



DEED 2006110299



SEP 25 2006 14:31 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/25/2006 14:27:58.94



2006110296

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

*Deed*

FEE 152.<sup>00</sup> FB 01-60000 *-new*

*7*  

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*234*

BKP 13-15-10 *✓SR* C/O COMP *-old*

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

NW }  
NE }  
SW } NE  
SE }

SE NW  
NE SE .

NORTH 1/4 COR.  
SEC. 13-15-10

BLOOMING STREET

SKYLINE DRIVE

155

156

157

158

159

160

161

HONEYSUCKLE DRIVE

OUTLOT #1  
0.053 acres

OUTLOT #2  
0.228 acres

OUTLOT #3  
0.224 acres

GREENBRIER

GREENBRIER DRIVE

BRITANNY ESTATES

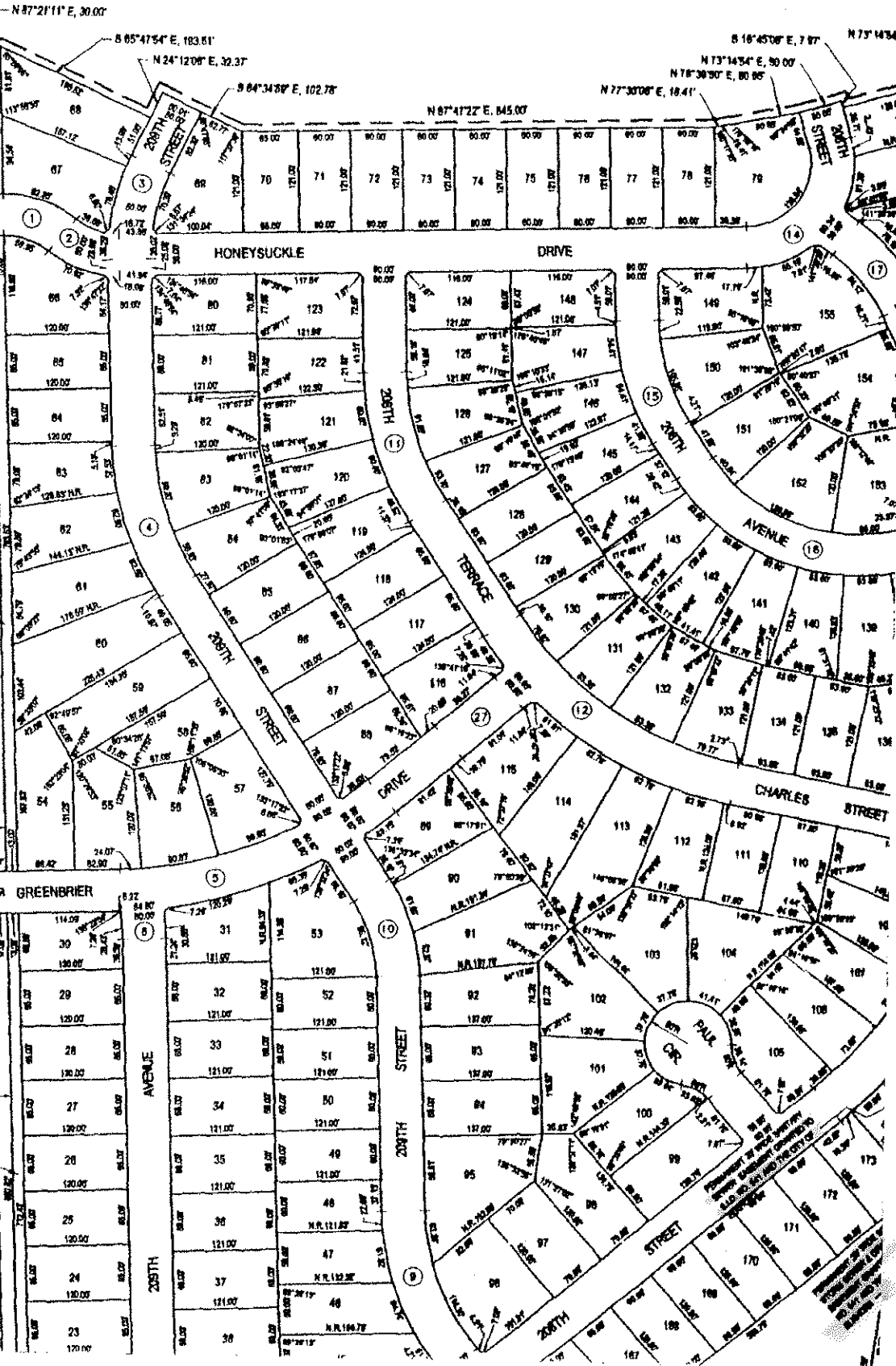
BRITANNY CIRCLE

N 02°30'49" W, 1665.65'

**ZONING**

SF-3, LOTS 14-41, 54-70, 80-88

SF-4, LOTS 1-13, 42-53, 71-79, 89-225





# SUMMER GLEN

EXCLUSIVE & OUTLOTS A THRU H INCLUSIVE

OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

HEARTHSTONE HOMES, INC. owner of the property described in and within the plat, have caused said land to be subdivided into lots as shown, said subdivision to be hereafter known as SUMMER GLEN and we do hereby ratify and approve of the disposition of our interests and hereby dedicate to the public for use the streets, easements and services as shown on this plat, we do further grant a perpetual easement to Qwest Communications and any company which has been or may hereinafter be authorized to install, maintain, operate and use any television system in the area to be subdivided, their successors and assigns for the carrying and transmission of electric current for light, heat, power and services of all kinds including signals provided by a television system; an eight-foot (8') wide strip of land abutting the rear boundary line of the lots forming the outer perimeter of the tract herein defined as those lots forming the outer perimeter of the sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide easement and we do further grant a perpetual easement to Aqua, Inc. for water distribution and Aquila, Inc. for gas distribution, their successors and assigns to install, maintain, operate, repair and renew pipelines, hydrants and other appurtenances for the transmission of gas and water on, through, under and abutting all streets. In consideration of the grant of these easements granted herein, any wires, cables, conduits and/or pipelines installed on, through, under and abutting all streets shall also be relocated below ground and any other underground facilities shall also be relocated below ground and, in the event of a failure to comply with this dedication, the person whose name is affixed to this plat and deed shall be solely responsible for any and all costs, expenses, including but not limited to relocation costs. No other rights, claims or interests shall be placed in the said easement ways, but the same may be used for any other purposes that do not then or later interfere with the

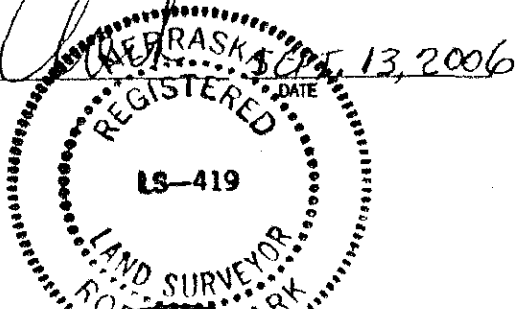
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF ELKHORN TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SUMMER GLEN (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID SECTION 13, AND ALSO THE NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S87°47'22"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 13, A DISTANCE OF 1383.07 FEET; THENCE S02°12'38"E, A DISTANCE OF 686.42 FEET TO THE POINT OF BEGINNING; THENCE S18°13'55"E, A DISTANCE OF 143.28 FEET; THENCE S17°47'18"E, A DISTANCE OF 145.88 FEET; THENCE S21°30'55"E, A DISTANCE OF 105.88 FEET; THENCE S29°30'36"E, A DISTANCE OF 13.00 FEET; THENCE S42°25'41"E, A DISTANCE OF 46.10 FEET; THENCE S90°43'48"E, A DISTANCE OF 114.90 FEET; THENCE S70°58'11"E, A DISTANCE OF 240.59 FEET; THENCE S50°33'36"E, A DISTANCE OF 28.84 FEET; THENCE S45°12'50"E, A DISTANCE OF 42.37 FEET; THENCE S31°34'22"E, A DISTANCE OF 77.40 FEET; THENCE S18°33'19"E, A DISTANCE OF 95.41 FEET; THENCE S38°08'44"E, A DISTANCE OF 50.47 FEET; THENCE S48°57'01"E, A DISTANCE OF 71.06 FEET; THENCE S08°45'43"E, A DISTANCE OF 109.72 FEET; THENCE S31°45'59"E, A DISTANCE OF 25.09 FEET; THENCE S38°02'08"E, A DISTANCE OF 37.49 FEET; THENCE S18°32'26"E, A DISTANCE OF 87.38 FEET; THENCE S04°31'49"W, A DISTANCE OF 80.61 FEET; THENCE S24°19'12"W, A DISTANCE OF 59.59 FEET; THENCE S02°31'08"W, A DISTANCE OF 277.52 FEET; THENCE S03°00'49"E, A DISTANCE OF 183.06 FEET; THENCE S09°10'38"W, A DISTANCE OF 100.38 FEET; THENCE S21°22'04"W, A DISTANCE OF 204.89 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 13, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS DRIVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1008.80 FEET, A DISTANCE OF 104.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N61°19'18"W, A DISTANCE OF 104.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION; THENCE S84°18'12"E ALONG THE WESTERLY LINE OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 174.91 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID SKYLINE COUNTRY 3RD ADDITION; THENCE N88°57'16"W ALONG THE NORTHERLY LINE OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 328.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION; THENCE N02°39'55"W, A DISTANCE OF 124.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 13; THENCE S87°52'11"W ALONG SAID SOUTH LINE OF THE NE1/4 OF SECTION 13, A DISTANCE OF 1311.24 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 13, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 13; THENCE S87°52'32"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 118.04 FEET; THENCE N28°55'52"E, A DISTANCE OF 226.43 FEET; THENCE N31°04'38"E, A DISTANCE OF 119.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE N02°38'49"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 1686.85 FEET; THENCE N87°21'11"E, A DISTANCE OF 30.00 FEET; THENCE S85°47'54"E, A DISTANCE OF 183.52 FEET; THENCE N24°12'06"E, A DISTANCE OF 32.37 FEET; THENCE S64°34'59"E, A DISTANCE OF 102.78 FEET; THENCE N87°47'22"E, A DISTANCE OF 848.00 FEET; THENCE N77°30'06"E, A DISTANCE OF 18.41 FEET; THENCE N78°30'50"E, A DISTANCE OF 80.85 FEET; THENCE N73°14'54"E, A DISTANCE OF 50.00 FEET; THENCE S18°45'06"E, A DISTANCE OF 7.97 FEET; THENCE N73°14'54"E, A DISTANCE OF 206.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3.317237 OR 76.163 ACRES MORE, OR LESS.

*Robert Clark*  
ROBERT CLARK LS-419



## NOTARY

I, \_\_\_\_\_, 2006, before me, the undersigned, a Notary Public in and for the State of Nebraska, do hereby certify that \_\_\_\_\_, John J. Smith, President of Hearthstone Homes, Inc., who is a person whose name is affixed to the Dedication on this plat and deed is the president of said corporation and the undersigned is a Notary Public in and for the State of Nebraska.

at the day and year last above written.

*uH*  
SEAL



## COMMISSION

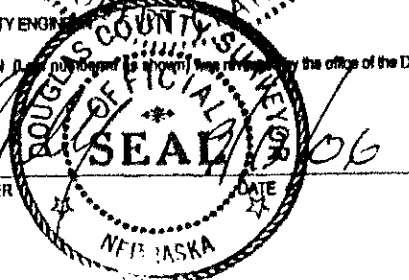
This plat (as numbered as shown) was approved by the City of Elkhorn, Nebraska.

*Sept of 2006*  
DATE

## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SUMMER GLEN subdivision, as shown on this plat, was reviewed by the office of the Douglas County Engineer.

*David*  
DOUGLAS COUNTY ENGINEER



## STATE

There are no special assessments or delinquent taxes against the property described in and for the subdivision as shown by the records of this office.

*9-14-06*  
DATE



## NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SKYLINE DRIVE FROM ANY LOTS ABUTTING SAID STREET.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUR LOTS "A" THRU "H" TO S.D. NO. 541 AND THE CITY OF ELKHORN.

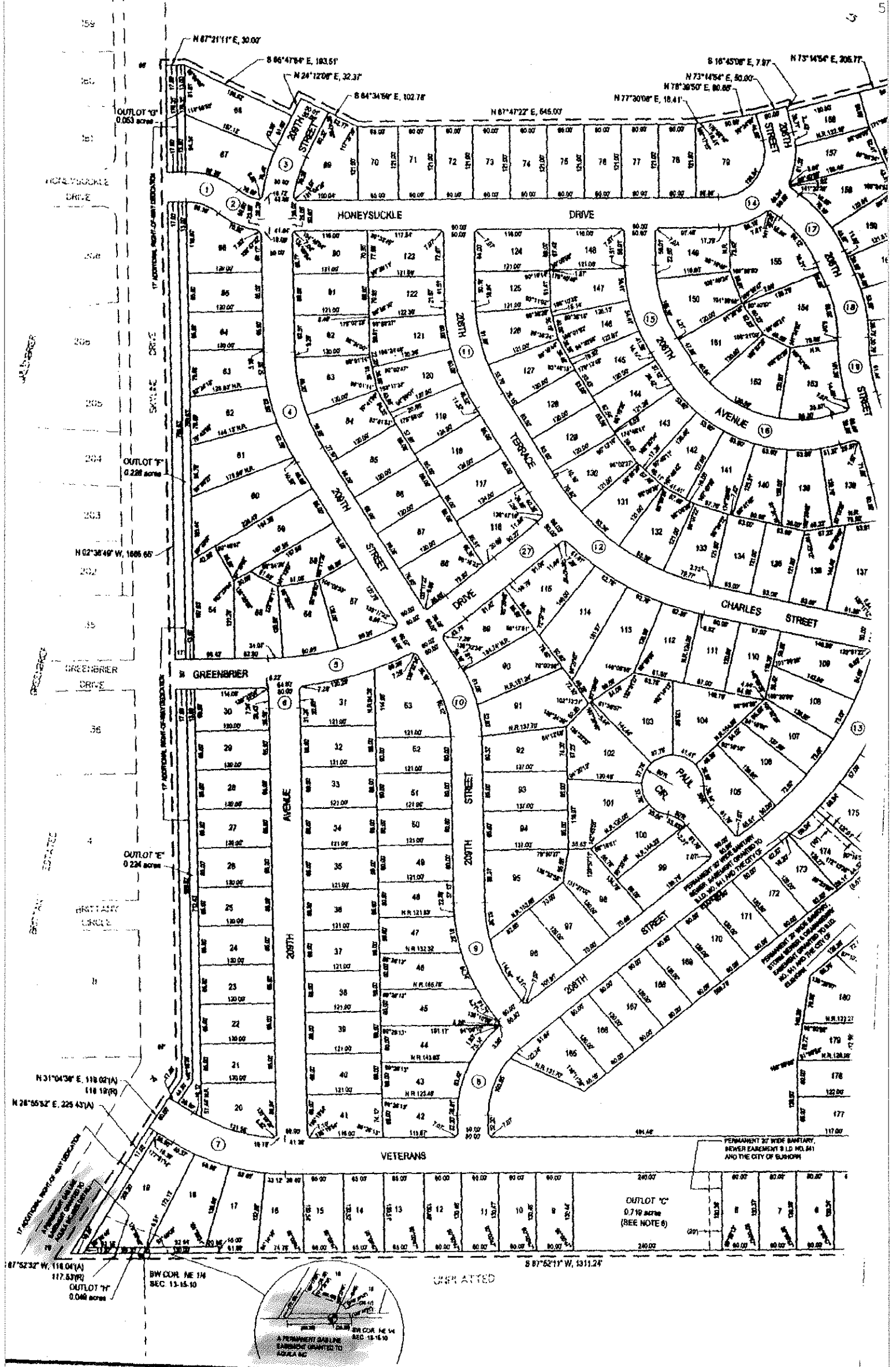
E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



200 NORTH 117TH STREET, CHAMPA, NE 68630  
PHONE: (402) 886-6780 FAX: (402) 886-3888  
WWW.EANDG.COM

SUMMER GLEN  
ELKHORN, NEBRASKA

FINAL PLAT



21	534.48'	199.78'	95.94'	20°44'00"
22	367.48'	212.09'	109.01'	33°03'54"
23	300.00'	189.10'	84.70'	31°31'53"
24	180.00'	90.01'	48.23'	32°13'57"
25	134.00'	60.37'	41.43'	34°20'38"
26	878.90'	99.23'	49.66'	05°48'28"
27	6934.84'	90.89'	45.33'	00°52'31"

successors and assigns, to erect, install, operate, maintain, related facilities, and to extend thereon pipes for the trench across a five-foot (5') wide strip of land abutting all streets. I and as a limitation of these easements granted herein, any by any grantee or any beneficiary under the easements granted at least thirty-six (36") inches below ground and installed at least thirty-six (36") inches below ground and, in limitations, such grantee and/or beneficiary shall be solely liable, and/or damage resulting from such failure, including permanent buildings or retaining walls shall be placed in it used for gardens, shrubs, landscaping and other purposes if aforesaid uses or rights herein granted.

HEARTHSTONE HOMES, INC.

John J. Smith, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 13TH day of SEP, 2008, be and for said County, personally came John J. Smith, Pres. personally known to be the identical person whose name acknowledged the same to be his voluntary act and deed as

WITNESS my hand and Notarial Seal the day and year is:

*Homer R. Hunt* SEAL  
Notary Public

APPROVAL OF CITY PLANNING COMMISSION

This plat of SUMMER GLEN (Lots numbered as shown) Nebraska Planning Commission.

*Robert A. McManis*  
CHAIRMAN

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due the Surveyor's Certificate and embraced in this plat as sh

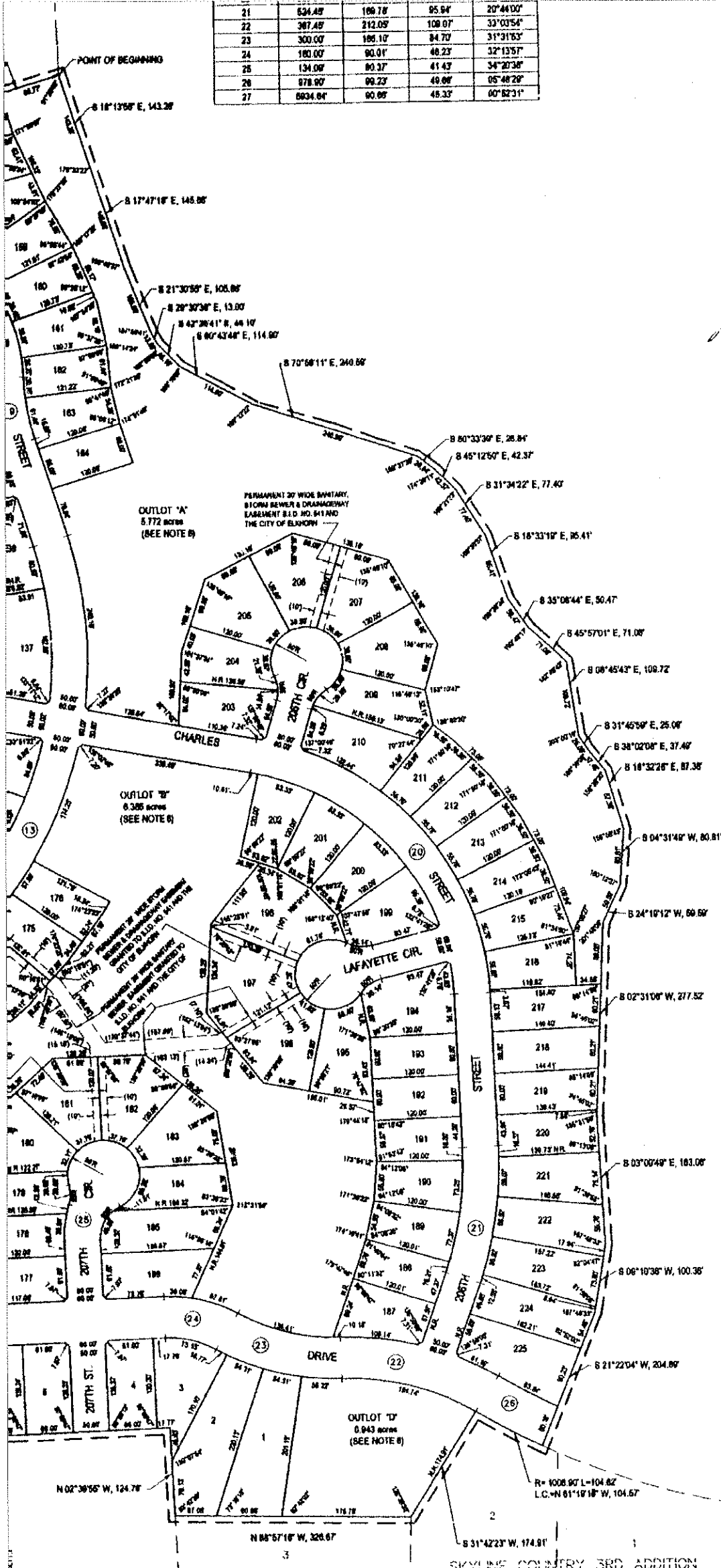
*Julie M. Haney*  
COUNTY TREASURER DATE

APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRAS

This plat of SUMMER GLEN (Lots numbered as shown) of Elkhorn, Nebraska

*Phillip E. Klein*  
MAYOR

ATTEST *Cheryl K. Sub*  
CITY CLERK



SKYLINE COUNTRY 3RD ADDITION

maintain, repair and renew pipelines, hydrants and other transmission of gas and water on, through, under and over. In consideration of the grant of these easements, any wire, cables, conduits and/or pipelines installed hereafter in this Plat and/or Dedication shall be and any other underground facilities shall also be and, in the event of a failure to comply with this plat, the party responsible for any and all costs, expenses, including but not limited to relocation costs. No easement shall be granted in the said easement ways, but the same may be used for other purposes that do not then or later interfere with the

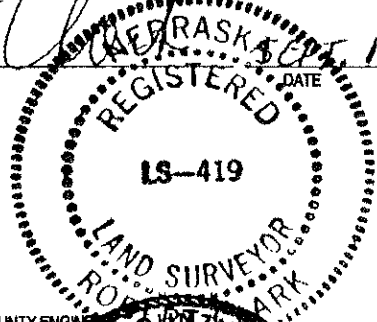
FEET; THENCE S08°45'43"E, A DISTANCE OF 109.72 FEET; THENCE S31°45'59"E, A DISTANCE OF 25.09 FEET; THENCE S38°02'08"E, A DISTANCE OF 37.49 FEET; THENCE S16°32'28"E, A DISTANCE OF 87.38 FEET; THENCE S04°31'49"W, A DISTANCE OF 80.81 FEET; THENCE S24°19'12"W, A DISTANCE OF 59.59 FEET; THENCE S02°31'00"W, A DISTANCE OF 277.52 FEET; THENCE S03°00'49"E, A DISTANCE OF 183.08 FEET; THENCE S09°10'38"W, A DISTANCE OF 100.38 FEET; THENCE S21°22'04"W, A DISTANCE OF 204.89 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 13, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS DRIVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1008.80 FEET, A DISTANCE OF 104.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N61°19'18"W, A DISTANCE OF 104.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION; THENCE S31°42'23"W ALONG THE WESTERLY LINE OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 174.91 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID SKYLINE COUNTRY 3RD ADDITION; THENCE N68°57'18"W ALONG THE NORTHERLY LINE OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 326.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION; THENCE N02°30'55"W, A DISTANCE OF 124.76 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 13; THENCE S87°52'11"W ALONG SAID SOUTH LINE OF THE NE1/4 OF SECTION 13, A DISTANCE OF 1311.24 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 13, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 13; THENCE S87°52'32"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 118.04 FEET; THENCE N28°55'52"E, A DISTANCE OF 225.43 FEET; THENCE N31°04'38"E, A DISTANCE OF 119.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE N02°38'49"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 1685.85 FEET; THENCE N87°21'11"E, A DISTANCE OF 30.00 FEET; THENCE S65°47'54"E, A DISTANCE OF 193.52 FEET; THENCE N24°12'08"E, A DISTANCE OF 32.37 FEET; THENCE S84°34'59"E, A DISTANCE OF 102.78 FEET; THENCE N87°47'22"E, A DISTANCE OF 545.00 FEET; THENCE N77°30'08"E, A DISTANCE OF 18.41 FEET; THENCE N78°30'50"E, A DISTANCE OF 80.85 FEET; THENCE N73°14'54"E, A DISTANCE OF 50.00 FEET; THENCE S16°45'06"E, A DISTANCE OF 7.91 FEET; THENCE N73°14'54"E, A DISTANCE OF 205.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,311.237 OR 76.153 ACRES MORE, OR LESS.

before me, the undersigned, a Notary Public in and for the State of Nebraska, who is duly sworn in and qualified to perform the duties of a Notary Public in and for the State of Nebraska, and who is also the President of Heartstone Homes, Inc., who is named in the Dedication on this plat and is the president of said corporation

as set forth above written.

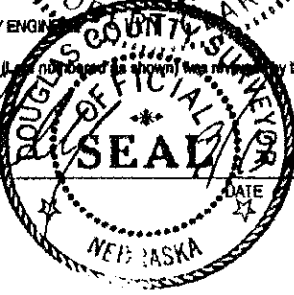
*Robert Clark*  
 ROBERT CLARK LS-419  
 SEP 13, 2006  
 DATE



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SUMMER GLEN (shown as shown) was reviewed by the office of the Douglas County Engineer:

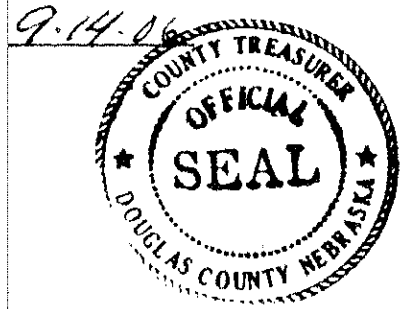
*Bill [Signature]*  
 DOUGLAS COUNTY ENGINEER  
 DATE 9/13/06



(shown) was approved by the City of Elkhorn.

*9-14-06*  
 DATE

no tax due or delinquent against the property described in this plat as shown by the records of this office.



NEBRASKA

(shown) was approved and accepted by the City Council

*9-22-06*  
 DATE

*[Signature]*

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
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5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "B", "C" & "D" TO B.I.D. NO. 541 AND THE CITY OF ELKHORN.



SUMMER GLEN  
 ELKHORN, NEBRASKA

FINAL PLAT

Proj. No.	22008.003.01	Date	6-29-05
Designed By	JDE	Drawn By	TWH
Scale	1" = 100'	Sheet	1 of 1