

RECEIVED

JAN 2 1232 PM '96

GEORGE S. H. ...  
REGISTER ...  
DOUGLAS ...



2022 512 DEED



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	14-15-10	01-60000
W 00026	23-15-10	DC-36018(new)
FEE 40.00	R	FB
DEL.	C/O	COMP KP
LEGAL PG	SCAN	W/FV

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INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

# SKYLINE MEADOWS

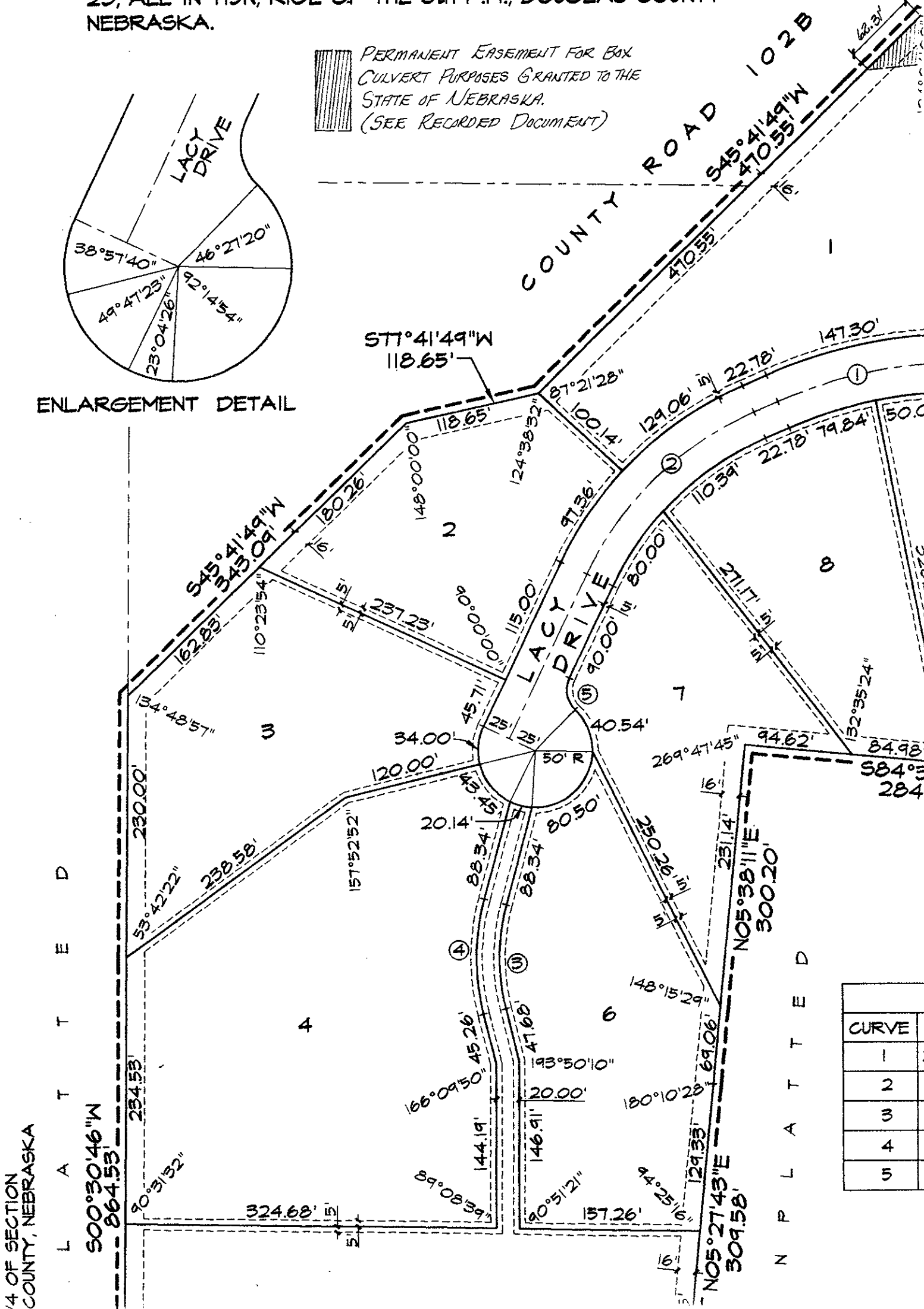
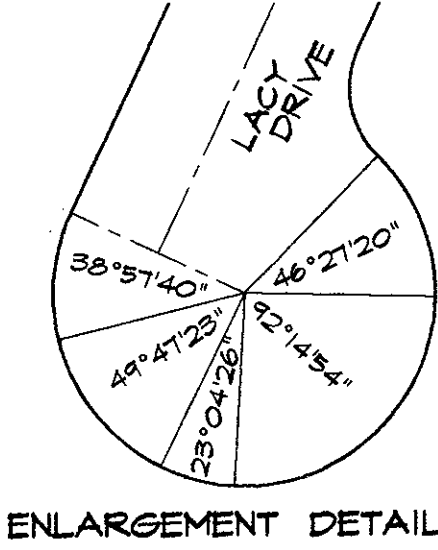
LOTS 1 thru 9, INCLUSIVE

(HIGHWAY WEST D)

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOGETHER WITH PART OF THE NE 1/4 OF SECTION 23, ALL IN T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY NEBRASKA.

N78°2  
91.1

PERMANENT EASEMENT FOR BOX  
CULVERT PURPOSES GRANTED TO THE  
STATE OF NEBRASKA.  
(SEE RECORDED DOCUMENT)



CURVE	1	2
1		
2		
3		
4		
5		

1/4 OF SECTION  
COUNTY, NEBRASKA

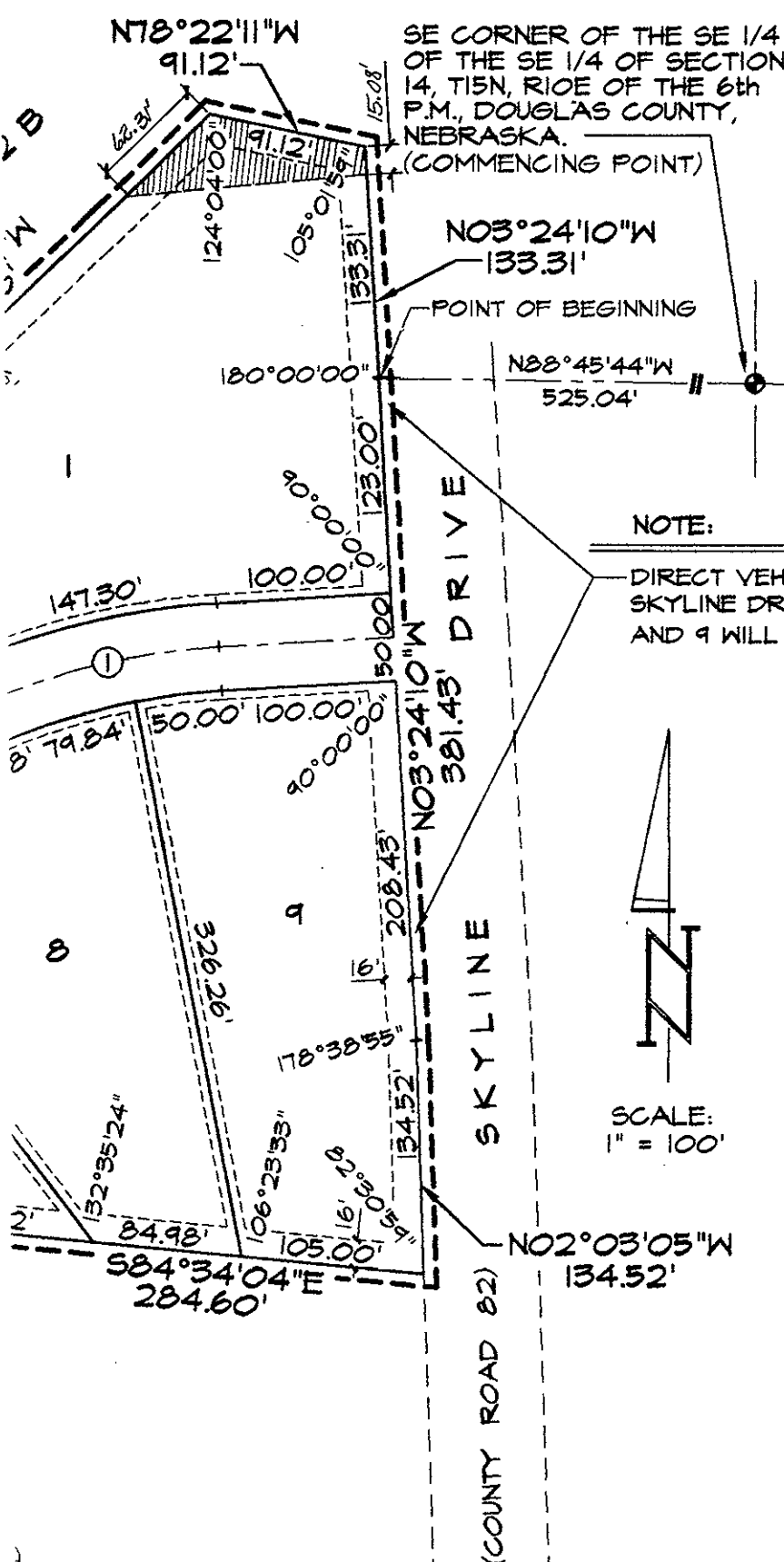
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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY BEEN FOUND OR SET AT ALL CORNERS OF SAID POINTS AND AT THE ENDS OF ALL CURVES WITHIN INCLUSIVE, BEING A PLATTING OF PART OF THE S OF THE NE 1/4 OF SECTION 23, ALL IN T15N, R10E DESCRIBED AS FOLLOWS: COMMENCING AT THE S 525.04 FEET ON THE SOUTH LINE OF SAID SECTION SKYLINE DRIVE (COUNTY ROAD NO. 82); THENCE N SOUTH LINE OF WEST DODGE ROAD (HIGHWAY 30) TO THE EASTERLY LINE OF COUNTY ROAD 102B; THENCE S77°41'49"W 118.65 FEET ON THE EASTERLY LINE OF COUNTY ROAD 102B TO THE S00°30'46"W 864.53 FEET ON THE WEST LINE OF THEREOF; THENCE S88°55'44"E 257.56 FEET ON THE S88°43'24"E 164.92 FEET ON THE SOUTH LINE OF WADSWORTH PARK, A SUBDIVISION, AS SURVEYED 220.22 FEET ON THE WEST LINE OF SAID LOT 1 TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1 TO A POINT ON THE SOUTHERLY LINE RECORDED IN BOOK 1192 AT PAGE 55 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A" AND THE SW CORNER OF A TRACT OF DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "B" TO THE NW CORNER THEREOF; THENCE N02°03'05"W 381.43 FEET ON THE WEST LINE OF SKYLINE DRIVE;

(HIGHWAY 30 A)  
WEST DODGE ROAD



NOTE:  
DIRECT VEHICULAR ACCESS TO SKYLINE DRIVE FROM LOTS 1 AND 9 WILL NOT BE PERMITTED.



MAY 23, 1995  
DATE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SURVEYOR'S CERTIFICATE AND EMBRACED WITH AND LOTS TO BE NAMED AND NUMBERED AS SHOWN HEREBY RATIFY AND APPROVE OF THE DEDICATION TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. A FRANCHISE TO PROVIDE A CABLE TELEVISION TO ERECT, OPERATE, MAINTAIN, REPAIR AND REMOVE AND OTHER RELATED FACILITIES, AND TO EXTEND ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER THROUGH, UNDER AND ACROSS A FIVE (5') FOOT AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE (16') FOOT WIDE STRIP OF LAND ADJOINING THE IS HEREIN DEFINED AS THOSE LOTS FORMING THE (16') FOOT WIDE EASEMENT WILL BE REDUCED TO PLATTED AND RECORDED IF SAID SIXTEEN (16') REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT THEN OR LATER

BY: *[Signature]*  
GENE D. LACY, PARTNER, G & D PARTNERSHIP

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED OF G & D PARTNERSHIP ON BEHALF OF SAID PARTNER



ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BY PARTNER OF G & D PARTNERSHIP ON BEHALF OF SAID PARTNER



CURVE DATA				
CURVE	DELTA	LENGTH	TANGENT	RADIUS
1	20°00'20"	138.57'	70.00'	396.87'
2	41°17'35"	208.40'	108.96'	289.17'
3	28°39'53"	92.90'	47.45'	185.70'
4	28°39'53"	102.91'	52.56'	205.70'
5	70°31'43"	30.77'	17.68'	25.00'

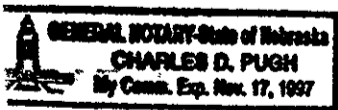
BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES HAVE SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE WITHIN SAID SUBDIVISION TO BE KNOWN AS SKYLINE MEADOWS, LOTS 1 THRU 9, THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOGETHER WITH PART OF THE NE 1/4 RICE OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY THE SE CORNER OF SAID SECTION 14; THENCE N88°45'44"W (ASSUMED BEARING) SECTION 14 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF ENCE N03°24'10"W 133.31 FEET ON THE WEST LINE OF SKYLINE DRIVE TO THE WAY 30A); THENCE N78°22'11"W 91.12 FEET ON THE SOUTH LINE OF WEST DODGE ROAD 102B; THENCE S45°41'49"W 470.55 FEET ON THE EASTERLY LINE OF COUNTY ROAD THE EASTERLY LINE OF COUNTY ROAD 102B; THENCE S45°41'49"W 343.09 FEET ON B TO THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE NE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23; TO THE SW CORNER ON THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE NE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23 TO THE SW CORNER OF LOT SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY; THENCE N03°21'52"E LOT 1 TO THE NW CORNER THEREOF; THENCE N89°51'31"E 52.59 FEET ON THE NORTH SUTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED ON A DEED THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE E OF SAID TRACT "A" AND ITS SOUTHERLY EXTENSION TO THE NW CORNER OF SAID CT OF LAND DESCRIBED ON A DEED RECORDED IN BOOK 1106 AT PAGE 331 OF THE "FTER CALLED TRACT "B"; THENCE N05°38'11"E 300.20 FEET ON THE WEST LINE OF SAID HENCE S84°34'04"E 284.60 FEET ON THE NORTH LINE OF SAID TRACT "B" TO THE °03'05"W 134.52 FEET ON THE WEST LINE OF SKYLINE DRIVE; THENCE N03°24'10"W DRIVE TO THE POINT OF BEGINNING.



JAMES D. WARNER, NEBRASKA RLS 308

WE, G & D PARTNERSHIP, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE > WITHIN IN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SKYLINE MEADOWS, AND WE E DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE ET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT ND U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED VISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, ID RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN > THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS NG THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN ED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, 4 (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF T BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND .ATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

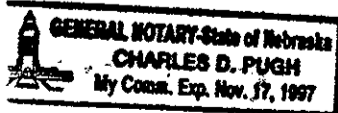
BY: Mary M Fitzpatrick  
 MARY M. FITZPATRICK, PARTNER, G & D PARTNERSHIP



NOTARIAL SEAL AFFIXED  
 REGISTER OF DEEDS

LEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF October, 1995 BY GENE D. LACY, PARTNER ID PARTNERSHIP.

Charles Pugh  
 NOTARY PUBLIC



NOTARIAL SEAL AFFIXED  
 REGISTER OF DEEDS

LEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF October, 1995 BY MARY M. FITZPATRICK, LF OF SAID PARTNERSHIP.

Charles Pugh  
 NOTARY PUBLIC

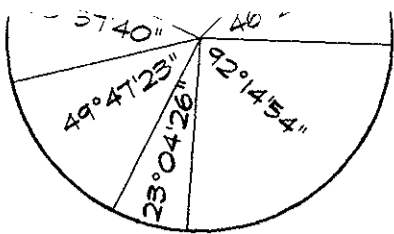
SCALE: AS SHOWN  
 DATE: MAY 23, 1995  
 DRAWN BY: RJR  
 CHECKED BY: JDW  
 REVISIONS:

SKYLINE MEADOWS

FINAL PLAT

IPSON, DREESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors

10856 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 550-8860

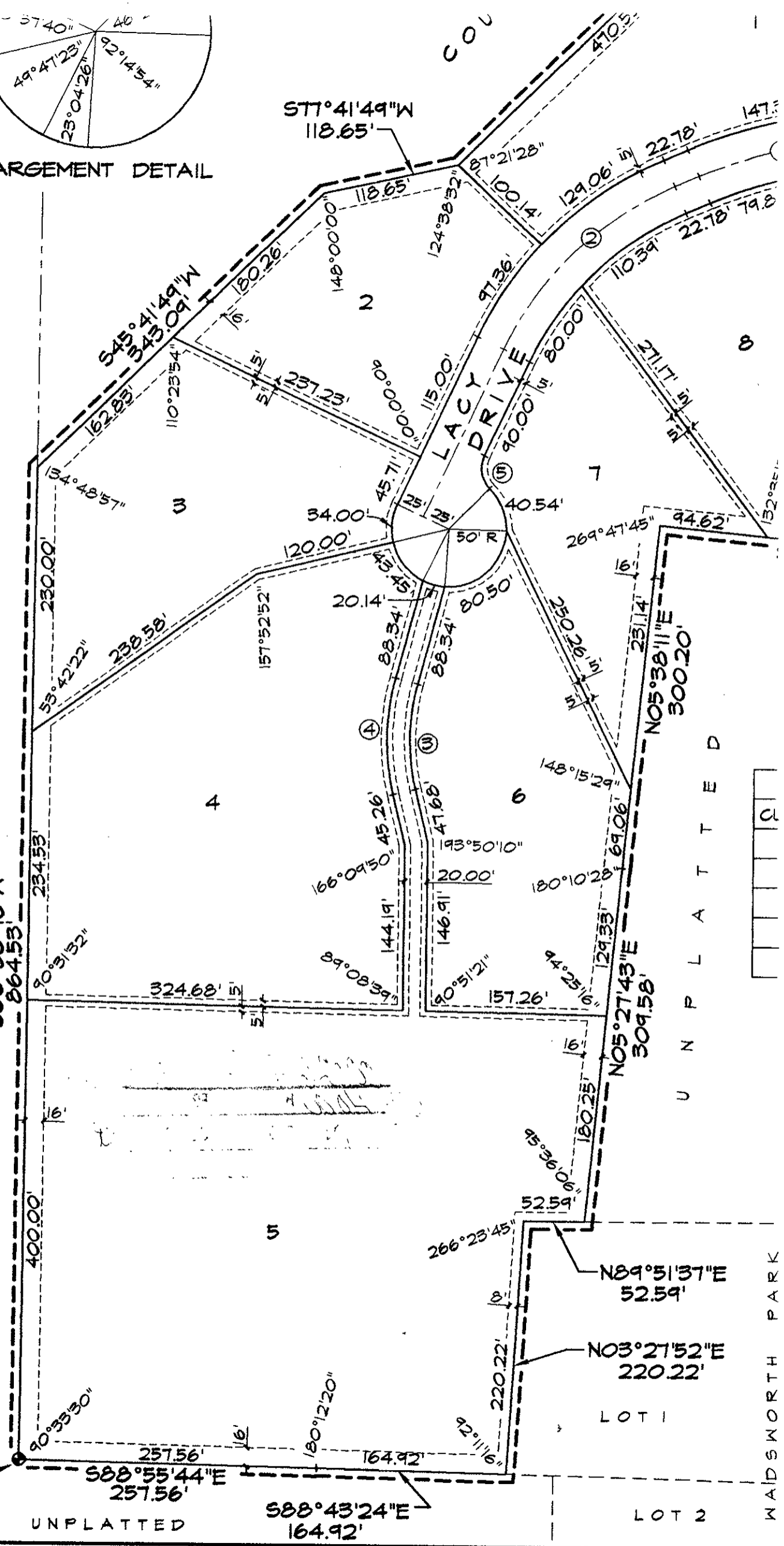


ENLARGEMENT DETAIL

SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA

U N P L A T T E D

500°30'46"W  
864.53'



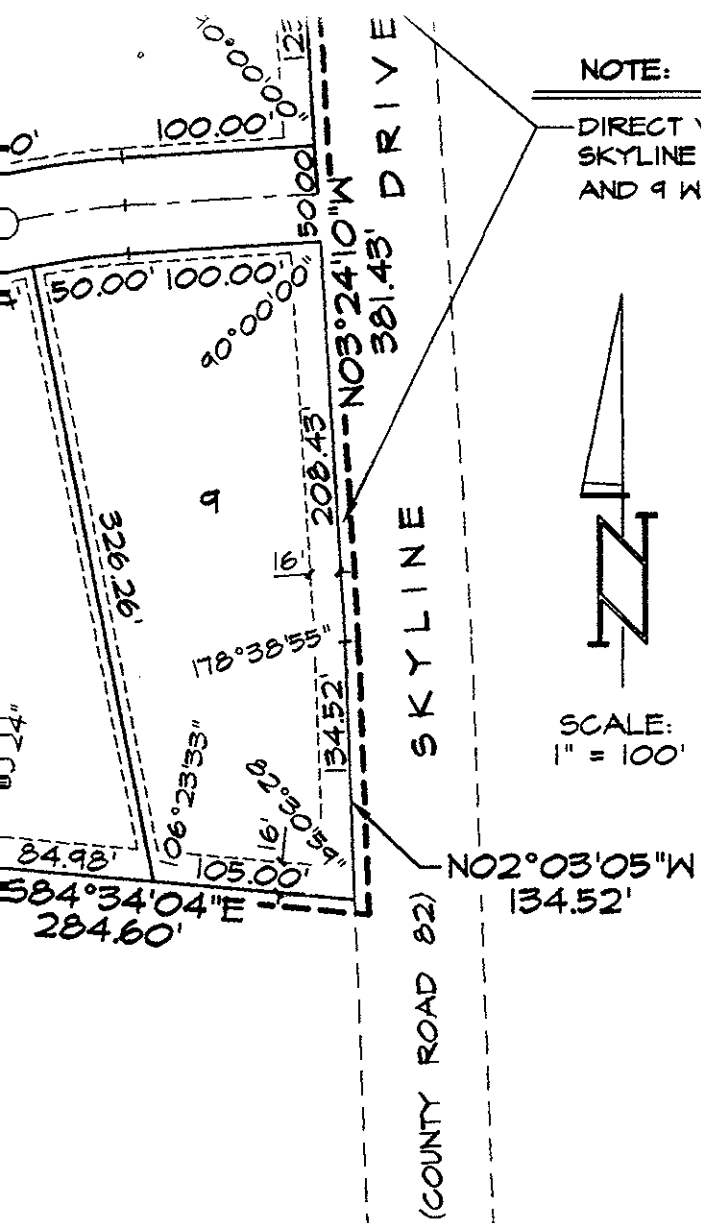
UNPLATTED

588°43'24"E  
164.92'

LOT 2

WADSWORTH PARK





**NOTE:**

DIRECT VEHICULAR ACCESS TO SKYLINE DRIVE FROM LOTS 1 AND 9 WILL NOT BE PERMITTED.



SCALE: 1" = 100'

MAY 23, 1995

DATE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, G & D PARTNERSHIP, SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN IN THIS PLAT AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW PC AND OTHER RELATED FACILITIES, AND TO EXTEND THEIR ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING THE REAR OF SAID LOTS. IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER BOUNDARY OF SAID PLAT. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR OF SAID LOTS. THIS PLAT IS HEREBY PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT WIDE EASEMENT IS REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE PLACED ON THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE USE OF SAID EASEMENT WAYS.

BY: [Signature]  
 GENE D. LACY, PARTNER, G & D PARTNERSHIP

**CURVE DATA**

CURVE	DELTA	LENGTH	TANGENT	RADIUS
1	20°00'20"	138.57'	70.00'	396.87'
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5	70°31'43"	30.77'	17.68'	25.00'

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY GENE D. LACY, PARTNER OF G & D PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY GENE D. LACY, PARTNER OF G & D PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

**REVIEW BY DOUGLAS COUNTY ENGINEER**

THIS PLAT OF SKYLINE MEADOWS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 28<sup>th</sup> DAY OF December, 1995.

**APPROVAL OF CITY PLANNING COMMISSION**

THIS PLAT OF SKYLINE MEADOWS WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 10<sup>th</sup> DAY OF September, 1995.

**APPROVAL OF CITY COUNCIL OF ELKHORN**

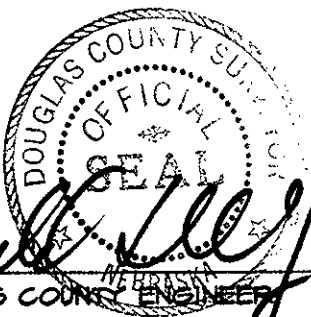
THIS PLAT OF SKYLINE MEADOWS WAS APPROVED AND ADOPTED BY THE CITY COUNCIL OF ELKHORN ON THIS 10<sup>th</sup> DAY OF October, 1995.

[Signature]  
 MAYOR

**DOUGLAS COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE CONTAIN A TRUE AND CORRECT COPY OF THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

[Signature]  
 DOUGLAS COUNTY ENGINEER





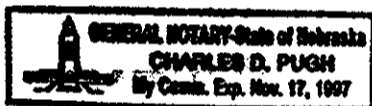
JAMES D. WARNER, NEBRASKA RLS 308

SKYLINE MEADOWS

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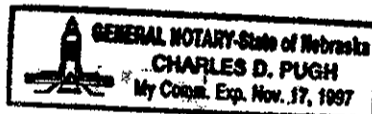
BY: Mary M. Fitzpatrick  
MARY M. FITZPATRICK, PARTNER, G & D PARTNERSHIP

D PARTNERSHIP



IS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 1995 BY GENE D. LACY, PARTNER ALF OF SAID PARTNERSHIP.

Charles D. Pugh  
NOTARY PUBLIC



IS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 1995 BY MARY M. FITZPATRICK, ON BEHALF OF SAID PARTNERSHIP.

Charles D. Pugh  
NOTARY PUBLIC

ANNING COMMISSION OF ELKHORN, NEBRASKA

IS WAS APPROVED BY THE CITY PLANNING COMMISSION OF ELKHORN, NEBRASKA, ON THIS 25

Thompson Dreesen  
CHAIRMAN

NCIL OF ELKHORN, NEBRASKA

AS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA, ON THIS \_\_\_\_\_, 1995.

Cheryl K. Eskamer  
CITY CLERK

URER'S CERTIFICATE

ORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE PEARS ON THIS PLAT AS OF THIS 10th DAY OF October, 1995.

Julie M. Haney  
DOUGLAS COUNTY TREASURER  
JULIE M. HANEY

2 THOMPSON, DREESEN & DORNER, INC.  
Consulting Engineers & Land Surveyors

10256 OLD MILL ROAD  
OMAHA, NE 68154



990-10

A990101A.D