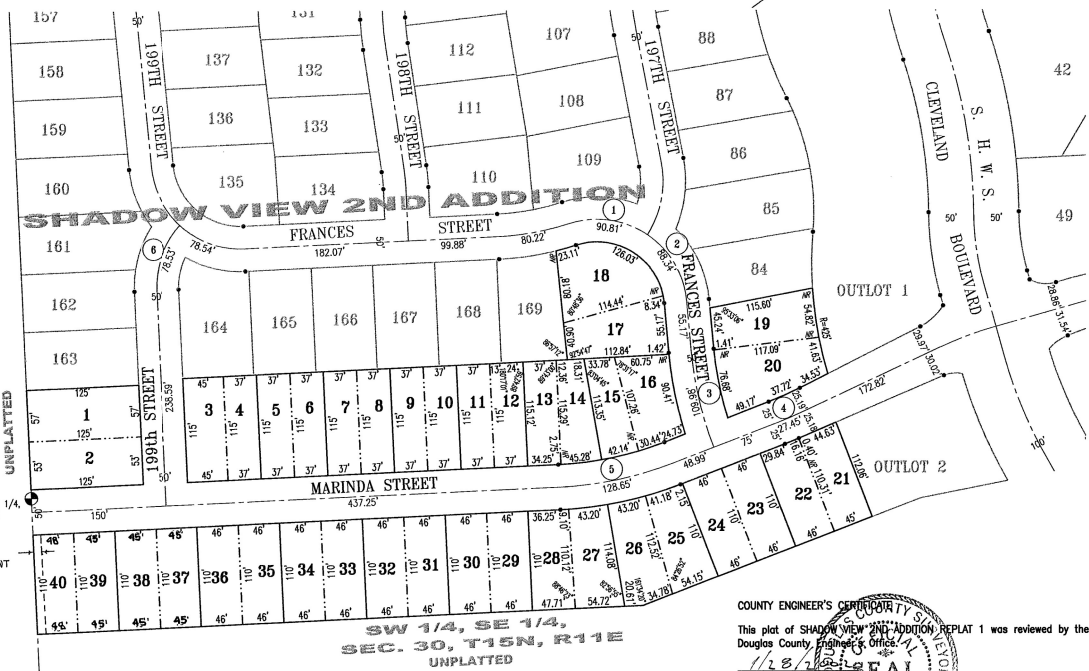
KNOW ALL MEN BY THESE PRESENTS: That We, LANE BUILDING CORP., a Nebraska corporation OWNERS, and WELLS FARGO BANK, MORTGAGEES, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown hereon, said subdivision to be hereafter known as SHADOW VIEW 2ND ADDITION REPLAT 1; and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do hereby grant a perpetual easement to the Omaha Public Power District and QWEST Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, downpicks 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then later interfere with the aforesaid uses or rights herein granted.

LANE BUILDING CORP., OWNER

Jerry L. Standerford, President

WELLS FARGO BANK, MORTGAGEE

Andrew L. Pearson, Vice President



State of Nebraska } SS  
County of Douglas }

On this 19 day of February 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Jerry L. Standerford, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of LANE BUILDING CORP., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.  
Notary Public

State of Nebraska } SS  
County of Douglas }

On this 19 day of February 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Andrew L. Pearson, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of WELLS FARGO BANK, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.  
Notary Public

GENERAL NOTARY - State of Nebraska  
DEBRA A. O'NEILL  
My Comm. Exp. May 15, 2005

COUNTY ENGINEER'S CERTIFICATE  
This plat of SHADOW VIEW 2ND ADDITION REPLAT 1 was reviewed by the Douglas County Engineer's Office.  
Date: 1/28/02  
Douglas County Engineer

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 Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office.  
Date: 9 day of April 2002  
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-8 of the Omaha Municipal Code.

Date: 4.24.02  
City Engineer

APPROVAL OF CITY PLANNING DIRECTOR

Approved as a subdivision of SHADOW VIEW 2ND ADDITION REPLAT 1 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.

Date: 25 day of April 2002  
CITY PLANNING DIRECTOR

SW 1/4, SEC. 30, T15N, R11E

- NOTES
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
  - PARTY WALL

CENTERLINE CURVE DATA

C1	100.00'	90.81'	87.72'	52°01'47"
C2	100.00'	88.34'	85.50'	50°37'01"
C3	400.00'	109.98'	109.63'	15°45'11"
C4	400.00'	27.45'	27.45'	03°55'57"
C5	400.00'	128.65'	128.10'	18°25'40"
C6	100.00'	78.53'	76.53'	44°59'43"

4107

drawn by

designed by

reviewed by

path filename  
00052\DWG\0052R101.dwg

revisions	reference
	00521100
	0052R100

**lamp, rynearson & associates, inc.**  
planners  
surveyors  
engineers

1470 west dodge road, suite 100  
omaha, nebraska 68164 2029

ph 402-496-2498  
fax 402-496-2799

SHADOW VIEW 2ND ADDITION REPLAT 1 (LOTS 1 THROUGH 40)  
DOUGLAS COUNTY, NEBRASKA

MINOR ADMINISTRATIVE SUBDIVISION

Job number-tasks  
00052.00-004  
book page

date  
JANUARY 14, 2002

sheet  
1 of 1