



BK 2213 PG 286-292



DEED 2002 08285

RICHARD H. TAKECHI
REGISTER OF DEEDS
DUBLAS COUNTY, NE

2002 JUN 18 AM 11:27

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
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7/18

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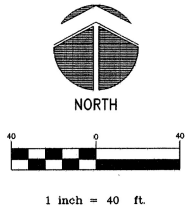
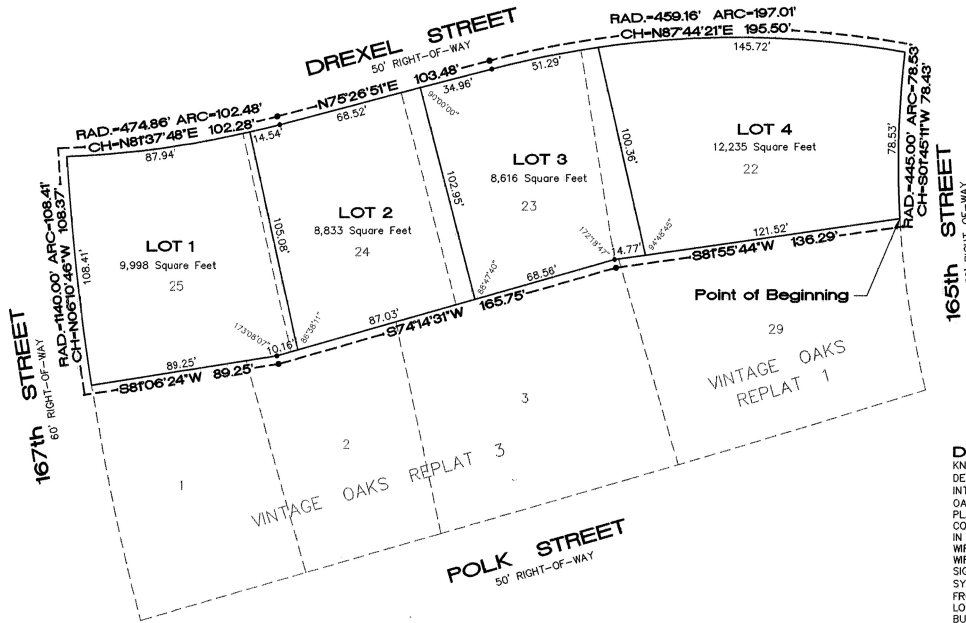
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*Best Construction
18124 Jammy Trail
68135*

VINTAGE OAKS REPLAT 32

BEING A REPLAT OF LOTS 22, 23, 24 AND 25, VINTAGE OAKS
REPLAT I, LOCATED IN THE SOUTHWEST ONE-QUARTER OF
SECTION 10, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th. P.M.,
Douglas COUNTY, NEBRASKA.

LOTS 1, 2, 3 AND 4



APPROVAL OF THE CITY OF OMAHA PLANNING DIRECTOR
APPROVED AS A SUBDIVISION OF VINTAGE OAKS REPLAT 32 IN COMPLIANCE WITH SECTION
53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME
RULE CHARTER OF THE CITY OF OMAHA, THIS 13 DAY OF June, 2002.

[Signature]
PLANNING DIRECTOR

REVIEW OF THE CITY OF OMAHA ENGINEER
I HEREBY CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED,
INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT, THIS 12 DAY OF
June, 2002.

[Signature]
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I
HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS IN
"VINTAGE OAKS REPLAT 32", BEING A REPLAT OF LOTS 22, 23, 24 AND 25, VINTAGE OAKS
REPLAT I, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 14 NORTH,
RANGE 11 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE ALONG
THE SOUTH LINES OF SAID LOTS 22 THRU 25 THE FOLLOWING THREE (3) COURSES; (1) S81°55'44"W
(ASSUMED BEARING) 136.29 FEET; (2) THENCE S74°14'31"W 165.75 FEET; (3) THENCE S81°08'24"W
89.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE ALONG A CURVE TO THE RIGHT
HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 108.41 FEET WITH A LONG CHORD BEARING
N06°10'46"W FOR 108.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE ALONG THE
NORTH LINES OF SAID LOTS 22 THRU 25 THE FOLLOWING THREE (3) COURSES; (1) ALONG A CURVE
TO THE LEFT HAVING A RADIUS OF 474.86 FEET, AN ARC LENGTH OF 102.48 FEET WITH A LONG
CHORD BEARING N81°37'48"E FOR 102.28 FEET; (2) THENCE N75°26'51"E 103.48 FEET; (3) THENCE
ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 459.18 FEET, AN ARC LENGTH OF 197.01 FEET
WITH A LONG CHORD BEARING N87°44'21"E FOR 195.50 FEET TO THE NORTHEAST CORNER OF SAID
LOT 22; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 445.00 FEET, AN ARC LENGTH
OF 78.53 FEET WITH A LONG CHORD BEARING S01°45'11"W FOR 78.43 FEET TO THE POINT OF
BEGINNING. DESCRIBED TRACT CONTAINS 39,682 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.

DATE MAY 22, 2002
GARY S. JENSEN, S.J.S. NE. REG. NO. 478



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, BEST CONSTRUCTION COMPANY, INC., 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 NUMBERED AS SHOWN; SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "VINTAGE
OAKS REPLAT 32", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS
PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST
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, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON
WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF
SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, 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 BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL
LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS,
BUT THE SAME MAY BE USED FOR PARKBENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO
NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF WE DO SET OUR
NAMES THIS 22 DAY OF May, 2002.

[Signature]
BEST CONSTRUCTION COMPANY, INC.
BY: RICKY BERGHOLZ

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 22 DAY OF May, 2002, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR
SAID COUNTY, PERSONALLY CAME BEST CONSTRUCTION COMPANY, INC., BY RICKY BERGHOLZ, PERSONALLY KNOWN BY
ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID
ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 8/21/05
[Signature]
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN
THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 5-23-02
[Signature]
DOUGLAS COUNTY TREASURER

SURVEYED MRS
DRAWN OSJ
CHECKED CJB
DATE 05/22/02

FINAL PLAT
VINTAGE OAKS REPLAT 32

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100



PROJECT NO.
02-139
SHEET NO.
1 OF 1

Drawing: S:\DWG\2002\WORK\02-139A.DWG

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