




DEED 2005053617



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By <u>CC</u>

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 5/10/2005 11:55:46.60  
  
 2005053617

**THIS PAGE INCLUDED FOR INDEXING**  
**PAGE DOWN FOR BALANCE OF INSTRUMENT**

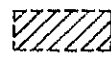
*Deed*  
 FEE 43<sup>00</sup> FB 48-29980 old  
 $\frac{7}{16}$  BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

RD Engineering, Inc  
 RETURN: MICHAEL SEXTON  
11920 Burt St, Ste 180  
OMAHA, NE 68154

# SHEPPARD

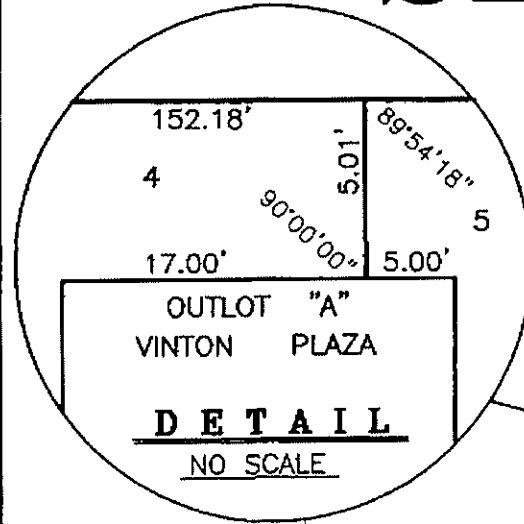
A CLUSTER S  
LOTS 1 TO 10, INCL

BEING A REPLAT OF PART OF  
PATTERSON PARK, A SUBDIVI



PUBLIC INGRESSES AND EGRESS EAS  
(SEE RECORDED INSTRUMENT

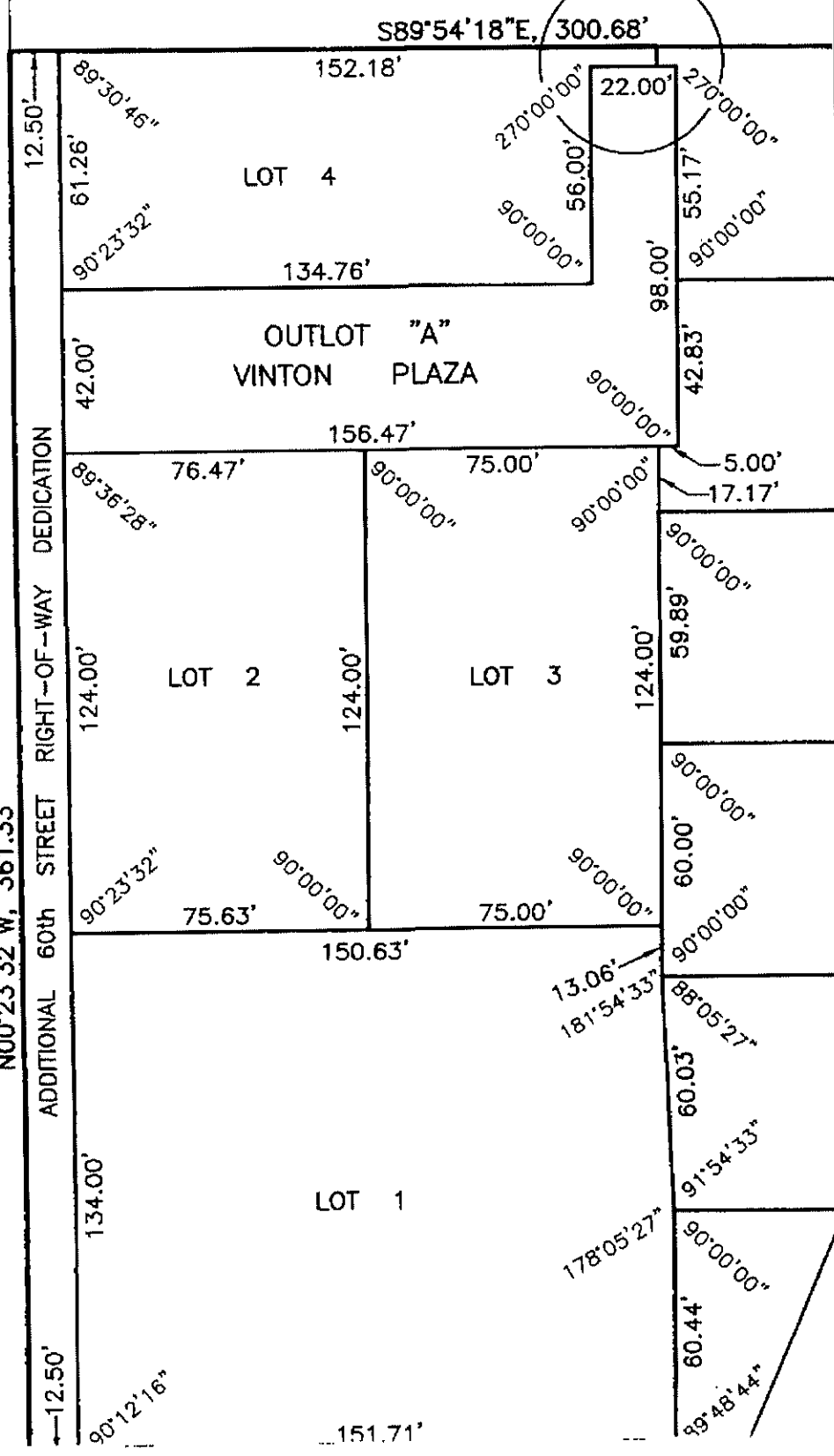
LOT 10  
PATTERSON PARK ADDITION



60th STREET

N00°23'32"W, 361.33'

ADDITIONAL 60th STREET RIGHT-OF-WAY DEDICATION





**CERTIFICATE**

THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS SHEPPARD HEIGHTS (A CLUSTER TO 10, INCLUSIVE AND OUTLOT "A" BEING A REPLAT OF PART OF LOTS 3, 4, 7, 8 AND ON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY VS: BEGINNING AT THE NE CORNER OF SAID LOT 9; THENCE SOUTH (ASSUMED BEARING) EAST LINE OF SAID LOT 9 TO THE NW CORNER OF SAID LOT 3; THENCE S89°59'51"E 1.00 LINE OF SAID LOT 3 TO THE WEST LINE OF 59TH STREET; THENCE SOUTH 239.89 FEET OF THE WEST 1.00 FEET OF SAID LOTS 3 AND 4 AND ON THE WEST TO THE SOUTH LINE OF SAID LOT 4; THENCE S89°48'44"W SOUTH LINES OF SAID LOTS 4 AND 7 TO A POINT ON THE EAST 00 FEET OF SAID LOT 7, SAID POINT ALSO BEING ON THE EAST ; THENCE N00°23'32"W 361.33 FEET ON THE EAST LINES OF OF SAID LOTS 7, 8 AND 9 AND ON THE EAST LINE OF 60TH + LINE OF SAID LOT 9; THENCE S89°54'18"E 300.68 FEET ON SAID LOT 9 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA RLS 308

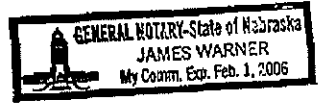
THESE PRESENTS: THAT I, JOHN SHAVLIK, TRUSTEE OF THE JOHN STEVEN SHAVLIK LIVING TRUST, AND WELLS FARGO BANK, N.A., BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED AS SHOWN, BE HEREFTER KNOWN AS SHEPPARD HEIGHTS, AND WE DO HEREBY RATIFY AND APPROVE OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF EASEMENT TO THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF OMAHA POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A PERPETUAL EASEMENT TO OPERATE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT STRIP ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP ABUTTING THE REAR BOUNDARY LINES. WE DO FURTHER GRANT PERPETUAL EASEMENTS TO THE CITY OF OMAHA POWER DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT STRIP ABUTTING OUTLOT "A". NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR STRUCTURES SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, PATHS, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE USES OR RIGHTS HEREIN GRANTED.

**JOHN SHAVLIK LIVING WILL**  
*[Signature]*  
JOHN SHAVLIK, TRUSTEE

**WELLS FARGO BANK, N.A.**  
*[Signature]*  
ANDREW L. PEARSON, VICE-PRESIDENT

**STATEMENT OF NOTARY**

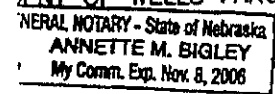
STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 2005, BY JOHN SHAVLIK TRUSTEE OF THE JOHN STEVEN SHAVLIK LIVING WILL, ON BEHALF OF SAID JOHN STEVEN SHAVLIK



*[Signature]*  
NOTARY PUBLIC

**STATEMENT OF NOTARY**

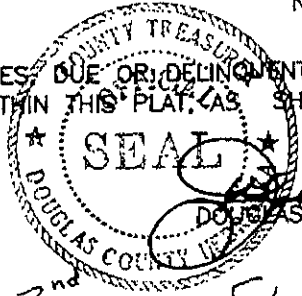
STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 2005, BY ANDREW L. PEARSON, VICE-PRESIDENT OF WELLS FARGO BANK, N.A., ON BEHALF OF SAID BANK.



*[Signature]*  
NOTARY PUBLIC

**CLERK'S CERTIFICATE**

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 COUNTY OF DOUGLAS, NEBRASKA, THIS 2nd DAY OF February, 2005.



*[Signature]*  
DOUGLAS COUNTY TREASURER

**PLAT ENGINEER**

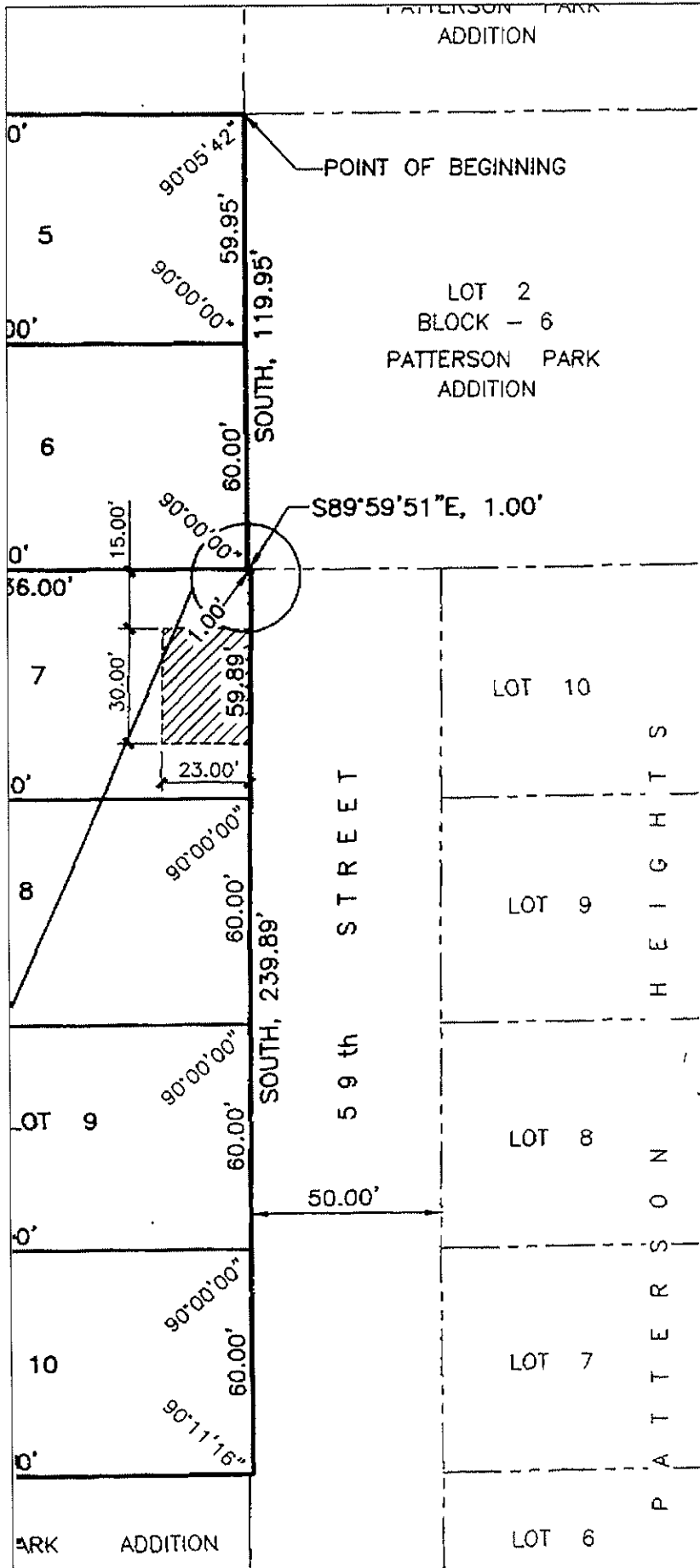
THIS IS PLAT OF SHEPPARD HEIGHTS ON THIS 2nd DAY OF February, 2005.

SCALE:	1" = 40'
DATE:	JAN. 6, 2005
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION:	

SHEPPARD HEIGHTS

FINAL PLAT

HOMPSON, DRESSSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-8866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT I, WILL, BEING THE OWNER, AND WELLS FARGO B DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE BE SUBDIVIDED INTO A STREET, LOTS AND AN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OF THE DISPOSITION OF OUR PROPERTY AS SH FOR PUBLIC USE THE STREET AS SHOWN ON 1 TO THE OMAHA PUBLIC POWER DISTRICT, OWES FRANCHISE TO PROVIDE A CABLE TELEVISION S ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR ANCHORS, CABLES, CONDUITS AND OTHER RELA THE CARRYING AND TRANSMISSION OF ELECTRIC OF SIGNALS AND SOUNDS OF ALL KINDS AND CABLE TELEVISION SYSTEM AND THEIR RECEPTI WIDE STRIP OF LAND ABUTTING ALL FRONT AND STRIP OF LAND ABUTTING THE REAR BOUNDARY METROPOLITAN UTILITIES DISTRICT OF OMAHA, TI MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDR THEREON PIPES FOR THE TRANSMISSION OF GA FOOT WIDE STRIP OF LAND ABUTTING OUTLOT " LOOSE ROCK WALLS SHALL BE PLACED IN SAID SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS WITH THE AFORESAID USES OR RIGHTS HEREIN

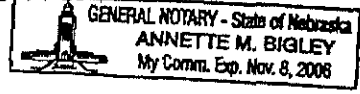
JOHN STEVEN SHAYLIK LIVING WILL  
 BY: *[Signature]*  
 JOHN SHAYLIK, TRUSTEE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) s.s.  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGE SHAYLIK, TRUSTEE OF THE JOHN STEVEN SHAY LIVING WILL.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) s.s.  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGE PEARSON, VICE-PRESIDENT OF WELLS FARGO B



**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR ( DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND OF THIS OFFICE THIS 29th DAY OF May

DEPUTY  
**APPROVAL OF CITY ENGINEER**  
 I HEREBY APPROVE THIS PLAT OF SHEPPARD HI

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS OMAHA MUNICIPAL CODE.  
May 6th, 2005  
 DATE:

**APPROVAL OF OMAHA CITY PLAN**  
 THIS PLAT OF SHEPPARD HEIGHTS WAS APP 2nd DAY OF February, 2005.

**APPROVAL OF OMAHA CITY COUN**  
 THIS PLAT OF SHEPPARD HEIGHTS WAS APP THIS 29th DAY OF March, 2005.

*[Signature]*  
 MAYOR  
*[Signature]*  
 PRESIDENT

**APPROVED BY DOUGLAS COUNTY ENGINEER**

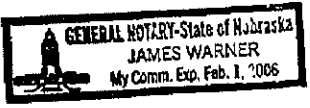
PLAT OF SHEPPARD HEIGHTS WAS REVIEWED BY DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS DAY OF July, 2005.

*[Signature]*  
 DOUGLAS COUNTY ENGINEER

THAT I, JOHN SHAVLIK, TRUSTEE OF THE JOHN STEVEN SHAVLIK LIVING WILLOUGHBY BANK, N.A., BEING THE MORTGAGE HOLDERS OF THE LAND CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, AS SHEPPARD HEIGHTS, AND WE DO HEREBY RATIFY AND APPROVE AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC USE ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO WEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A PERPETUAL EASEMENT SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A PERPETUAL EASEMENT, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE BOUNDARY LINES. WE DO FURTHER GRANT PERPETUAL EASEMENTS TO WEST CORPORATION, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR, AND RENEW HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND PERPETUAL EASEMENTS OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT OUTLOT "A". NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR OTHER STRUCTURES IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE USES HEREIN GRANTED.

I HEREBY WILL  
WELLS FARGO BANK, N.A.  
BY Andrew L. Pearson  
ANDREW L. PEARSON, VICE-PRESIDENT

I HAVE KNOWN AND BELIEVED BEFORE ME THIS 10th DAY OF JANUARY, 2005, BY JOHN SHAVLIK LIVING WILL, ON BEHALF OF SAID JOHN STEVEN SHAVLIK



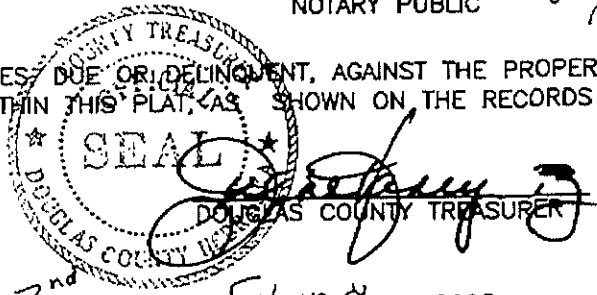
James Warner  
NOTARY PUBLIC

I HAVE KNOWN AND BELIEVED BEFORE ME THIS 10th DAY OF JANUARY, 2005, BY ANDREW L. PEARSON, VICE-PRESIDENT OF WELLS FARGO BANK, N.A., ON BEHALF OF SAID BANK.

Arnette M. Bigley  
NOTARY PUBLIC

**CERTIFICATE**

REGULAR OR SPECIAL TAXES DUE OR DELINQUENT, AGAINST THE PROPERTY EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THE CITY OF OMAHA, NEBRASKA, FOR THE YEAR 2005.



SHEPPARD HEIGHTS ON THIS 2<sup>nd</sup> DAY OF February, 2005.  
Mike Paulson  
for CITY ENGINEER

PERMISSIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE NEBRASKA STATUTES.

Charles Keayak  
CITY ENGINEER

**PLANNING BOARD**

THIS PLAT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 10th DAY OF JANUARY, 2005.

Robert P. Mancuso  
CHAIRMAN

**CITY COUNCIL**

THIS PLAT WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 10th DAY OF JANUARY, 2005.

John White  
PRESIDENT

Dwight D. ...  
CITY CLERK



**2 THOMPSON, DREESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



1384-101  
1384101A.DWG

SHEPPARD HEIGHTS

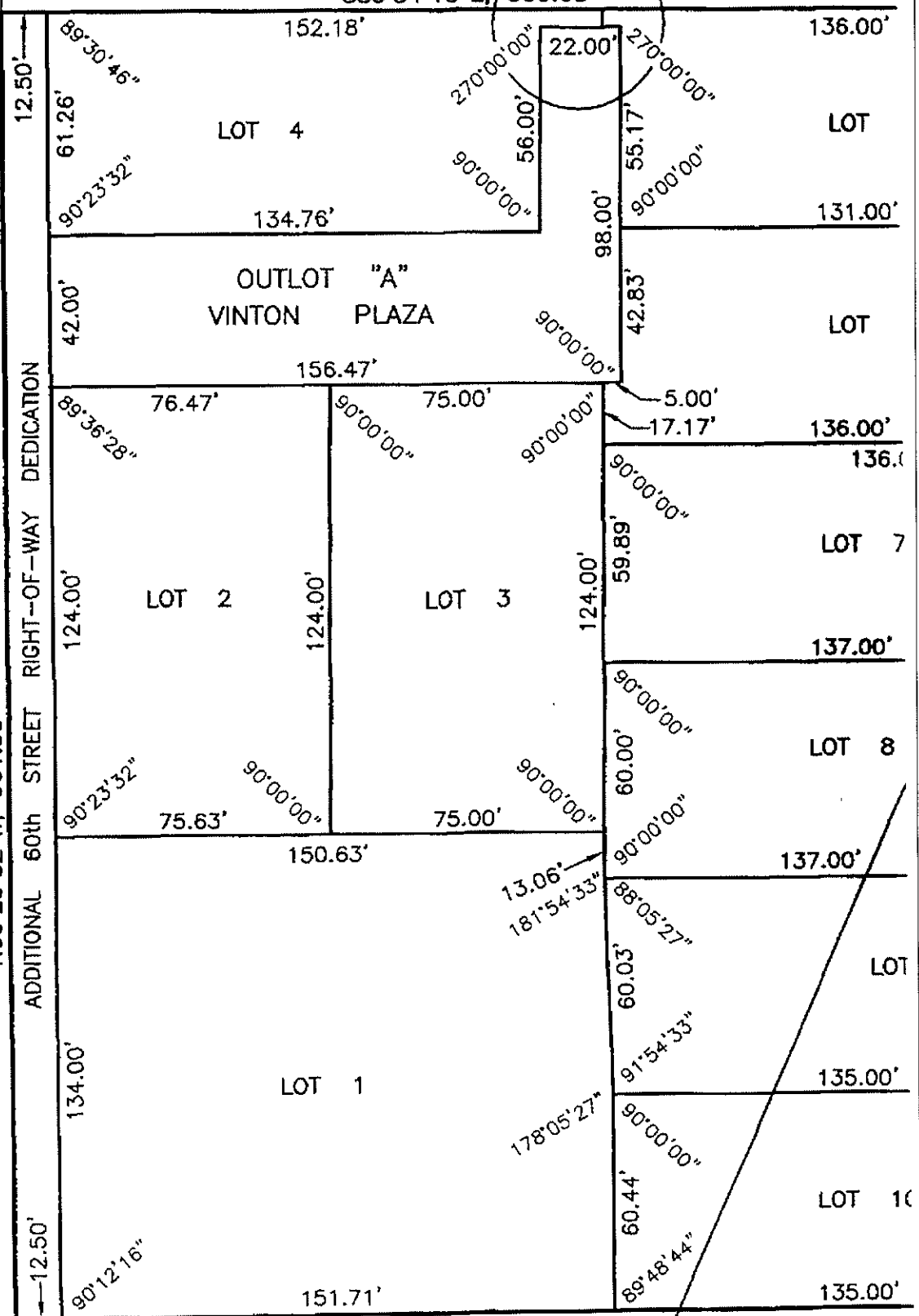
FINAL P

60th STREET

N00°23'32"W, 361.33'

ADDITIONAL 60th STREET RIGHT-OF-WAY DEDICATION

S89°54'18"E, 300.68'

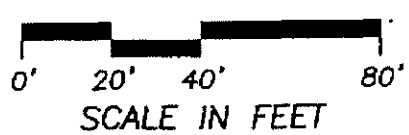
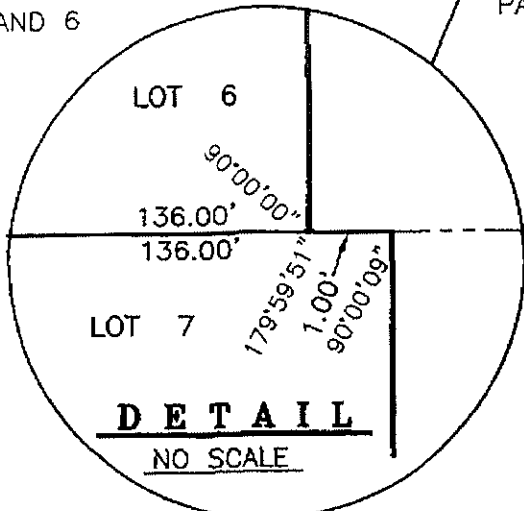


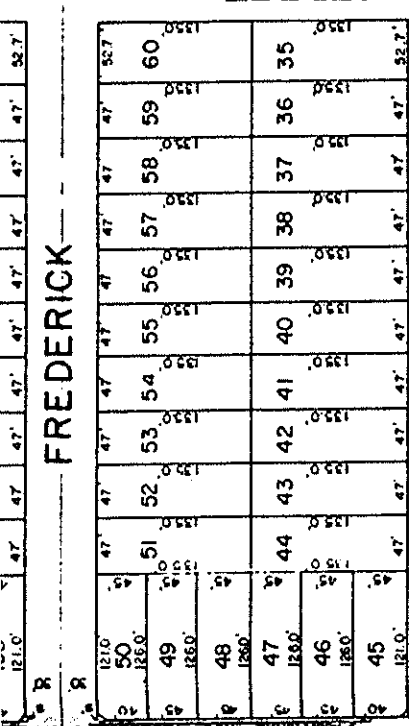
B L O C K - 6  
PART OF LOTS 5 AND 6

S89°48'44"W, 299.21'

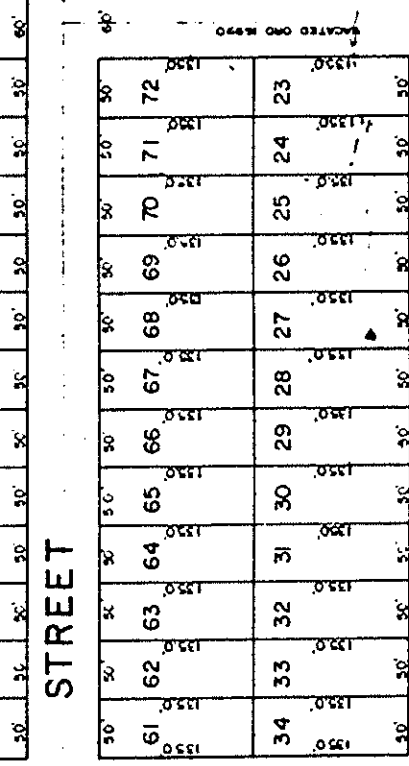
PATTERSON PARK

REVIEW  
THIS PLAT  
THE DOUG  
C

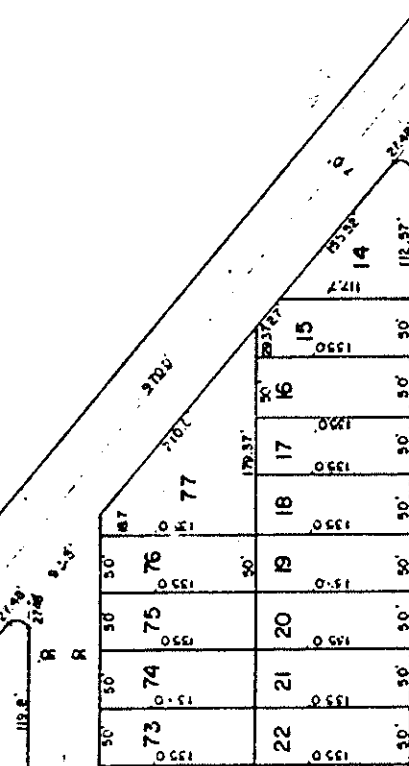




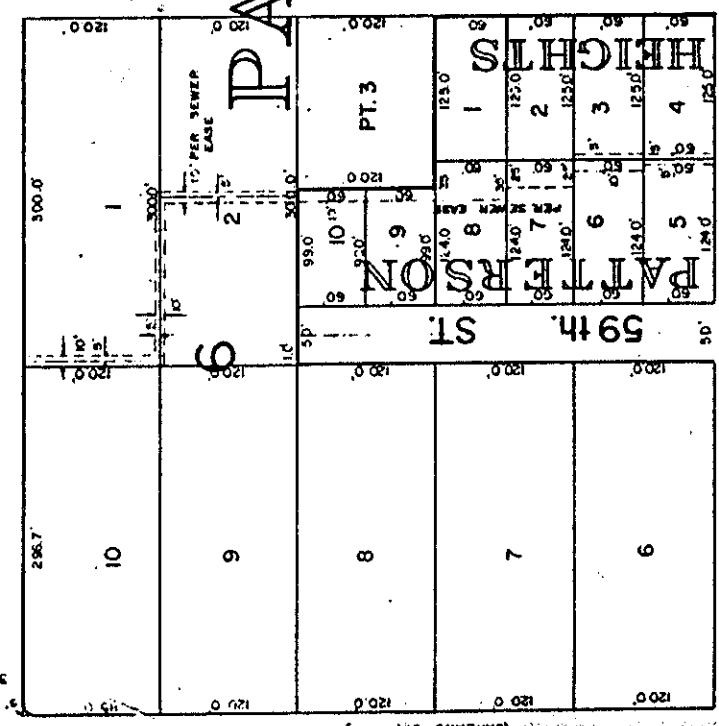
FREDERICK STREET



STREET

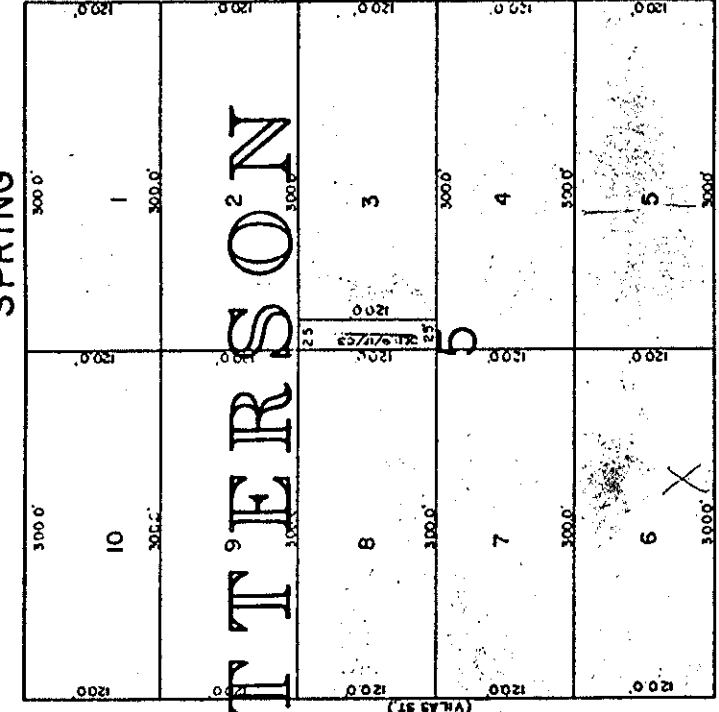


STREET

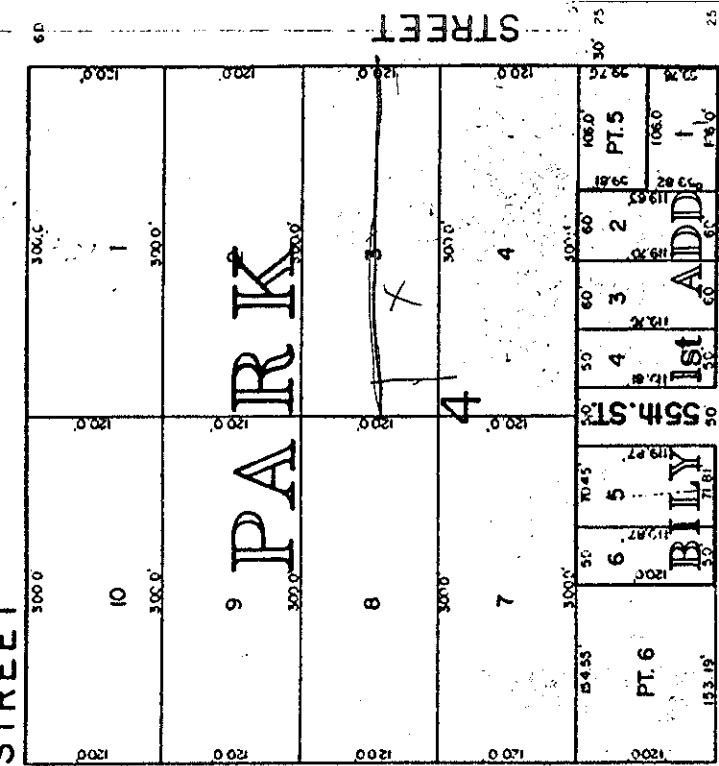


60th STREET

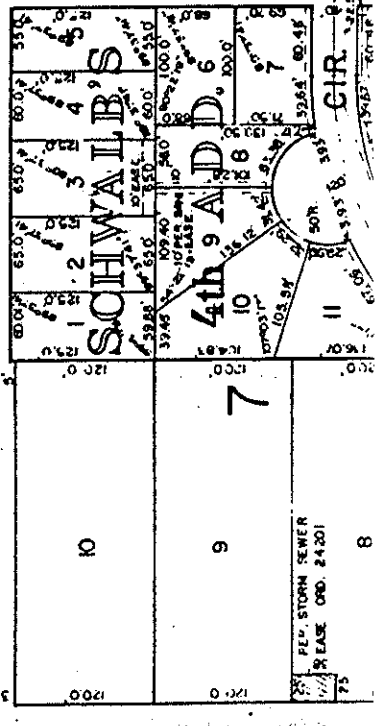
59th STREET



SPRING STREET

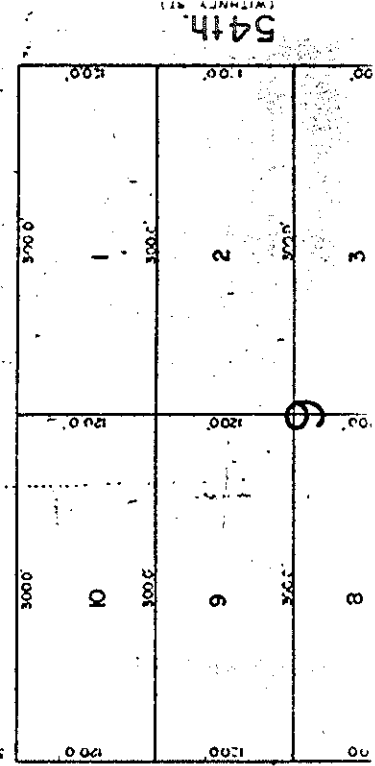


PARK STREET

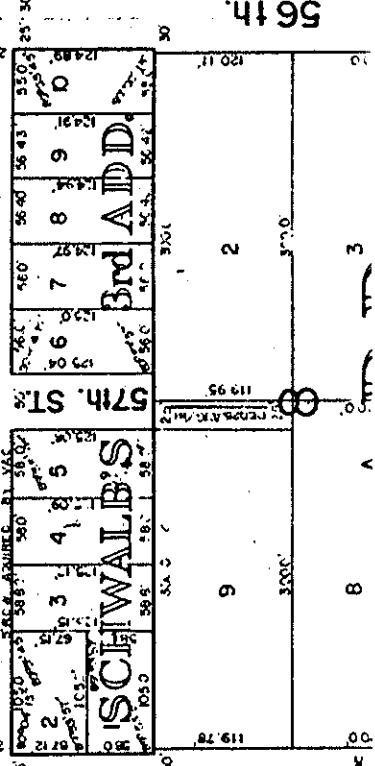


57th STREET

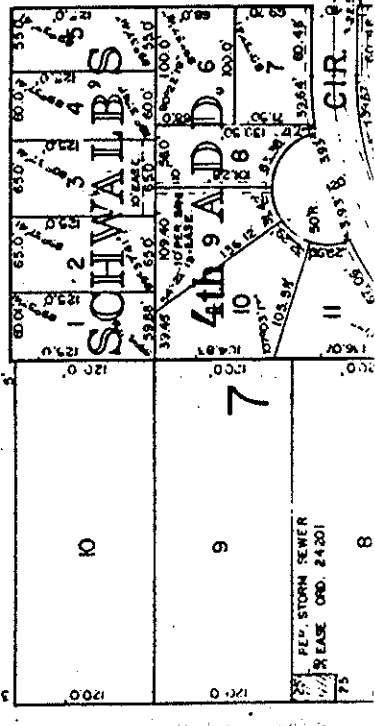
58th STREET



54th STREET

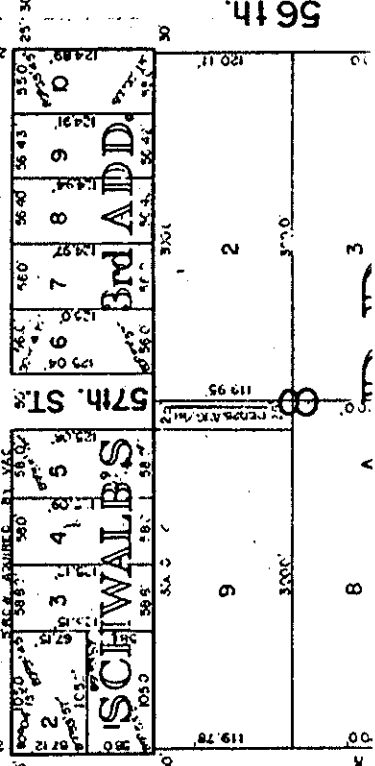


HASCALL STREET



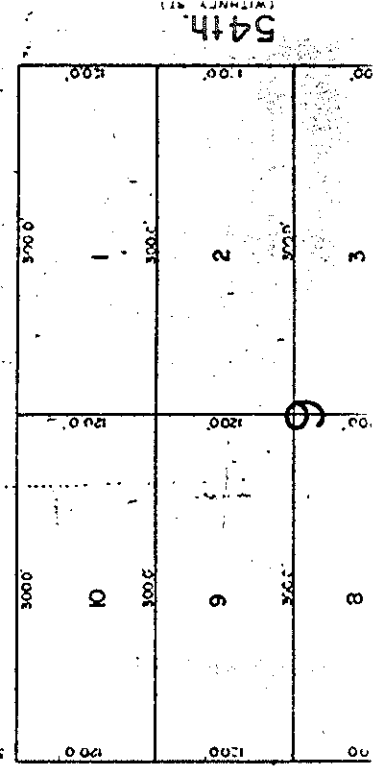
59th STREET

60th STREET



57th STREET

58th STREET



54th STREET