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By <i>DS</i>

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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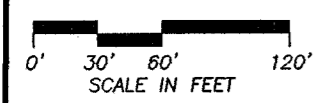
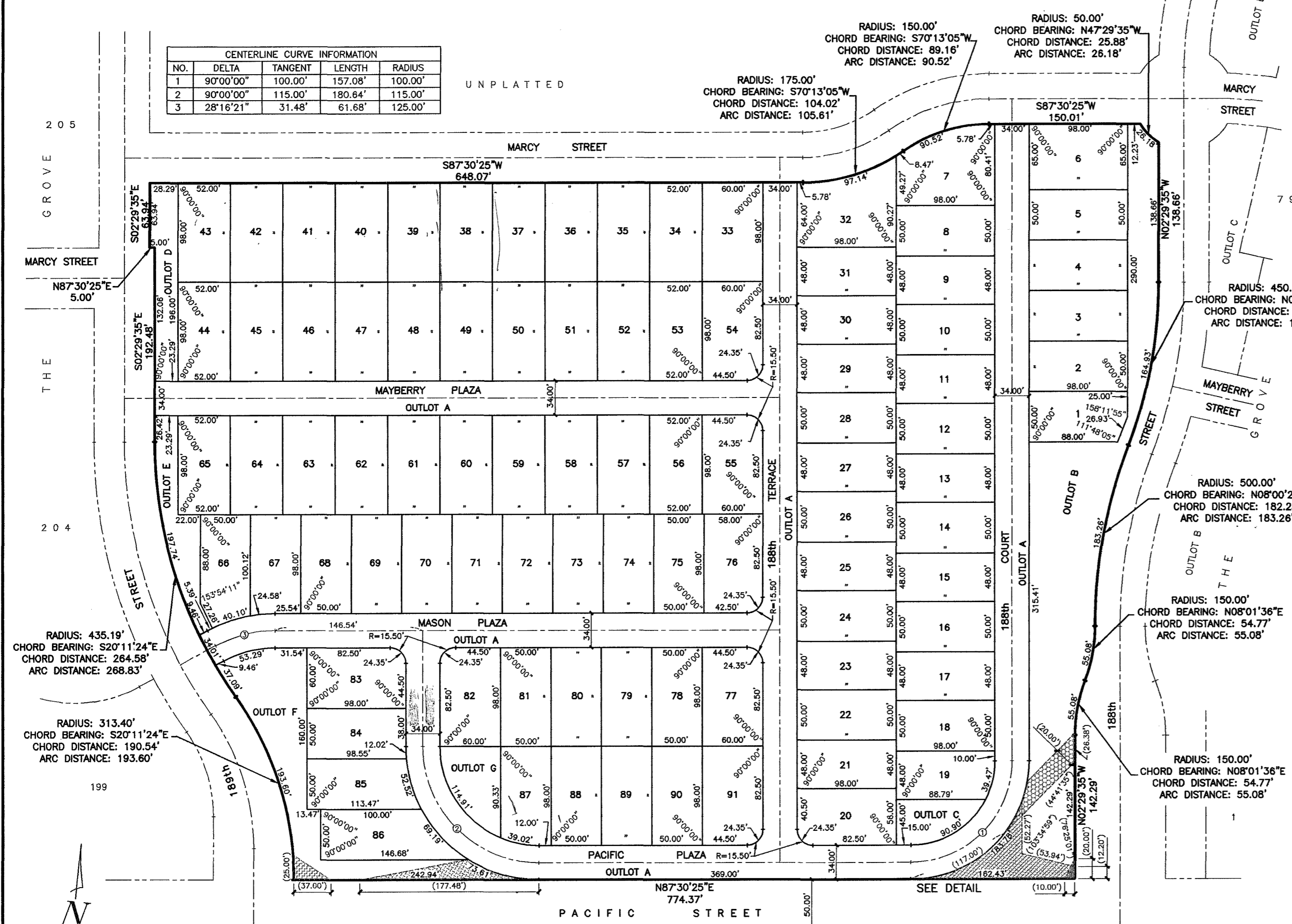
134. <sup>50</sup>  
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# THE VILLAS AT THE GROVE

LOTS 1 THRU 91, INCLUSIVE, AND OUTLOTS A THRU G, INCLUSIVE, A CLUSTER SUBDIVISION

BEING A REPLAT OF LOTS 102 THRU 195, INCLUSIVE, OUTLOT A AND OUTLOTS F THRU L, INCLUSIVE, THE GROVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

CENTERLINE CURVE INFORMATION				
NO.	DELTA	TANGENT	LENGTH	RADIUS
1	90°00'00"	100.00'	157.08'	100.00'
2	90°00'00"	115.00'	180.84'	115.00'
3	28°16'21"	31.48'	61.68'	125.00'



**NOTES:**

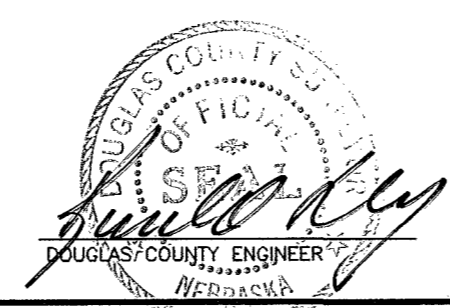
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO PACIFIC STREET FROM OUTLOTS A, B AND F.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 188th STREET AND 189th STREET FROM ANY RESIDENTIAL LOT.
- ANGLES AND DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- TEMPORARY CONSTRUCTION EASEMENT. (SEE RECORDED DOCUMENT)
- 20' WIDE STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)

268 THE RIDGES

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE VILLAS AT THE GROVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 8th DAY OF NOVEMBER, 1999



IMPRINTED SEAL REGISTER OF DEEDS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, 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 ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THE VILLAS AT THE GROVE, LOTS 1 THRU 91, INCLUSIVE, AND OUTLOTS A THRU G, INCLUSIVE, BEING A REPLATING OF LOTS 102 THRU 195, INCLUSIVE AND OUTLOT A AND OUTLOTS F THRU L, INCLUSIVE, THE GROVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID OUTLOT I; THENCE N87°30'25"E (ASSUMED BEARING) 774.37 FEET ON THE SOUTHERLY LINES OF SAID OUTLOTS A, F AND I TO THE SE CORNER OF SAID OUTLOT F; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID OUTLOT F ON THE FOLLOWING DESCRIBED SEVEN COURSES; THENCE N02°29'35"W 142.29 FEET; THENCE NORTHEASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N08°01'36"E CHORD DISTANCE 54.77 FEET AN ARC DISTANCE OF 55.08 FEET; THENCE NORTHEASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N08°01'36"E CHORD DISTANCE 54.77 FEET AN ARC DISTANCE OF 55.08 FEET; THENCE NORTHEASTERLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N08°00'25"E CHORD DISTANCE 182.23 FEET AN ARC DISTANCE OF 183.26 FEET; THENCE NORTHEASTERLY ON A 450.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N08°00'25"E, CHORD DISTANCE 164.01 FEET, AN ARC DISTANCE OF 164.93 FEET; THENCE N02°29'35"W 138.66 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE RIGHT CHORD BEARING N47°29'35"W, CHORD DISTANCE 25.88 FEET AN ARC DISTANCE OF 26.18 FEET; THENCE WESTERLY ON THE NORTHERLY LINES OF SAID LOTS 184 THRU 195, INCLUSIVE AND OUTLOTS A, F, K AND L ON THE FOLLOWING DESCRIBED FOUR COURSES; THENCE S87°30'25"W 150.01 FEET; THENCE SOUTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S70°13'05"W CHORD DISTANCE 89.16 FEET AN ARC DISTANCE OF 90.52 FEET; THENCE SOUTHWESTERLY ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 104.02 FEET, AN ARC DISTANCE OF 105.61 FEET; THENCE S87°30'25"W 648.07 FEET TO THE NW CORNER OF SAID OUTLOT K; THENCE SOUTHERLY ON THE WESTERLY LINES OF SAID OUTLOTS A, I, J AND K, INCLUSIVE, ON THE FOLLOWING DESCRIBED FIVE COURSES; THENCE S02°29'35"E 63.94 FEET; THENCE N87°30'25"E 5.00 FEET; THENCE S02°29'35"E 192.48 FEET; THENCE SOUTHEASTERLY ON A 435.19 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S20°11'24"E, CHORD DISTANCE 264.58 FEET AN ARC DISTANCE OF 268.83 FEET; THENCE SOUTHEASTERLY ON A 313.40 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S20°11'24"E, CHORD DISTANCE 190.54 FEET, AN ARC DISTANCE OF 193.60 FEET TO THE POINT OF BEGINNING.



DAVID H. NEEF  
NEBRASKA R.L.S. 475

OCTOBER 29, 1999  
DATE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ONE NINETY-TWO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNERS, AND U.S. BANK, N.A., BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE VILLAS AT THE GROVE AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY 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 RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES: AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ONE NINETY-TWO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

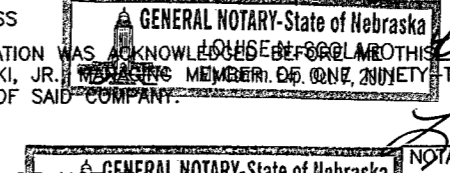
BY: *John C. Czerwinski, Jr.*  
JOHN C. CZERWINSKI, JR., MANAGING MEMBER

U.S. BANK, N.A.

BY: *Oliver J. Spooner*  
OLIVER J. SPOONER, ASSISTANT VICE PRESIDENT

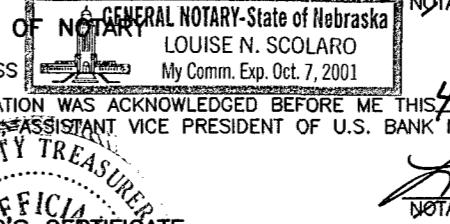
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 1999  
BY JOHN C. CZERWINSKI, JR., MANAGING MEMBER OF ONE NINETY-TWO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



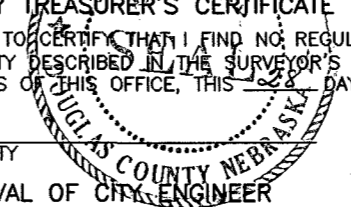
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 1999  
BY OLIVER J. SPOONER, ASSISTANT VICE PRESIDENT OF U.S. BANK, N.A. ON BEHALF OF SAID BANK.



**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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 29th DAY OF November, 1999.



*Judith M. Lacey*  
DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF THE VILLAS AT THE GROVE ON THIS 29th DAY OF November, 1999.

*John J. Neef*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF THE VILLAS AT THE GROVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 1st DAY OF December, 1999.

*Jim Don*  
CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF THE VILLAS AT THE GROVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 1st DAY OF December, 1999.

*Paul D. Koneck* PRESIDENT  
*Paul J. Koneck* CITY CLERK

IMPRINTED SEAL REGISTER OF DEEDS

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

**2 THOMPSON, DRESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10898 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330-8880

THE VILLAS AT THE GROVE  
FINAL PLAT

AS SHOWN	OCT. 29, 1999
DATE	JUP
DRAWN BY	DIN
CHECKED BY	
REVISION:	

122-197

A122197A.DWG