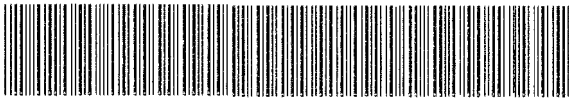




BK 2083 PG 189



DEED 1998002281

RECEIVED

FEB 27 3 44 PM '98

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	2-27-86
OK 4-86	<i>[Signature]</i>

24-40346
 2281 MI-40345 old
 FEE 5800 FB _____
 BKP _____ CO _____ COMP MB
 DEL *1/1* SCAY *etc* FV _____

VINTAGE OAKS REPLAT 1

SURVEYOR'S CERTIFICATE

LOTS 1 THRU 34 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 11 INCLUSIVE, ALSO ALL OF LOTS 13 AND 14, AND ALSO ALL OF THE INCLUDED RIGHT-OF-WAY OF MONROE STREET, ALL LOCATED IN VINTAGE OAKS, A SUBDIVISION LOCATED IN 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.

DEDICATION

Know all men by these presents that we, Harrison Square, 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 REPLAT 1 (Lots numbered as shown), 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 except those lot lines which are occupied by duplex buildings; 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 cut-to-side 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 right our hands this 28th day of March, 1997.

HARRISON SQUARE INC.

By: James R. Linder, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
) COUNTY OF DOUGLAS)

On this 28th day of March, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared James R. Linder, President of Harrison Square, 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 officer of said corporation.

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

M. DeLayne Wells Seal
Notary Public

M. DELAYNE WELLS
My Comm. Exp. 05/19/99
Bonded By Service Co.
No. CC-482910
601107618

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 in this plat as shown by the records of this office.

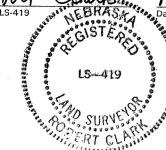
William R. Kinley, Jr. DATE 2/23/98
COUNTY TREASURER

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 all curves in Vintage Oaks Replat 1 (lots numbered as shown), being a replat of all of lots 1 thru 11, Vintage Oaks, inclusive; and also all of Lots 13 and 14, said Vintage Oaks; and also all of the included right-of-way of Monroe Street; all located in said Vintage Oaks, a subdivision located in 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, said Lots 3 thru 11, Vintage Oaks, inclusive; and said Lots 13 and 14, Vintage Oaks, and said included right-of-way of Monroe Street, more particularly described as follows:

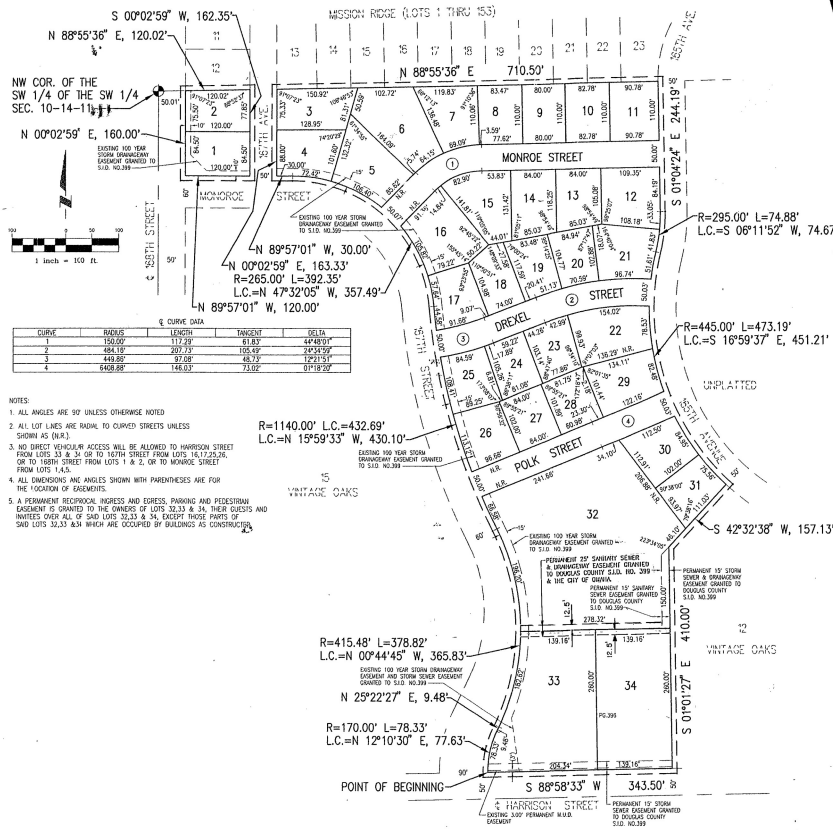
Beginning at the Southwest corner of said Lot 13, Vintage Oaks, said point also being the point of intersection of the North right-of-way line of Harrison Street and the Easterly right-of-way line of 167th Street; thence along said Easterly right-of-way line of 167th Street and along the Northern right-of-way line of said Monroe Street, on the following described courses; thence Northeastly on a curve to the right with a radius of 170.00 feet, a distance of 78.33 feet, said curve having a long chord which bears N12°10'30"E (assumed bearing), a distance of 77.53 feet; thence N25°22'27"E, a distance of 9.48 feet; thence Northwestly on a curve to the left with a radius of 415.48 feet, a distance of 378.82 feet, said curve having a long chord which bears N00°44'45"W, a distance of 365.53 feet; thence Northwestly on a curve to the right with a radius of 1150.00 feet, a distance of 432.69 feet, said curve having a long chord which bears N15°59'33"W, a distance of 430.10 feet; thence Northwestly on a curve to the left with a radius of 285.00 feet, a distance of 292.35 feet, said curve having a long chord which bears N47°32'05"W, a distance of 357.49 feet; thence N89°57'01"W, a distance of 30.00 feet to the Southwest corner of said Lot 3, Vintage Oaks, said point also being the point of intersection of said Northern right-of-way line of Monroe Street and the East right-of-way line of 167th Avenue; thence N00°02'59"E along the West line of said Lot 3, Vintage Oaks, said line also being said East right-of-way line of 167th Avenue, a distance of 163.33 feet to the Northwest corner of said Lot 3, Vintage Oaks, said point also being the Southwest corner of Lot 13, Mission Ridge, a subdivision located in the North 1/2 of said SW 1/4 of Section 10; thence N89°55'30"E along the North line of said Lots 3 and 4, Vintage Oaks, said line also being the South line of said Mission Ridge, a distance of 710.50 feet to the Northeast corner of said Lot 4, Vintage Oaks, said point also being on the Westerly right-of-way line of 165th Avenue, said corner also being the Southwest corner of Lot 23, Vintage Oaks, said point also being the Southwest corner of Lot 13, Vintage Oaks, said point also being the point of intersection of said Northern right-of-way line of 165th Avenue; thence along said Westerly right-of-way line of 165th Avenue on the following described courses; thence S01°04'24"E, a distance of 244.13 feet; thence Southwestly on a curve to the right with a radius of 295.00 feet, a distance of 74.88 feet, said curve having a long chord which bears S08°11'52"W, a distance of 74.67 feet; thence Southeastly on a curve to the left with a radius of 445.00 feet, a distance of 473.19 feet, said curve having a long chord which bears S18°59'37"E, a distance of 451.21 feet to the Northwest corner of Lot 12, said Vintage Oaks; thence S42°32'38"W along the Westerly line of said Lot 12, Vintage Oaks, a distance of 157.13 feet; thence S31°27'15"E along said Westerly line of Lot 12, Vintage Oaks, a distance of 410.00 feet to the Southeast corner of said Lot 13, Vintage Oaks, said point also being on said North right-of-way line of Harrison Street; thence S88°58'33"W along the South line of said Lot 13, Vintage Oaks, said line also being said North right-of-way line of Harrison Street, a distance of 343.50 feet to the point of beginning.

Said tract of land, including said Lots 1 and 2, Vintage Oaks, contains an area of 12.883 acres, more or less.

Robert Clark, LS-419 Date Feb. 28, 1997



REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the City of Omaha, Nebraska, (lots numbered as shown), was reviewed by the Office of the Douglas County Engineer on this 28th day of March, 1997.
Douglas County Engineer



OMAHA CITY COUNCIL ACCEPTANCE
This plat of VINTAGE OAKS REPLAT 1 (lots numbered as shown) was approved by the City Council of Omaha on this 11th day of December, 1997.

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of VINTAGE OAKS REPLAT 1 (lots numbered as shown) as to the Design Standards this 11th day of December, 1997.
CITY ENGINEER

MAYOR
CITY CLERK

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

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of VINTAGE OAKS REPLAT 1 (lots numbered as shown) was approved by the City Planning Board on this 5th day of March, 1997.
CHAIRMAN OF CITY PLANNING BOARD



E&A CONSULTING GROUP
10001 'G' STREET - OMAHA, NE 68137 - (402) 895-4700 • FAX (402) 895-2989

VINTAGE OAKS REPLAT 1
OMAHA, NEBRASKA

FINAL PLAT

PLAT NO. 24063-2
TAX MAP NO. 1-100
DATE 1/97