



DEED 2004164681



DEC 21 2004 15:35 P 11

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/21/2004 15:35:31.53



2004164681

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

Deed ^a
 11
 136

FEE 123.⁰⁰ FB 01-60000 - old
 BKP 2-15-01 ^{reg} CIO COMP [Signature]
 DEL ^{NE SE} MS SCAN _____ FV _____

MC-40326 - new

NE SE
SE SE

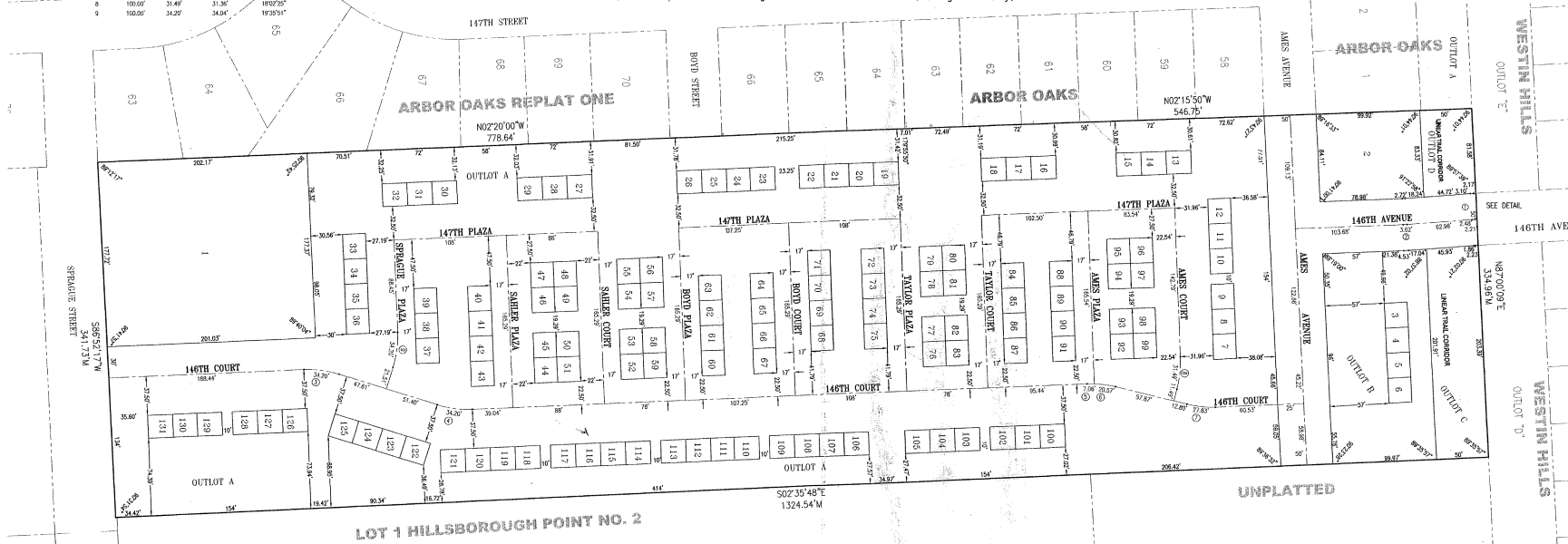
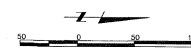
Lamp, Lynneason & Associates
14710 W Dodge Rd
Omaha, NE 68154
Attn: Terry Atkins

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEHA ANGLE
1	100.00'	2.48	2.48	0°25'19"
2	100.00'	3.67	3.67	0°37'37"
3	100.00'	34.20	34.94	1°53'51"
4	100.00'	34.20	34.94	1°53'52"
5	100.00'	7.82	7.82	0°45'24"
6	100.00'	20.57	20.54	1°14'17"
7	100.00'	27.83	27.35	1°39'08"
8	100.00'	31.49	31.36	1°52'25"
9	100.00'	34.20	34.94	1°53'51"

VILLAGES ON SPRAGUE (A Cluster Subdivision)

Lots 1 through 131, inclusive, and Outlets A, B, C, and D being a platting of that part of the East Half of the Southeast Quarter of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners of the boundary of said plot and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of all curves on all lots and streets in the subdivision to be known as VILLAGES ON SPRAGUE (A Cluster Subdivision) Lots 1 through 131, inclusive and Outlets A, B, C and D, being a platting of that part of the East Half of the Southeast Quarter of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, being East of ARBOR OAKS and ARBOR OAKS REPLAT ONE, South of WESTM HILLS, West of the extended west line of Lot 1, HILLSBOROUGH POINT, NO. 2, and North of Sprague Street as depicted in HILLSBOROUGH PLAZA, all being subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the northeast corner of Outlet A, ARBOR OAKS, thence North 87°00'00" East (assumed bearing) for 324.86 feet along the north line of said East Half of the Southeast Quarter of Section 2 and the south line of WESTM HILLS to the extended west line of Lot 1, HILLSBOROUGH POINT, NO. 2, thence South 02°35'48" East for 1324.54 feet to the southeast corner of said Lot 1, HILLSBOROUGH POINT, NO. 2, thence South 88°52'17" West for 341.73 feet along the north right of way line of Sprague Street to the southeast corner of Lot 63, ARBOR OAKS REPLAT ONE, thence North 02°20'00" West for 778.54 feet along the east line of said ARBOR OAKS REPLAT ONE and ARBOR OAKS to the southeast corner of Lot 63, ARBOR OAKS, thence North 02°15'00" West for 545.75 feet to the Point of Beginning. Contains 10,297 acres.

Robert D. Probst, L.S. 379
 Date: July 3, 2004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Steven E. Taylor and Susan M. Taylor, Husband and Wife, as Joint Tenants, and Triton Homes, L.L.C., on two limited liability company doing business in Nebraska as Triton Homes, LLC, OWNERS, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown herein, said subdivision to be hereinafter known as VILLAGES ON SPRAGUE (A Cluster Subdivision) Lots 1 through 131 and Outlets A, B, C, and D, and we do hereby notify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets and "trails" (Outlets C and D). Parcelized easements where needed, will be granted over Outlets A, B, C, and D, to the Metropolitan Utilities District, Omaha Public Power District, OMNET Communications, and to any company which has been granted a franchise under the authority of the Douglas County Board, to provide a cable television system in the area to be subdivided, their successors and assigns. The aforesaid "trails" refer to the Linear Trail Corridor.

Steven Taylor
 Steven E. Taylor and Susan M. Taylor, Husband and Wife

Triton Homes, L.L.C., an Iowa Limited Liability Company
 Doing Business in Nebraska as Triton Homes, LLC, Owners

 Joel M. Godwin, Manager

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }
 County of Douglas }
 On the 2nd day of September, 2004, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared STEVEN E. TAYLOR and SUSAN M. TAYLOR, who are personally known to me to be the identical person whose name is affixed to the above instrument as OWNERS, and they did acknowledge the execution of the foregoing Declaration to be their voluntary act and deed.
 Witness my hand and official seal this date last aforesaid.

 Crystal Steuch, Notary Public
 State of Iowa }
 County of Linn }
 On the 15th day of August, 2004, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOEL GODWIN, who is personally known to me to be the identical person whose name is affixed to the above instrument as MANAGER OF TRITON HOMES, L.L.C., and he did acknowledge the execution of the foregoing Declaration to be his/her voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.
 Witness my hand and official seal this date last aforesaid.

 Melissa Boones, Notary Public, State of Iowa
 Commission Expires 12/31/2006
 My Commission Expires 12/31/2006

COUNTY ENGINEER'S CERTIFICATE

This plat of VILLAGES ON SPRAGUE was reviewed by the Douglas County Engineer, Nebraska, on the 22nd day of September, 2004.

 Douglas County Engineer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of VILLAGES ON SPRAGUE (A Cluster Subdivision) Lots 1 through 131 and Outlets A, B, C, and D, as to the design submitted this 27th day of OCTOBER, 2004.

 Michael J. Macken, City Engineer
 I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.
 Date: 12/31/04

 Michael J. Macken, City Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY that the fee for registration of special taxes due or delinquent upon the property described in the Land Surveyor's Certificate and embraced in this plat has been received by the recorder of this office, this 5th day of December, 2004.

 Philip S. Probst, County Treasurer
 Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of VILLAGES ON SPRAGUE was approved by the City Planning Board of the City of Omaha, Nebraska, this 15th day of September, 2004.

 Michael J. Macken, Chairman of Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of VILLAGES ON SPRAGUE was approved and accepted by the City Council of Omaha, Nebraska, this 30th day of October, 2004.

 Mike Jahn, Mayor

 Chad Taylor, Council President

 John Dinkler, Council President

NOTES

- ALL DISTANCES ARE SHOWN IN DIGITAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE PERPENDICULAR UNLESS OTHERWISE NOTED (94.5).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 3 THROUGH 131, INCLUSIVE, ARE 24 FEET WIDE BY 22 FEET DEEP. THE WIDTH IS DETERMINED BY ADJACENT STREET FRONTAGE.
- COURTS C AND D ARE DEDICATED TO THE PUBLIC AS LINEAR TRAIL CORRIDORS.
- EMERGENCY TIES TO INTERLOCK LOTS ARE NORMAL TO THE REFERENCED LINE.
- THE CHAMBERS FOR SIDEWALK EASEMENTS IN LOT 2 AND OUTLET B ARE SET AT FIVE (5) FEET FROM THE INTERSECTION OF LOT LINES.



drawn by: MWP	reference:
designed by: RDP	
reviewed by: EAK	
path/revision:	
revisions:	
WWW.VILLAGES-ON-SPRAGUE.COM (816) 462-4683/3108 (816) 462-4683/3130 (816) 462-4683/3150	
Lamp, Kynearson & Associates, Inc. 1470 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027	
VILLAGES ON SPRAGUE (A Cluster Subdivision) Lots 1 Through 131 & Outlets A, B, C, & D DOUGLAS COUNTY, NEBRASKA	
FINAL PLAT	
job number-tasks 043101-003	book page
date July 31, 2004	sheet 1 of 1