

RECEIVED

Mar 4 11:13 AM '96

GEORGE J. BUGLEWICZ  
REGISTERED SURVEYOR  
DOUGLAS COUNTY, NE

BK 2026 PG 401

DEED 1996002240

## TORREY PINES REPLAT 1

LOTS 1 THRU 31, INCLUSIVE

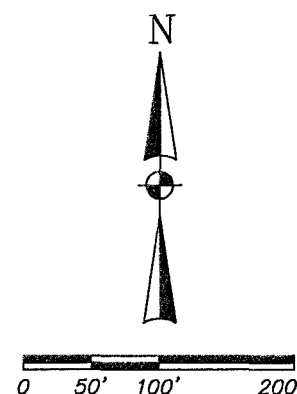
A REPLAT OF LOTS 8 THRU 45, INCLUSIVE, TORREY PINES )

PART OF THE SW 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

## SURVEYOR'S CERTIFICATE

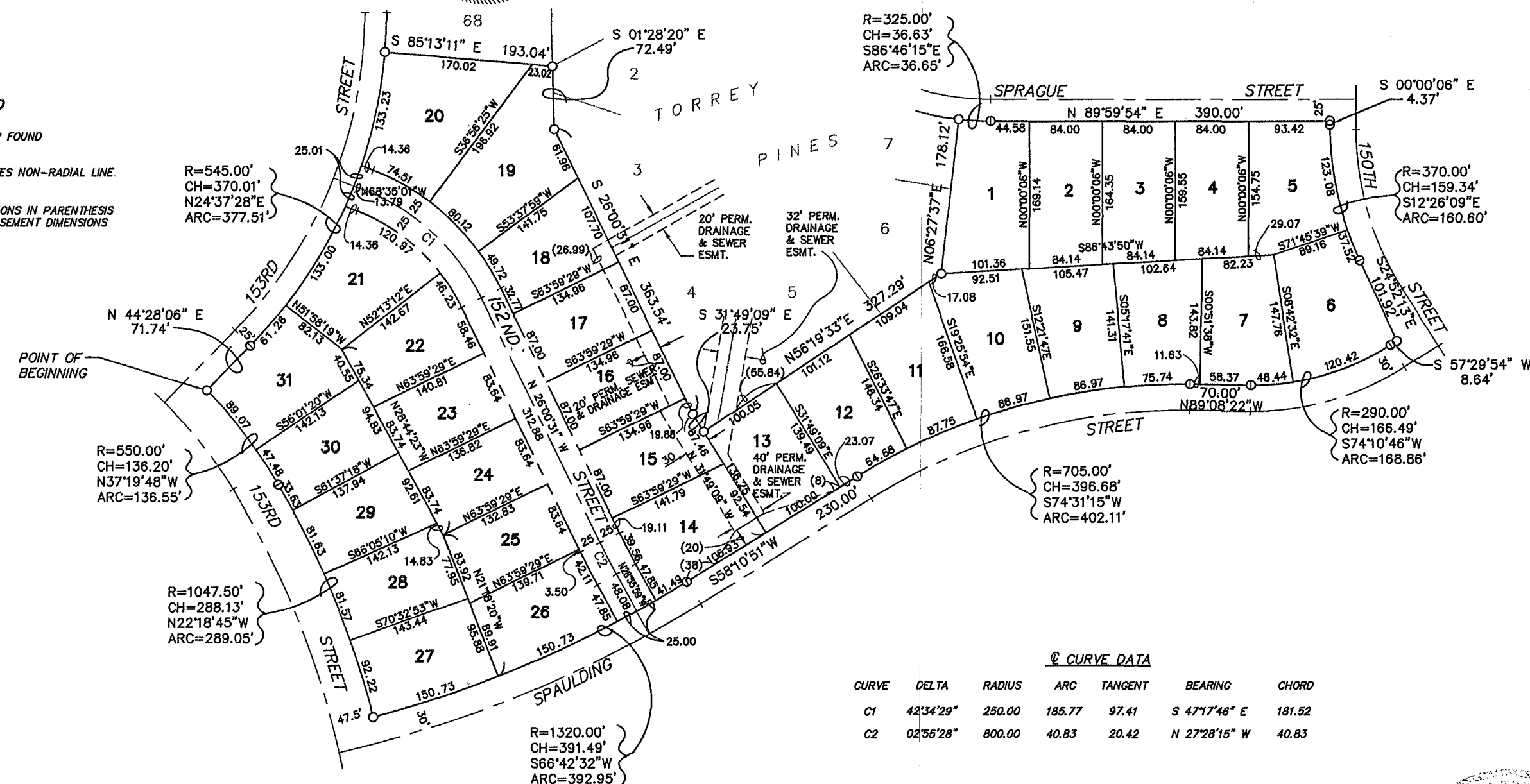
I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF TORREY PINES REPLAT 1, HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I HAVE INSTALLED PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF TORREY PINES REPLAT 1, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 45, TORREY PINES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE EASTERLY LINE OF 153RD STREET; THENCE ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 45, N44°28'08"E, 71.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID EASTERLY LINE OF 153RD STREET AND ALONG THE WESTERLY LINES OF LOTS 45, 33 AND 32 OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 545.00' AND A CHORD BEARING N24°37'28"E, 370.01' FEET, AN ARC DISTANCE OF 377.51' FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE ALONG THE NORTHERLY LINES OF LOTS 32 AND 31 OF SAID TORREY PINES, S80°13'11"E, 193.04' FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 31; THENCE ALONG THE EASTERLY LINE OF SAID LOT 31, S01°28'20"E, 72.49' FEET TO THE MOST NORTHERLY CORNER OF LOT 30 OF SAID TORREY PINES; THENCE ALONG THE EASTERLY LINES OF LOTS 28 THRU 30, INCLUSIVE, OF SAID TORREY PINES, S28°00'31"E, 363.54' FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 28, S31°49'09"E, 23.75' FEET TO THE MOST WESTERLY CORNER OF LOT 23 OF SAID TORREY PINES; THENCE ALONG THE NORTHERLY LINES OF LOTS 19 THRU 23, INCLUSIVE, OF SAID TORREY PINES, N56°19'33"E, 327.29' FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID TORREY PINES; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, N08°27'37"E, 178.12' FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SPRAGUE STREET; THENCE ALONG SAID SOUTHERLY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 8, HAVING A RADIUS OF 325.00' FEET AND A CHORD BEARING S86°46'15"E, 36.63' FEET, AN ARC DISTANCE OF 36.65' FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SPRAGUE STREET AND ALONG THE NORTHERLY LINE OF LOTS 8 THRU 13, INCLUSIVE, OF SAID TORREY PINES, N89°59'54"E, 390.00' FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT ALSO BEING ON THE WESTERLY LINE OF 150TH STREET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 13, S00°00'06"E, 4.37' FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID WESTERLY LINE OF 150TH STREET AND ALONG THE EASTERLY LINE OF LOTS 13 AND 14 OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 370.00' FEET AND A CHORD BEARING S12°28'09"E, 159.34' FEET, AN ARC DISTANCE OF 160.60' FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE OF 150TH STREET AND ALONG THE EASTERLY LINE OF SAID LOT 14, S24°52'13"E, 101.92' FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SPAULDING STREET; THENCE ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 14, S57°29'54"W, 8.64' FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SPAULDING STREET AND ALONG THE SOUTHERLY LINE OF LOTS 14 AND 15 OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 290.00' FEET AND A CHORD BEARING S74°10'48"W, 166.49' FEET, AN ARC DISTANCE OF 168.86' FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SPAULDING STREET THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE SOUTHERLY LINE OF LOTS 15 AND 16 OF SAID TORREY PINES, N89°08'22"W, 70.00' FEET TO THE BEGINNING OF A CURVE TO THE LEFT, (2) ALONG THE SOUTHERLY LINE OF LOTS 16 THRU 22, INCLUSIVE, OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 705.00' FEET AND A CHORD BEARING S74°51'15"W, 396.68' FEET, AN ARC DISTANCE OF 402.11' FEET; (3) ALONG THE SOUTHERLY LINE OF LOTS 22 THRU 24, INCLUSIVE, OF SAID TORREY PINES, S58°10'51"W, 230.00' FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (4) ALONG THE SOUTHERLY LINE OF LOTS 24, 30, AND 40 OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 1320.00' FEET AND A CHORD BEARING S86°42'32"W, 391.49' FEET, AN ARC DISTANCE OF 392.95' FEET TO THE SOUTHWEST CORNER OF SAID LOT 40, SAID POINT BEING ON THE EASTERLY LINE OF 153RD STREET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF LOTS 40 THRU 44, INCLUSIVE, OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 1047.50' FEET AND A CHORD BEARING N22°18'45"W, 288.13' FEET, AN ARC DISTANCE OF 289.05' FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID 153RD STREET AND ALONG THE WESTERLY LINE OF LOTS 44 AND 45 OF SAID TORREY PINES AND ALONG SAID CURVE, HAVING A RADIUS OF 550.00' FEET AND A CHORD BEARING N 44°28'08"E, 71.74' FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.50 ACRES, MORE OR LESS.

DATED THIS 10<sup>th</sup> DAY OF November, 1995, A.D.Charles W. Ahern  
REGISTERED LAND SURVEYOR L.S. 112

## LEGEND

- CORNER FOUND  
(NR) INDICATES NON-RADIAL LINE.  
(50.18) DIMENSIONS IN PARENTHESES ARE EASEMENT DIMENSIONS



CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	42°34'29"	250.00	185.77	97.41	S 47°17'46" E 181.52
C2	02°55'28"	800.00	40.83	20.42	N 27°28'15" W 40.83

## NOTES

ALL CURVE DATA IS BASED ON THE ARC DEFINITION.

ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY &amp; IMPROVEMENT DISTRICT NO. 384 UNLESS SHOWN OTHERWISE.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BENNINGTON COMPANY, ROBERT P. HORGAN, VICE-PRESIDENT, AND ROBERT P. HORGAN, DONNA M. NISSEN, MARJORIE C. HORGAN, GREG L. NISSEN, AND LESLIE M. PETERSON, S.D. 384 TRUSTEES, OWNERS AND PROPRIETORS, OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS TORREY PINES REPLAT 1, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 31, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING 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 OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 10<sup>th</sup> DAY OF November, 1995, A.D.

FOR S.D. 384

Robert P. Horgan  
ROBERT P. HORGAN, CHAIRMAN  
BOARD OF TRUSTEESDonna M. Nissen  
DONNA M. NISSEN, CLERK  
BOARD OF TRUSTEESMarjorie C. Horgan  
MARJORIE C. HORGANGreg L. Nissen  
GREG L. NISSENLeslie M. Peterson  
LESLIE M. PETERSONRobert P. Horgan, Vice-President  
BENNINGTON COMPANY

## ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 10<sup>th</sup> DAY OF November, 1995, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED DONNA M. NISSEN, MARJORIE C. HORGAN, GREG L. NISSEN, AND LESLIE M. PETERSON, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13<sup>th</sup> DAY OF May, 1999, A.D.

## ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 10<sup>th</sup> DAY OF November, 1995, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT P. HORGAN, MARJORIE C. HORGAN, GREG L. NISSEN, AND LESLIE M. PETERSON, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13<sup>th</sup> DAY OF May, 1999, A.D.

## COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF TORREY PINES REPLAT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 13<sup>th</sup> DAY OF November, 1995, A.D.

## APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF TORREY PINES REPLAT 1 WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 14<sup>th</sup> DAY OF December, 1995, A.D.

## 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 SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 29 DAY OF Feb, 1996, A.D.

COUNTY TREASURER

## CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 10<sup>th</sup> DAY OF November, 1995, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT P. HORGAN, VICE-PRESIDENT, BENNINGTON COMPANY, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE-PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13<sup>th</sup> DAY OF May, 1999, A.D.

## APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF TORREY PINES REPLAT 1 (LOTS 1 THRU 31, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 14 DAY OF December, 1995, A.D.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 29 DAY OF February, 1996, A.D.

CITY ENGINEER

## OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF TORREY PINES REPLAT 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 14 DAY OF February, 1996, A.D.

SHEET 1 OF 1  
KMB920741