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By

RICHARD N TAKEUCHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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NOTES

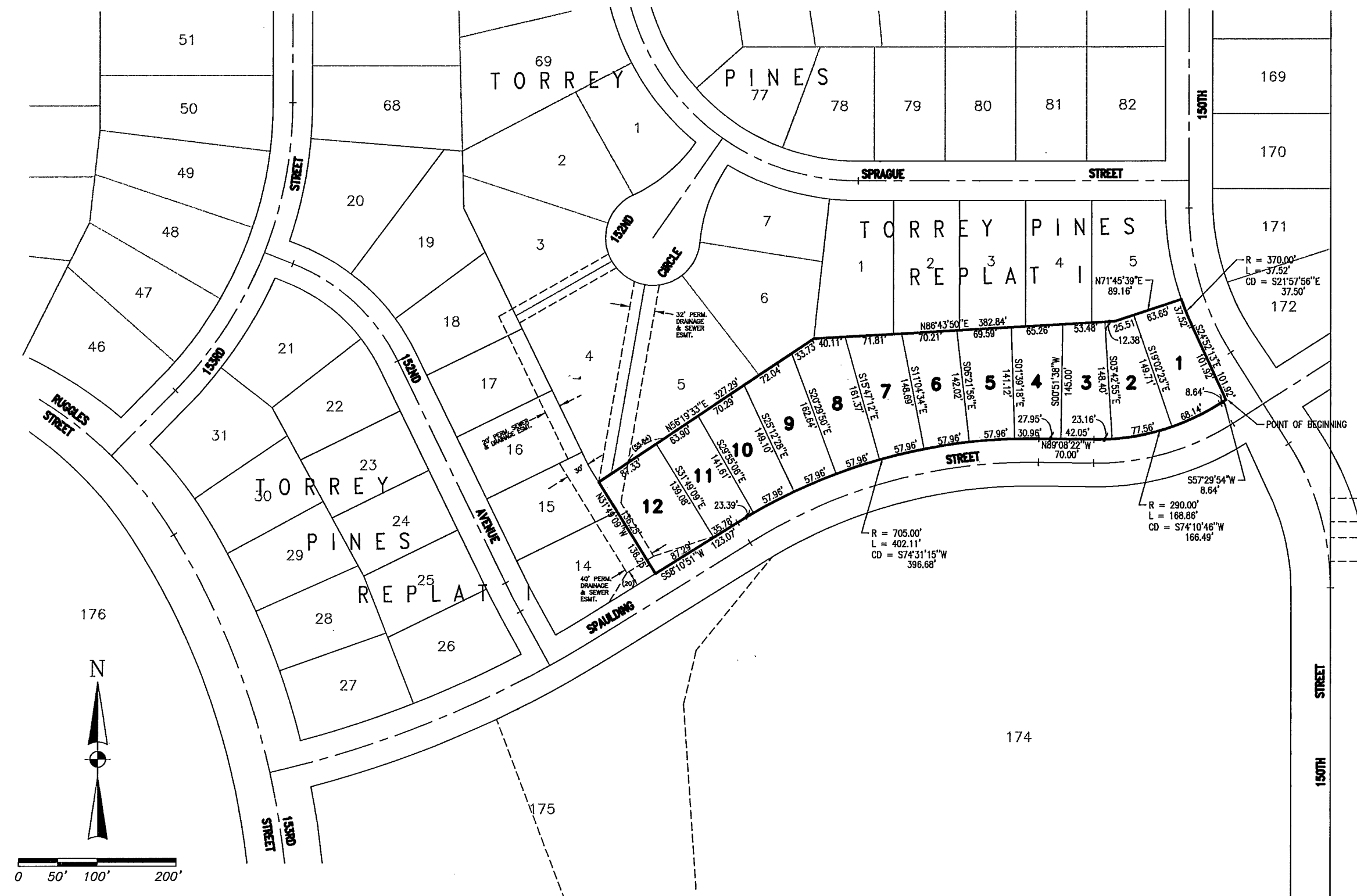
1. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
2. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 384 UNLESS SHOWN OTHERWISE.
3. DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS

TORREY PINES REPLAT 5

LOTS 1 THRU 12, INCLUSIVE

(A REPLAT OF LOTS 6 THRU 13, INCLUSIVE, TORREY PINES REPLAT 1)

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



SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, 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 5, 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 5, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS: BEGINNING AT THE MOST SOUTHEASTLY CORNER OF LOT 6, TORREY PINES REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPALDING STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINES OF LOTS 6 THRU 13 OF SAID TORREY PINES REPLAT 1, THE FOLLOWING FOUR (4) COURSES; THENCE S27°29'54"W, 8.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, AND A CHORD BEARING S74°10'46"W, 188.49 FEET, AND AN ARC DISTANCE OF 188.89 FEET; THENCE N89°08'22"W, 70.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, AND A CHORD BEARING S74°31'15"W, 396.68 FEET, AND AN ARC DISTANCE OF 402.11 FEET; THENCE S88°10'51"W, 123.07 FEET TO THE MOST SOUTHERLY CORNER OF LOT 13 OF SAID TORREY PINES REPLAT 1; THENCE N31°40'09"W ALONG THE WESTERLY LINE OF SAID LOT 13, 136.25 FEET TO THE NORTHERLY CORNER OF SAID LOT 13; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 6 THRU 13 THE FOLLOWING THREE (3) COURSES; THENCE N89°18'33"E, 327.29 FEET; THENCE N88°43'50"E, 382.84 FEET; THENCE N71°45'39"E, 89.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING THE WESTERLY RIGHT-OF-WAY LINE OF 150TH STREET, SAID POINT ALSO BEING ON A POINT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD BEARING S21°57'58"E, 37.50 FEET, AND AN ARC DISTANCE OF 37.52 FEET; THENCE S24°52'13"E, 101.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.643 ACRES MORE OR LESS.

DATED THIS 12th DAY OF March, 1999, A.D.

Robert M. Tichy
REGISTERED LAND SURVEYOR L.S. 542



**KIRKHAM
MICHAEL**
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5830 FAX (402) 255-3850

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BENNINGTON COMPANY, BARBARA LODES SHAW, PRESIDENT, 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 5, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 12, 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 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 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 12th DAY OF March, 1999, A.D.

Barbara Lodes Shaw
BARBARA LODES SHAW, PRESIDENT
BENNINGTON COMPANY

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA

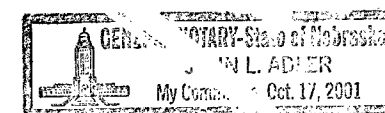
COUNTY OF DOUGLAS, SS

ON THIS 12th DAY OF March, 1999, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED BARBARA LODES SHAW, 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 THEREFORE 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.

John D. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17th DAY OF October, 2001, A.D.



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF TORREY PINES REPLAT 5 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 12th DAY OF March, 1999, A.D.

David L. Kelly
COUNTY ENGINEER

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF TORREY PINES REPLAT 5 (LOTS 1 THRU 12, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 30th DAY OF March, 1999, A.D.

Raymond A. Humann
CITY ENGINEER

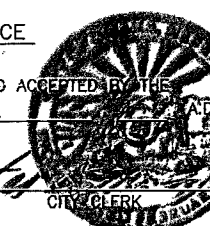
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 29th DAY OF June, 1999, A.D.

Raymond A. Humann
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF TORREY PINES REPLAT 5 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22nd DAY OF June, 1999, A.D.

Paul D. Knoch
CITY COUNCIL PRESIDENT



APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF TORREY PINES REPLAT 5 WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 16th DAY OF April, 1999, A.D.

James J. Whitely
CHAIRMAN

COUNTY ENGINEER'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 21st DAY OF June, 1999, A.D.

William E. Kuhl, Jr.
COUNTY TREASURER

