



BK 2070 PG 668



DEED 1997011831

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 FEE 7500 FB 0(-60000(320))
 BKP _____ C/O _____ COMP MB
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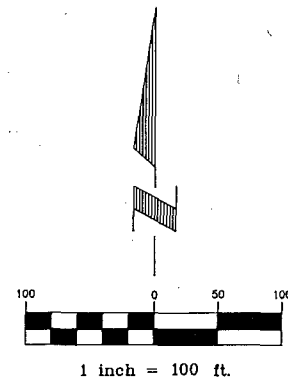
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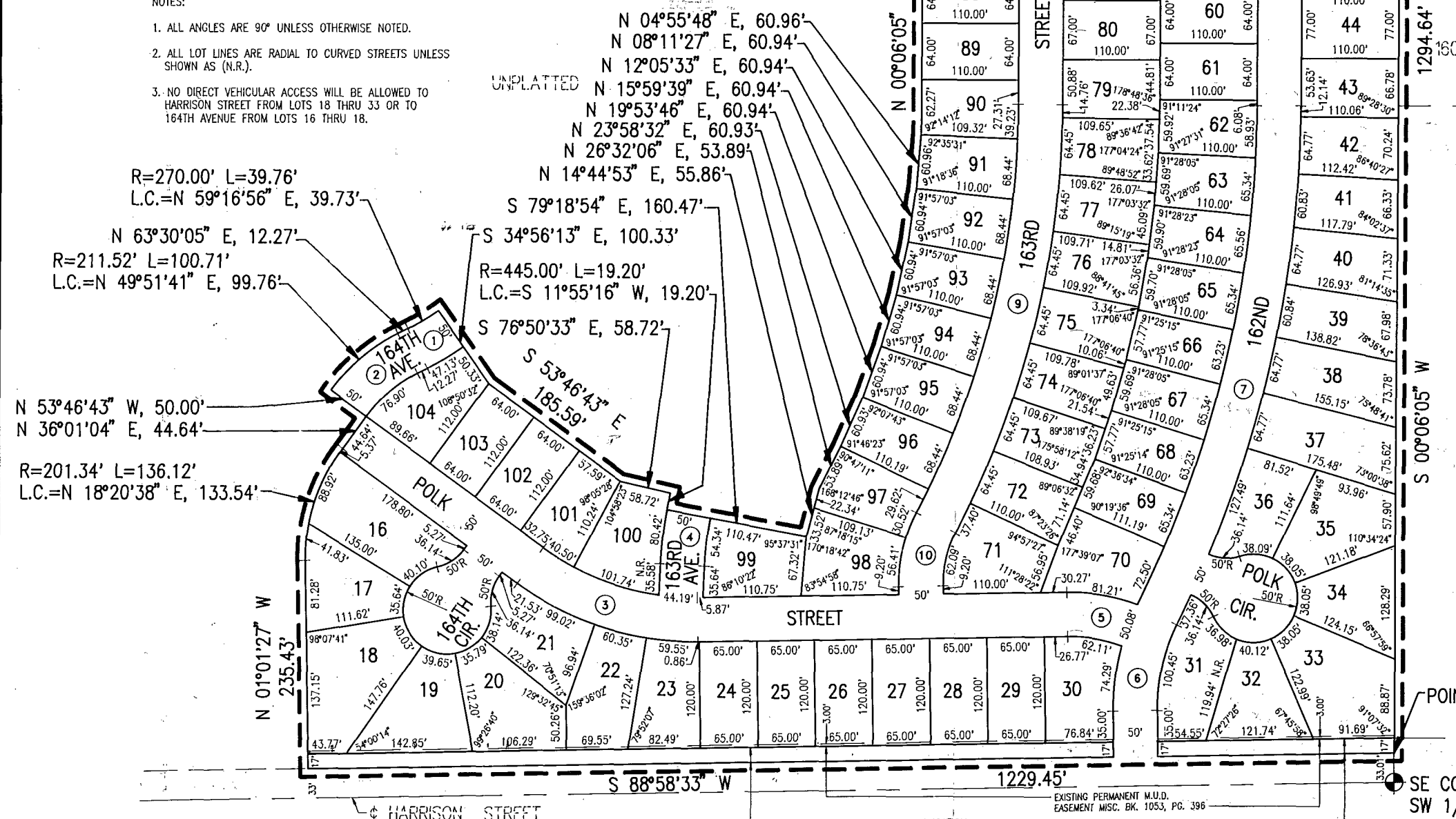
RICHARD
 REGISTRATION
 DIVISION



☉ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	295.00'	43.44'	21.76'	09°26'15"
2	186.32'	88.81'	45.26'	27°16'47"
3	311.78'	202.68'	105.06'	37°14'44"
4	420.00'	57.78'	28.93'	07°52'55"
5	187.59'	71.86'	36.27'	21°53'17"
6	235.00'	112.41'	57.30'	27°24'21"
7	1300.00'	596.28'	303.48'	28°18'49"
8	185.17'	31.21'	15.64'	09°39'28"
9	1030.00'	491.41'	250.47'	27°20'08"
10	150.00'	74.51'	38.04'	28°27'49"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 18 THRU 33 OR TO 164TH AVENUE FROM LOTS 16 THRU 18.



VINTAGE OAKS

LOTS 16-104 INCLUSIVE
BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 10, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

DEDICATION

Know all men by these presents that we, R.S.Land, Inc., a Nebraska Corporation, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as VINTAGE OAKS (Lots 16 thru 104, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said 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 set our hands this 17 day of APR, 1995.

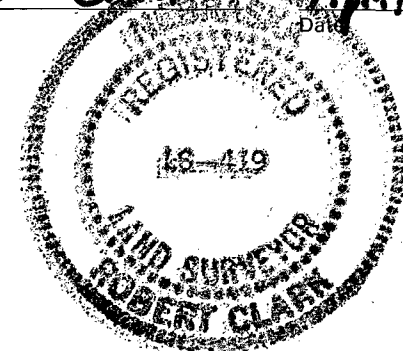
R.S. LAND INC.
Ronald E. Smith
Ronald E. Smith, President

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of curves in Vintage Oaks (Lots 16 thru 104, inclusive) being a platting of part of the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4 of Section 10; thence N00°06'05"E (assumed bearing) along the East line of said SW 1/4 of Section 10, a distance of 33.01 feet to a point on the North right-of-way line of Harrison Street, said point also being the point of beginning; thence S88°58'33"W along said North right-of-way line of Harrison Street, a distance of 1229.45 feet; thence N01°01'27"W, a distance of 235.43 feet; thence Northeastly on a curve to the right with a radius of 201.34 feet, a distance of 136.12 feet, said curve having a long chord which bears N18°20'38"E, a distance of 133.54 feet; thence N36°01'04"E, a distance of 44.64 feet; thence N53°46'43"W, a distance of 50.00 feet; thence Northeastly on a curve to the right with a radius of 211.52 feet, a distance of 100.71 feet, said curve having a long chord which bears N49°51'41"E, a distance of 99.76 feet; thence N63°30'05"E, a distance of 12.27 feet; thence Northeastly on a curve to the left with a radius of 270.00 feet, a distance of 39.73 feet, said curve having a long chord which bears N59°16'56"E, a distance of 39.73 feet; thence S34°56'13"E, a distance of 100.33 feet; thence S53°46'43"E, a distance of 185.59 feet; thence S76°50'33"E, a distance of 58.72 feet; thence Southerly on a curve to the left with a radius of 445.00 feet, a distance of 19.20 feet, said curve having a long chord which bears S11°55'16"W, a distance of 19.20 feet; thence S79°18'54"E, a distance of 160.47 feet; thence S53°46'43"E, a distance of 185.59 feet; thence N14°44'53"E, a distance of 55.86 feet; thence N26°32'06"E, a distance of 53.89 feet; thence N23°58'32"E, a distance of 60.94 feet; thence N12°05'33"E, a distance of 60.94 feet; thence N08°11'27"E, a distance of 60.94 feet; thence N04°55'48"E, a distance of 60.94 feet; thence N15°59'39"E, a distance of 265.54 feet; thence N17°41'02"E, a distance of 36.27 feet; thence N00°06'05"E, a distance of 34.85 feet; thence N10°43'50"W, a distance of 159.83 feet; thence Easterly on a curve to the right with a radius of 210.17 feet, a distance of 35.42 feet, said curve having a long chord which bears N84°05'53"E, a distance of 35.38 feet; thence N88°55'36"E, a distance of 4.21 feet; thence N01°04'24"W, a distance of 110.00 feet to a point on the North line of said South 1/2 of the SW 1/4 of Section 10; thence N88°55'36"E along said North line of the South 1/2 of the SW 1/4 of Section 10, a distance of 492.29 feet to the Northeast corner of said South 1/2 of the SW 1/4 of Section 10, said point also being on the West line of Western Oaks, a subdivision located in the West 1/2 of the SE 1/4 of said Section 10; thence S00°08'05"W along said West line of Western Oaks, said line also being said East line of the SW 1/4 of Section 10, a distance of 1294.64 feet to the point of beginning.

Robert Clark
Robert Clark, LS-419
April 17, 1995



APPROVAL OF OMAHA CITY PLANNING BOARD

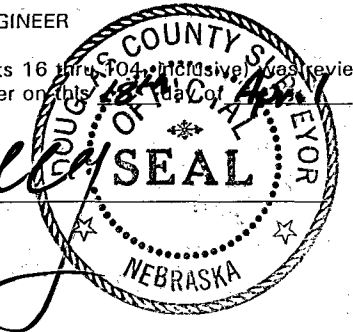
This plat of VINTAGE OAKS (Lots 16 thru 104, inclusive) was approved by the City Planning Board on this 21 day of May, 1995.

Don L. Spence
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the VINTAGE OAKS (Lots 16 thru 104, inclusive) was reviewed by the office of the Douglas County Engineer on this 17 day of April, 1995.

Ronald E. Smith
DOUGLAS COUNTY ENGINEER



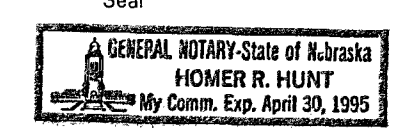
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 17 day of APR, 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Ronald E. Smith, President of R. S. Land, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of VINTAGE OAKS (Lots 16 thru 104, inclusive) as to the Design Standards this 11 day of May, 1995.

Larry L. Humann
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of VINTAGE OAKS (Lots 16 thru 104, inclusive) was approved by the City Council of Omaha on this 17 day of April, 1995.

Hal Staeb
MAYOR

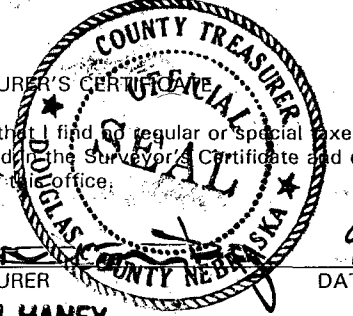
Don L. Spence
PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

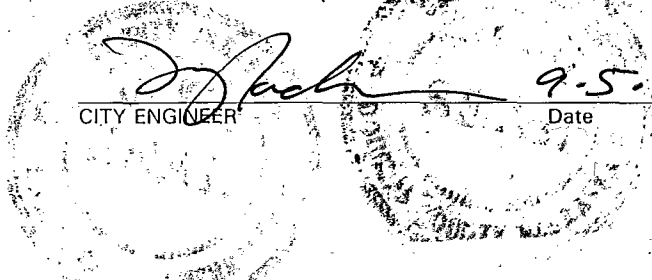
This is to certify that no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office:

Julie M. Haney
COUNTY TREASURER
DATE: 9-4-97



I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code:

Robert Clark
CITY ENGINEER
Date: 9-5-97



ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

VINTAGE OAKS
LOTS 16 THRU 104
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 94053.1
SCALE 1"=100'
SHEET 1 OF 1

DATE 4-15-95
DESIGNED BY RLS
DRAWN BY TRH
CHECKED BY JRH