



BK 2074 PG 085



DEED 1997013793

RECEIVED

OCT 21 3 54 PM '97

RICHARD H. TAKEGHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

THIS PAGE INCLUDED FOR
INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

DC-38910

| | | | |
|-----|--------------|------|-----------------------|
| FEE | <u>53.50</u> | FB | <u>01-60000 (led)</u> |
| BKP | | C/O | <u>MB</u> |
| DEL | | SCAN | <u>dc</u> FV |

TRAILRIDGE RANCHES

LOTS 58 THRU 74, INCLUSIVE
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 35,
T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE CENTER OF EACH CURVE AND AT AN ADDITIONAL CORNER OF THE SUBDIVISION DESCRIBED HEREIN WITHIN THE NE 1/4 OF SECTION 35 THAT LIES ON THE WEST LINE OF DOUGLAS COUNTY, NEBRASKA SAID SUBDIVISION TO BE KNOWN AS TRAILRIDGE RANCHES, LOTS 58 THRU 74, INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID NE 1/4, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 21, TRAILRIDGE RANCHES, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, THENCE WESTERLY ON THE SOUTHERLY LINE OF LOTS 18 THRU 21, SAID TRAILRIDGE RANCHES AND ADJOINING STREETS ON THE FOLLOWING DESCRIBED COURSES: 1) THENCE S89°40'38"W (ASSUMED BEARING) 354.86 FEET; 2) THENCE N00°19'22"W, 30.00 FEET; 3) THENCE S89°40'38"W, 265.00 FEET; 4) THENCE S89°40'38"W, 265.00 FEET; 5) THENCE S89°40'38"W, 265.00 FEET; 6) THENCE N89°42'30"W, 84.74 FEET; 7) THENCE N00°17'30"W, 230.00 FEET; 8) THENCE N89°42'30"W, 84.74 FEET; 9) THENCE N00°17'30"W, 231.41 FEET; 10) THENCE N89°42'30"W, 1100.55 FEET; 11) THENCE N00°17'30"W, 135.00 FEET; 12) THENCE S89°40'38"W, 125.53 FEET; 13) THENCE N89°42'30"W, 165.00 FEET TO THE POINT OF BEGINNING.

DECEMBER 9, 1999
DATE:

Lawrence M. Greener
LAWRENCE M. GREENER
NEBRASKA R.L.S. 421



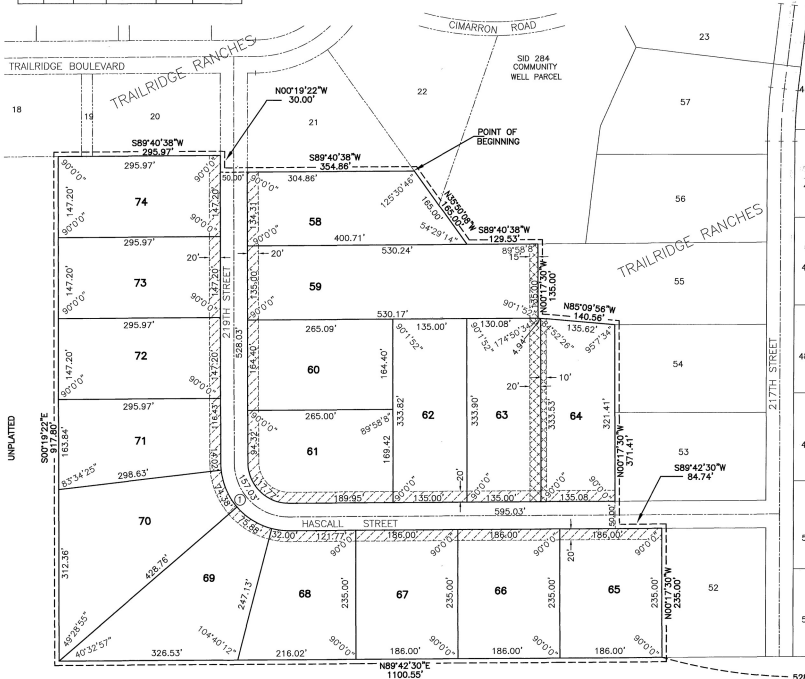
LEGEND

- 20' WIDE PERMANENT SANITARY SEWER EASEMENT GRANTED TO S.I.D. 284
- PERMANENT SEWERS AND DRAINAGE EASEMENT GRANTED TO S.I.D. 284

| CURVE | RADIUS | TANGENT | ARC LENGTH | DELTA | D |
|-------|---------|---------|------------|-----------|------------|
| 1 | 100.00' | 99.95' | 157.03' | 89°58'08" | 57.2957795 |

NOTES

- ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE NOTED
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED



SE CORNER OF THE NE 1/4 OF SECTION 35-T15N-R10E OF THE 6TH PM, DOUGLAS COUNTY NEBRASKA

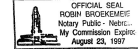


DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ARTHUR M. GREENE AND DEBORAH GREENE, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND MARKED AS SHOWN SAID SUBDIVISION TO BE KNOWN AS TRAILRIDGE RANCHES, LOTS 58 THRU 74, AND WE DO HEREBY AND BY APPROVAL OF THE SUPERVISORS OF OUR PROPERTY AS SHOWN ON THE PLAN AND BY SO HEREBY SUBJECT TO THE PUBLIC USE FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. 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 REPLACE POLES, Masts, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONSULTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRE LINES FOR CABLE TELEVISION AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON-TAPES, THROUGH AIRWAYS AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND SHOWN ALL THRU AND AROUND BUT LIES OUT OF THE 10' FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SEVEN (7) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER BOUNDARIES OF THE ABOVE DESCRIBED SUBDIVISION, SAID STRIP OF LAND SHALL BE SUBJECT TO AN EASEMENT TO THE CITY OF OMAHA, IOWA, AND REQUESTED BY THE OWNER NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR OTHER STRUCTURES SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT IN ANY MANNER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED.

Arthur M. Greene
ARTHUR M. GREENE

Deborah Greene
DEBORAH GREENE



ACKNOWLEDGEMENT OF NOTARY

(STATE OF NEBRASKA) SS
COUNTY OF (DALLAS) SS
THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS DAY 6th of December, 1999 BY ARTHUR M. GREENE AND DEBORAH GREENE, HUSBAND AND WIFE.
MY COMMISSION EXPIRES ON THE 23rd DAY of August, 1999, A.D.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE NO RECORD OF SPECIAL TAXES, DUE OR UNPAID, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 2nd DAY of October, 1999.
DEPUTY: *Julie D. Janney*
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF TRAILRIDGE RANCHES, LOTS 58 THRU 74 ON THIS 19th DAY of February, 1999.
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
DATE: 10/21/97
CITY ENGINEER: *Michael J. Mullen*

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF TRAILRIDGE RANCHES, LOTS 58 THRU 74 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 5th DAY of March, 1999.
CHAIRMAN: *Debra J. Joffe*

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF TRAILRIDGE RANCHES LOTS 58 THRU 74 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 23rd DAY of June, 1999.
MAYOR: *Neal Smith* PRESIDENT
CITY CLERK: *Debra J. Joffe*

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF TRAILRIDGE RANCHES LOTS 58 THRU 74 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 9th DAY of December, 1999.
DOUGLAS COUNTY ENGINEER: *Lawrence M. Greener*

LIBERTY DEVELOPMENT CORPORATION
2626 south 158th plaza omaha, nebraska 68130
phone 402-330-0509 fax 402-330-9899

LSIA
Louis Surveying
12100 West Center Road, Suite 522A
Omaha, NE 68144 (402-334-7962)

TRAILRIDGE RANCHES
FINAL PLAT LOTS 58-74
OMAHA

designed by JLR
drawn by JLR
revisions
job number 96003-2.21
date 12-9-96
sheet 1 of 1