

SKYLINE WOODS REPLAT II

Lots 1 through 15 inclusive, being a replat of Lots 1,2 the south 40.00 feet of Lot 3, Lots 13 through 16 Skyline Woods, and also a replat of Lots 1 through 11 Skyline Woods Replat I, all as platted and recorded in Douglas County, Nebraska, located in part of the S.E. $\frac{1}{4}$ of Section 26, and part of the S.W. $\frac{1}{4}$ of Section 25, all in T 15 N, R 10 E, of the 6th P.M., Douglas County, Nebraska.

DEED	9	BOOK	87	PAGE	213
MORTGAGE		BOOK	87	PAGE	212
PLAT		BOOK	1746	PAGE	9
PLAT CABINET	3-42				
ROLODEX					

PLAT IN BACK OF BOOK

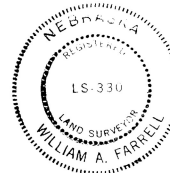
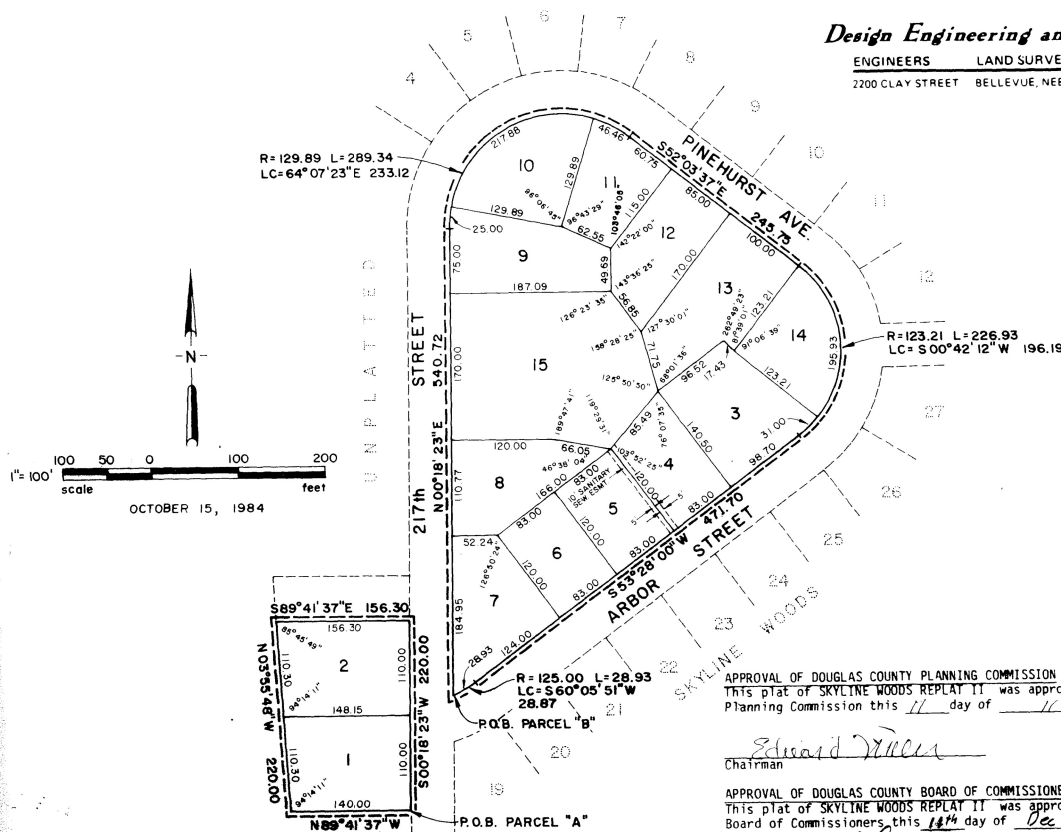
40 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
18 DAY OF December 1984 AT 10:38 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS 2150

SKYLINE WOODS REPLAT II

LOTS 1 THROUGH 15 INCLUSIVE, BEING A REPLAT OF LOTS 1, 2, THE SOUTH 40.00 FEET OF LOT 3, LOTS 13 THROUGH 16 SKYLINE WOODS, AND ALSO A REPLAT OF LOTS 1 THROUGH 11 SKYLINE WOODS REPLAT I, ALL AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, LOCATED IN PART OF THE S.E. 1/4 OF SECTION 26, AND PART OF THE S.W. 1/4 OF SECTION 25, ALL IN T 15 N, R 10 E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

Design Engineering and Associates, Inc.

ENGINEERS LAND SURVEYORS PLANNERS
2700 CLAY STREET BELLEVUE, NEBRASKA 68005 402.291.6100



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked, with iron pipe, all corners of all lots, angle points and points of curvature in SKYLINE WOODS REPLAT II, being a replat of lots 1, 2, the South 40.00 feet of lot 3, Lots 13 through 16 SKYLINE WOODS, and also a Replat of Lots 1 through 11 SKYLINE WOODS REPLAT I, all as platted and recorded in Douglas County, Nebraska, located in part of the S.E. 1/4 of Section 26, and part of the S.W. 1/4 of Section 25, all in T 15 N, R 10 E of the Sixth P.M., Douglas County, Nebraska, Described more particularly by the following two parcels: PARCEL "A": Beginning at the Southeast corner of Lot 1, SKYLINE WOODS, thence N 89°41'37" W (assumed bearing) 140.00 feet to the Southwest corner of said Lot 1, thence N 03°55'48" W 220.60 feet along the Westerly lines of Lots 1 and 2 of SKYLINE WOODS, thence S 89°41'37" E 156.30 feet to the Westerly R.O.W. line of 217th Street, thence S 00°18'23" W 220.00 feet along said West R.O.W. of 217th Street to the point of beginning. Described Tract contains 0.75 acres, more or less. PARCEL "B": Beginning at the Southwest corner of Lot 5, SKYLINE WOODS REPLAT I, thence N 00°18'23" E (assumed bearing) 540.72 feet along the East R.O.W. line of 217th Street, thence Continuing along the Easterly R.O.W. of 217th Street and the Southwesterly R.O.W. line of Pinehurst Ave. on the following three (3) courses; (1) along a curve to the right having a Radius of 129.89 feet, an arc length of 289.34 feet, and a long chord bearing N 64°07'23" E for 233.12 feet, (2) thence S 52°03'37" E 245.75 feet, (3) thence along a curve to the right having a Radius of 123.21 feet, an arc length of 226.93 feet, and a long chord bearing S 00°42'12" W for 196.19 feet, thence S 53°28'00" W 471.70 feet along the Northerly R.O.W. line of Arbor Street, thence continuing along said Northerly R.O.W. on a curve to the right having a Radius of 125.00 feet, an arc length of 28.93 feet, and a long chord bearing S 60°05'51" W for 28.87 feet to the point of beginning. Described Tract contains 4.45 acres, more or less.

William A. Farrell L.S. #330
Date 10/17/1984

DEDICATION

Know all men by these presents: That we, Skyline Golf Club, Ltd., Seb A. Circo and Dennis P. Circo, general partners, and the First National Bank of Omaha, being the sole owners and proprietors of the land described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots, streets and easements, to be numbered and named as shown, said subdivision to be hereafter known as SKYLINE WOODS REPLAT II, and we do hereby ratify and approve of the disposition of our property as shown on this plat. The sewer easements as shown hereon are hereby granted in perpetuity to Sanitary and Improvement District No. 303 of Douglas County. We do further grant a perpetual easement to the Omaha Public Power District, Northwestern Bell Telephone Company, 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 cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat and power, and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary line of all interior lot lines; and a sixteen foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, land-scaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our names this 19th day of October, 1984.

Seb A. Circo
Dennis P. Circo

Charles H. Fries
First National Bank of Omaha
By: Charles H. Fries

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 19th day of October, 1984, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Charles H. Fries Jr., for the First National Bank of Omaha and personally appeared to me to be the identical persons whose names are affixed to the Dedication of this plat, and they did acknowledge the execution thereof to their voluntary act and deed.

Witness my hand and Notary seal the date last aforesaid.

My commission expires June 27, 1988

Elizabeth A. Barnes
Notary Public

APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION
This plat of SKYLINE WOODS REPLAT II was approved by the Douglas County Planning Commission this 11th day of October, 1984.

Edward T. Tice
Chairman

APPROVAL OF DOUGLAS COUNTY BOARD OF COMMISSIONERS
This plat of SKYLINE WOODS REPLAT II was approved by the Douglas County Board of Commissioners this 18th day of October, 1984.

Walter B. Bellman
County Clerk

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 19th day of October, 1984, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Seb A. Circo and Dennis P. Circo, personally known to me to be the identical persons whose names are affixed to the Dedication of this plat, and they did acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and seal the date last aforesaid.

My commission expires March 25, 1987

My commission expires June 27, 1988

APPROVAL OF DOUGLAS COUNTY SURVEYOR
I hereby reviewed this plat of SKYLINE WOODS REPLAT II this 5th day of December, 1984.
Douglas County Surveyor

DOUGLAS COUNTY TREASURER'S CERTIFICATE
THIS is to certify that I find no regular or special tax delinquent against the property described in the Surveyor's Certificate and embraced within this plat, as shown by the records of this office, this 12th day of December, 1984.

James J. Buehl
Douglas County Treasurer

