



DEED 2010059783



JUL 07 2010 13:33 P 8

Deed 8/15 <sup>new</sup>  
 FEE 47.50 FB ~~12-07048-old~~  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 56  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

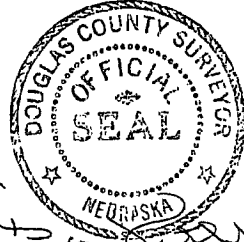
Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 7/7/2010 13:33:38.85



2010059783

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**

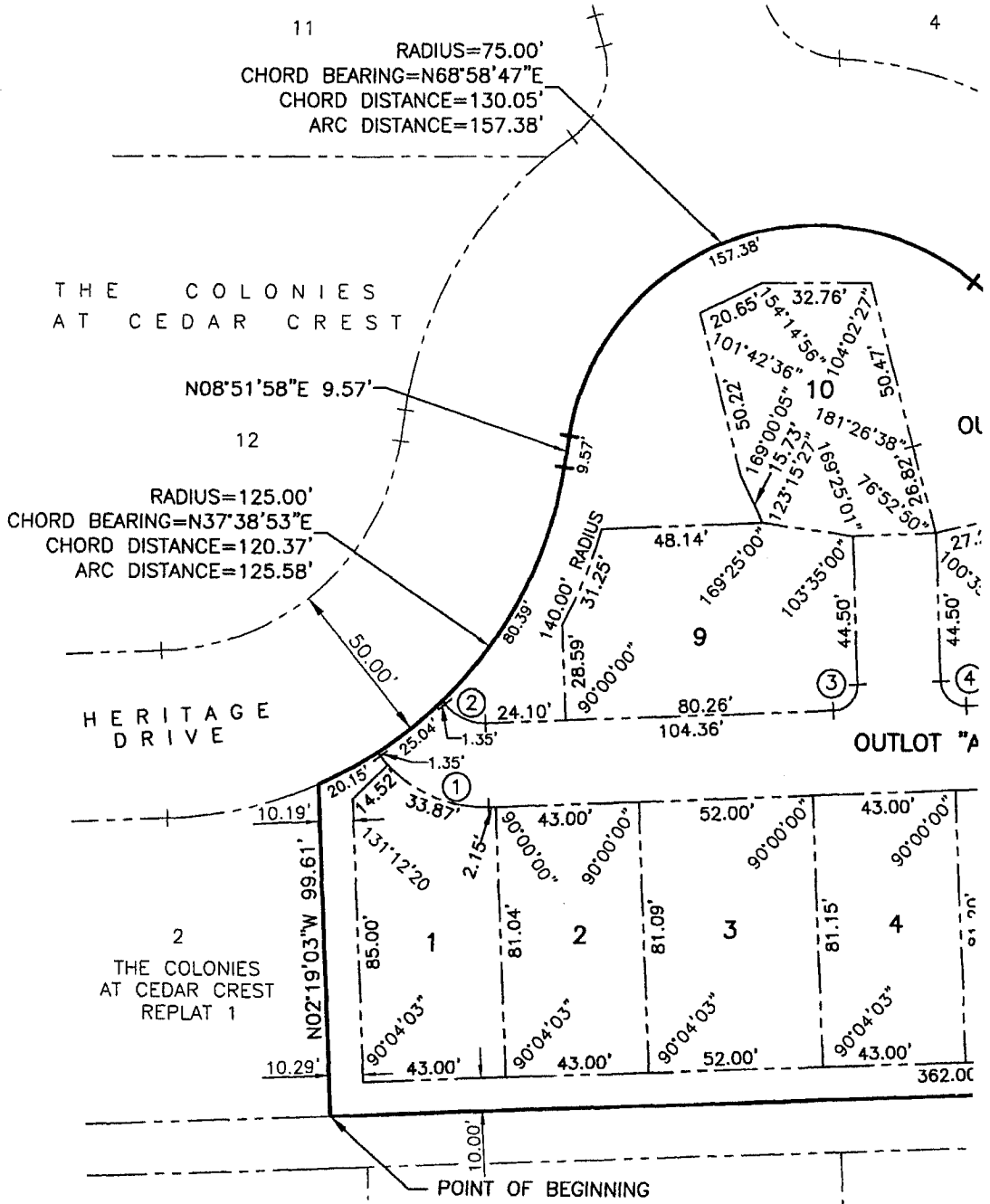
THIS PLAT OF "THE COLONIES AT CEDAR CREST REPLAT 2", WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.



DOUGLAS COUNTY ENGINEER

5/12/10  
DATE:

Replat 2





83



1 8

*Deed 8/15*  
 FEE 47.50 FB 122-07078-old *new*  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SB  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

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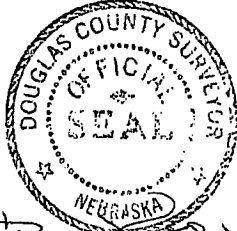
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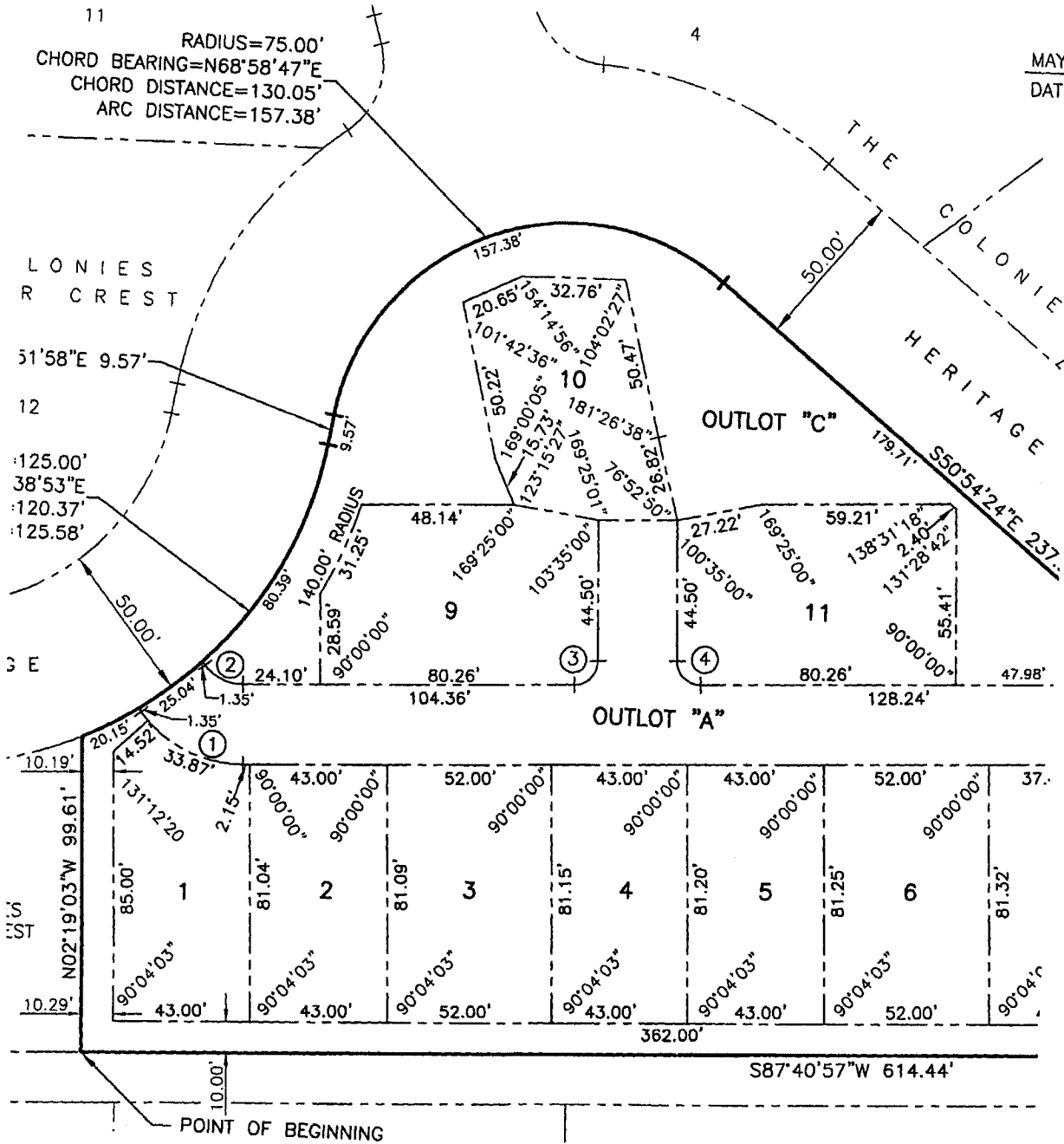
**DOUGLAS COUNTY ENGINEER**  
 AS AT CEDAR CREST REPLAT 2", WAS  
 OF THE DOUGLAS COUNTY ENGINEER.



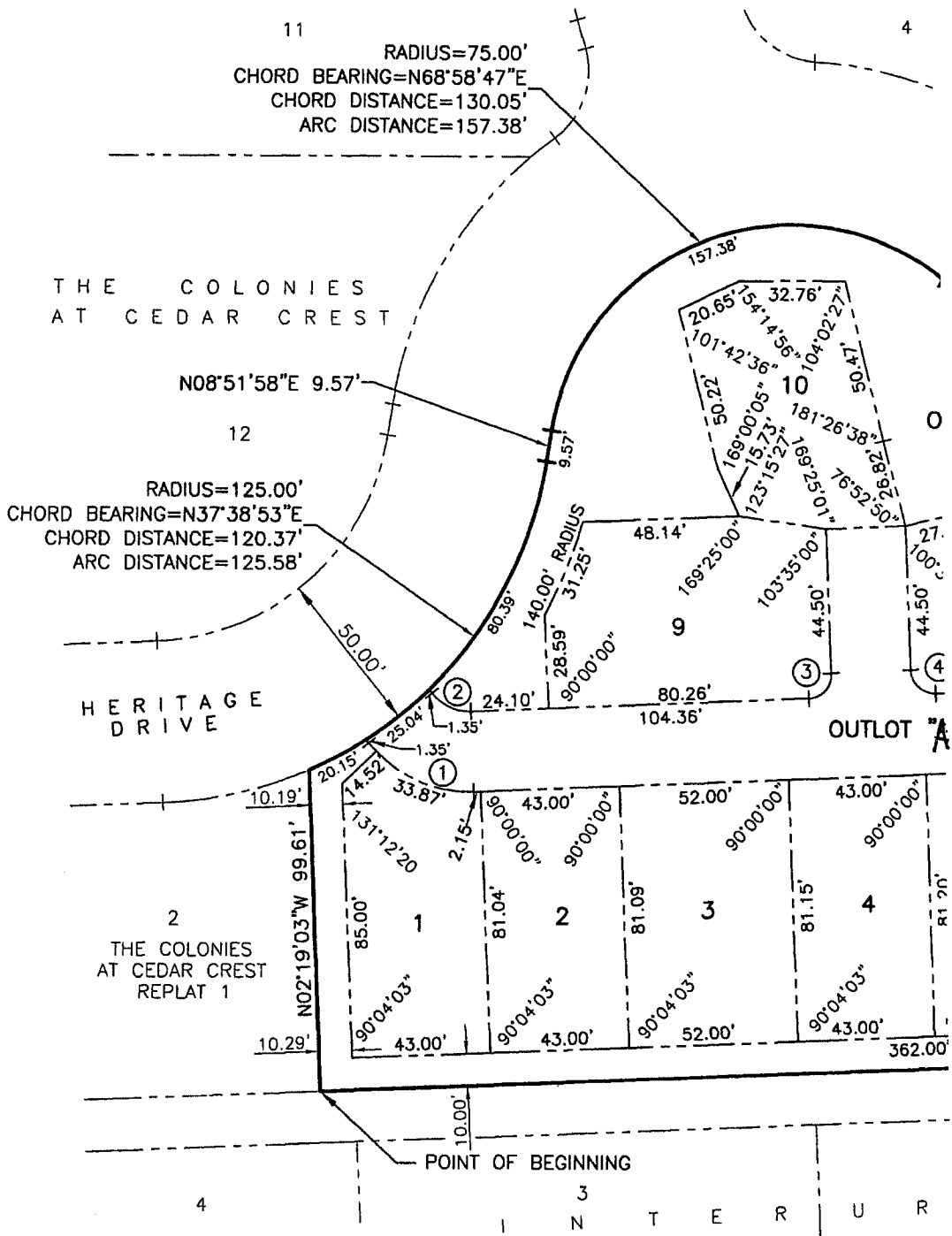
*[Signature]*  
 DOUGLAS COUNTY ENGINEER

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5/12/10  
DATE:

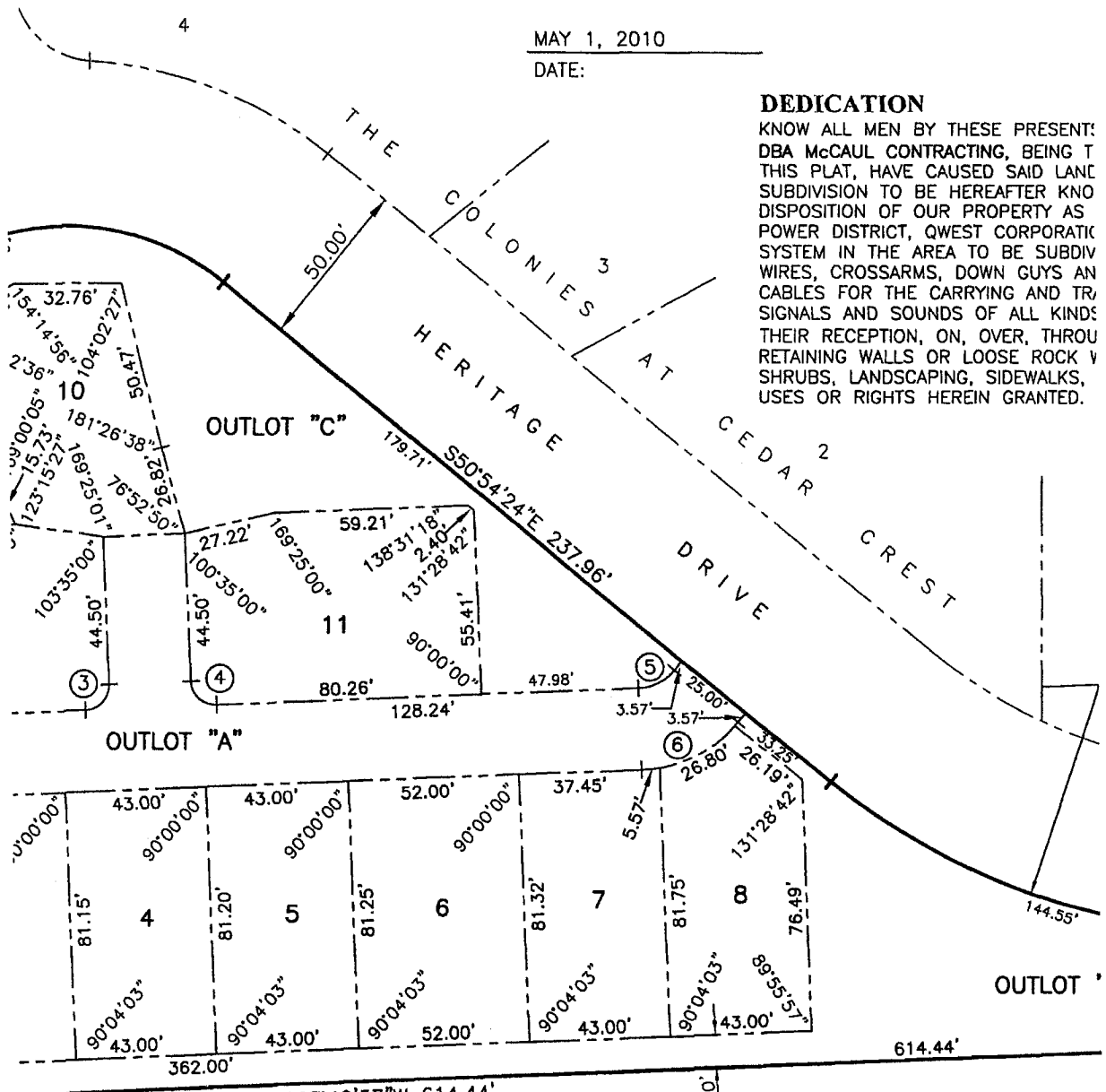


PROPERTY LINE CURVE INFORMATION				
CURVE #	DELTA	TANGENT	LENGTH	RADIUS
1	53°49'52"	20.20'	37.37'	39.78'
2	53°49'52"	7.50'	13.89'	14.78'
3 and 4	90°00'00"	7.50'	11.78'	7.50'
5	48°31'17"	6.72'	12.62'	14.90'
6	48°31'17"	17.98'	33.79'	39.90'

**APPROVAL AND ACC**  
THE FOREGOING PLAT OF  
MAYOR AND CITY COUNCIL  
THIS 6 DAY OF July  
ATTEST: [Signature]  
MAYOR

THE FOREGOING PLAT OF  
PLANNING COMMISSION OF  
PASSED THIS 6 DAY OF  
ATTEST: [Signature]  
PLANNING COMMISS

MAY 1, 2010  
DATE:



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: DBA McCAUL CONTRACTING, BEING THE CONTRACTOR OF THIS PLAT, HAVE CAUSED SAID LAND SUBDIVISION TO BE HEREAFTER KNOWN AS THE COLONIES AT CEDAR CREST. THE DISPOSITION OF OUR PROPERTY AS A POWER DISTRICT, QWEST CORPORATE SYSTEM IN THE AREA TO BE SUBDIVIDED INTO LOTS, CROSSARMS, DOWN GUYS AND CABLES FOR THE CARRYING AND TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING TELEPHONE, THEIR RECEPTION, ON, OVER, THROUGH AND UNDER, RETAINING WALLS OR LOOSE ROCK AND SHRUBS, LANDSCAPING, SIDEWALKS, UTILITIES OR RIGHTS HEREIN GRANTED.

R U R B A N A C R E  
S87°40'57"W 614.44'  
10.00'



**PROVAL AND ACCEPTANCE**

FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST REPLAT 2", IS HEREBY APPROVED BY THE BOARD OF PUBLIC WORKS AND CITY COUNCIL OF RALSTON, NEBRASKA BY RESOLUTION NO. 2010-6, DULY PASSED ON THE 6th DAY OF July, 2010.

BY: Donald L. Swanson  
MAYOR

Robert L. Coetzee  
CITY CLERK

ACK  
STATE OF NEBRASKA  
COUNTY OF DAWSON  
CITY OF RALSTON  
JUNE 24, 2010  
SEAL  
THE CITY CLERK  
McCAUL

FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST REPLAT 2", IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RALSTON, NEBRASKA, BY RESOLUTION NO. 2010-6, DULY PASSED THIS 19th DAY OF June, 2010.

BY: Tom L. Laska  
PLANNING COMMISSION CHAIRPERSON

Robert L. Coetzee  
CITY CLERK

COUNTY OF DAWSON  
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.  
DEPUTY

EET; THENCE N87°40'57" E 101.26 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER  
 35.55 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE S87°40'57" W  
 35.55 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

LAND SURVEYOR  
 JAMES D. WARNER  
 NEBRASKA

**NOTICE**

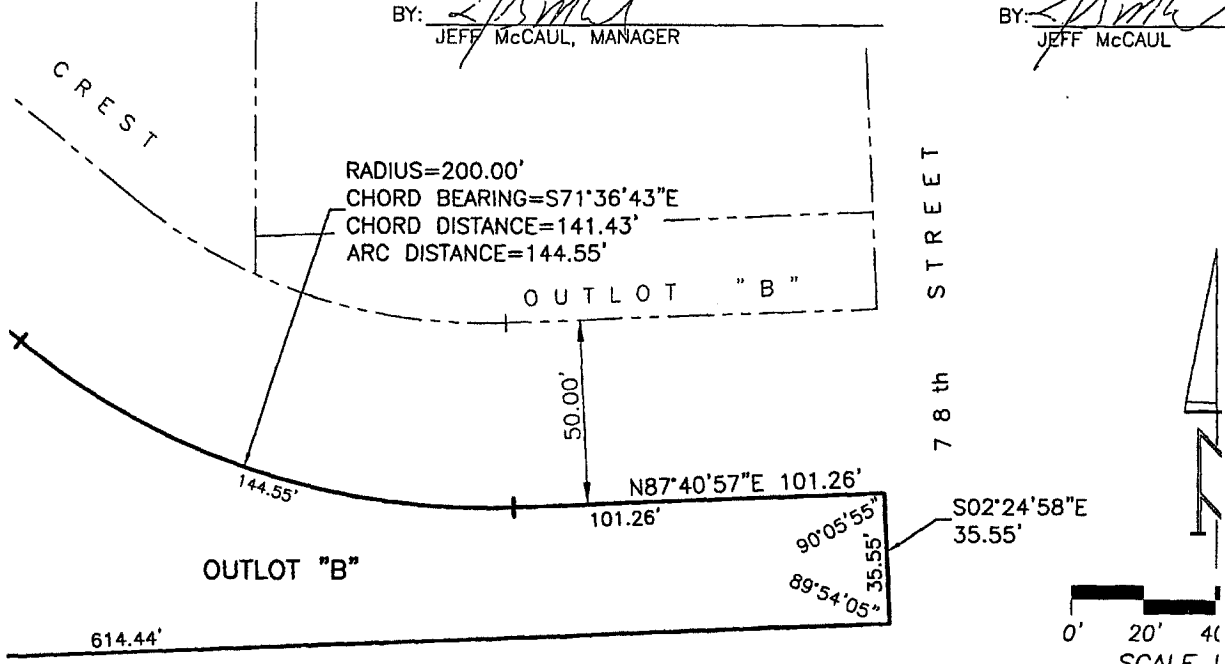
ALL MEN BY THESE PRESENTS: THAT WE, McCAUL CONTRACTING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND  
 McCAUL CONTRACTING, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED  
 HEREIN, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN  
 ON THIS PLAT TO BE HEREAFTER KNOWN AS THE COLONIES AT CEDAR CREST REPLAT 2, AND WE DO HEREBY RATIFY AND CONFIRM  
 THE ACTION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA  
 DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE  
 TELEVISION SERVICE IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND  
 REPLACE CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THERE  
 FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION  
 OF TELEVISION SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION  
 SERVICE, ON, OVER, THROUGH, UNDER AND ACROSS ALL OF OUTLOTS "B" AND "C". NO PERMANENT BUILDINGS, FENCES,  
 OR WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR  
 LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE  
 RIGHTS HEREIN GRANTED.

McCAUL CONTRACTING, LLC,  
 A NEBRASKA LIMITED LIABILITY COMPANY

JEFF McCAUL, AN INDIVIDUAL  
 McCAUL CONTRACTING

BY: *[Signature]*  
 JEFF McCAUL, MANAGER

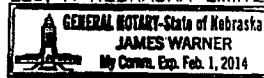
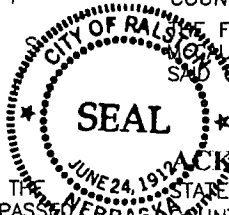
BY: *[Signature]*  
 JEFF McCAUL



**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
 COUNTY OF DOUGLAS) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF MAY, 2010  
 BY JEFF McCAUL, MANAGER OF McCAUL CONTRACTING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
 SAID COMPANY.



*[Signature]*  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
 COUNTY OF DOUGLAS) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF MAY, 2010  
 BY JEFF McCAUL, AN INDIVIDUAL, DBA McCAUL CONTRACTING, ON BEHALF OF SAID McCAUL CONTRACTING, LLC.

*[Signature]*  
 JEFF McCAUL



*[Signature]*  
 NOTARY PUBLIC

**COUNTY TREASURER'S CERTIFICATE**

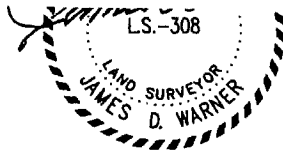
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, ON THE  
 PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT.  
 THE RECORDS OF THIS OFFICE THIS 13 DAY OF MAY, 2010.

*[Signature]*  
 DEPUTY

DEPUTY

*[Signature]*  
 DOUGLAS COUNTY TREASURER

ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER  
 LOT 1 TO THE SE CORNER THEREOF; THENCE S87°40'57"W  
 FINISHING.



JAMES D. WARNER,  
 NEBRASKA RLS 308

E, McCAUL CONTRACTING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND JEFF McCAUL,  
 OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN  
 DIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN, SAID  
 COLONIES AT CEDAR CREST REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE  
 THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC  
 Y COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION  
 ? SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES,  
 3, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR  
 OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF  
 RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND  
 ? AND ACROSS ALL OF OUTLOTS "B" AND "C". NO PERMANENT BUILDINGS, TREES,  
 L BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS,  
 AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID

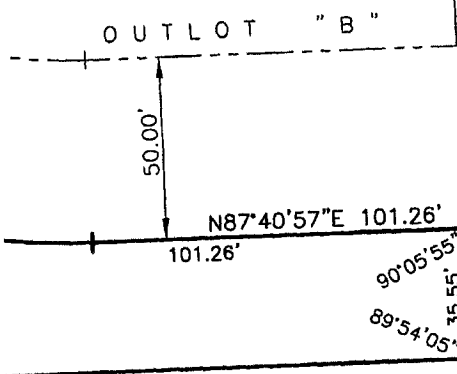
McCAUL CONTRACTING, LLC,  
 NEBRASKA LIMITED LIABILITY COMPANY

JEFF McCAUL, AN INDIVIDUAL DBA,  
 McCAUL CONTRACTING

*[Signature]*  
 JEFF McCAUL, MANAGER

BY: *[Signature]*  
 JEFF McCAUL

200.00'  
 BEARING=S71°36'43"E  
 DISTANCE=141.43'  
 STANCE=144.55'



STREET  
 78th

0' 20' 40' 80'  
 SCALE IN FEET

**EDGEMENT OF NOTARY**

ASKA)  
 UGLAS) s.s.)

DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF MAY, 2010, BY JEFF  
 ER OF McCAUL CONTRACTING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF



*[Signature]*  
 NOTARY PUBLIC

**EDGEMENT OF NOTARY**

ASKA)  
 UGLAS) s.s.)

DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF MAY, 2010, BY JEFF  
 DIVIDUAL, DBA McCAUL CONTRACTING, ON BEHALF OF SAID McCAUL CONTRACTING.

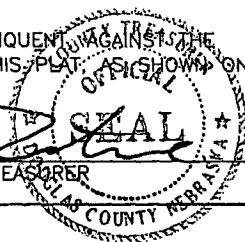


*[Signature]*  
 NOTARY PUBLIC

**REASURER'S CERTIFICATE**

RTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AS TO THE  
 CRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON  
 OF THIS OFFICE THIS 13 DAY OF MAY, 2010.

*[Signature]*  
 DOUGLAS COUNTY TREASURER



THE COLONIES AT CEDAR CREST RI

FINAL PLAT

**THOMPSON, DREESSEN & DORNER, INC.**  
**Consulting Engineers & Land Surveyors**  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 P: 402.330.8860 F: 402.330.5866 WWW.TD2CO.COM



1259-110-4  
 BOOK

PAGE

A12591104A.dwg

# THE COLONIES AT CEDAR CREST

LOTS 1 THRU 11, INCLUSIVE AND OUTLOTS "A", "B", A

BEING A REPLAT OF LOT 1, THE COLONIES AT CEDAR CREST REPLAT 1, A SUBDIVISION IN DOUGLAS C

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION INCLUSIVE AND OUTLOTS "A", "B" AND "C", THE COLONIES AT CEDAR CREST REPLAT 2, BEING A REPLAT OF LOT 1, SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 1 ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N37°38'53"E, CHORD DISTANCE 130.05 FEET, AN ARC DISTANCE OF 157.38 FEET; THENCE N08°51'58"E 9.57 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N68°58'47"E, CHORD DISTANCE 130.05 FEET, AN ARC DISTANCE OF 157.38 FEET; THENCE S50°54'24"E 237.96 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S71°36'43"E, CHORD DISTANCE 141.43 FEET, AN ARC DISTANCE OF 144.55 FEET; THENCE N87°40'57"E 101.26 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE S02°24'58"E 35.55 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE S02°24'58"E 35.55 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF; THENCE 614.44 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

MAY 1, 2010

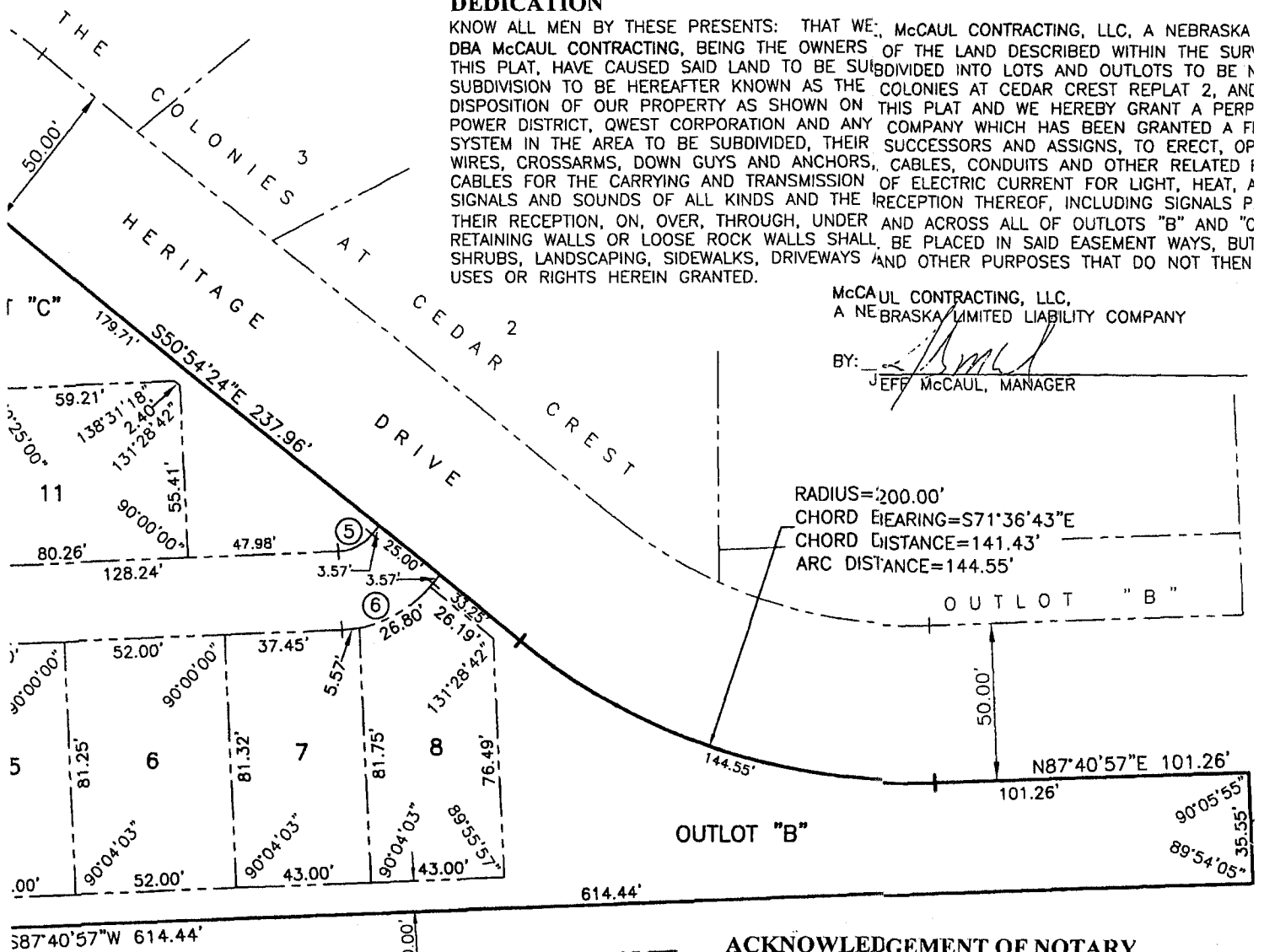
DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, McCAUL CONTRACTING, LLC, A NEBRASKA DBA McCAUL CONTRACTING, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEY OF THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE KNOWN AS THE COLONIES AT CEDAR CREST REPLAT 2, AND WE HEREBY GRANT A PERPETUITY EASEMENT TO THE POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A PERPETUITY EASEMENT IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OF Wires, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED DEVICES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS FOR THE RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS ALL OF OUTLOTS "B" AND "C" RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN USES OR RIGHTS HEREIN GRANTED.

McCAUL CONTRACTING, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
JEFF McCAUL, MANAGER



## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) s.s.)

FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME  
OF McCAUL CONTRACTING, LLC, A NEBRASKA

# CEDAR CREST REPLAT 2

## SUBDIVISION AND OUTLOTS "A", "B", AND "C"

REDAR CREST REPLAT 1, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

RECORD OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS LOTS 1 THRU 11, BEGINNING AT CEDAR CREST REPLAT 2, BEING A REPLAT OF LOT 1, THE COLONIES AT CEDAR CREST REPLAT 1, PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE LEFT, CHORD BEARING N37°38'53"E, CHORD DISTANCE 120.37, AN ARC DISTANCE OF 125.58 FEET; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE N CORNER THEREOF, CHORD BEARING N68°58'47"E, CHORD DISTANCE 130.05 FEET, AN ARC DISTANCE OF 130.05 FEET, THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF, CHORD BEARING S71°36'43"E, CHORD DISTANCE 141.43 FEET, AN ARC DISTANCE OF 101.26 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE S87°40'57"W 101.26 FEET TO THE SE CORNER THEREOF; THENCE S87°40'57"W 101.26 FEET TO THE POINT OF BEGINNING.



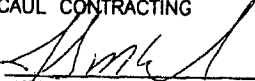
JAMES D. WARNER,  
NEBRASKA RLS 308

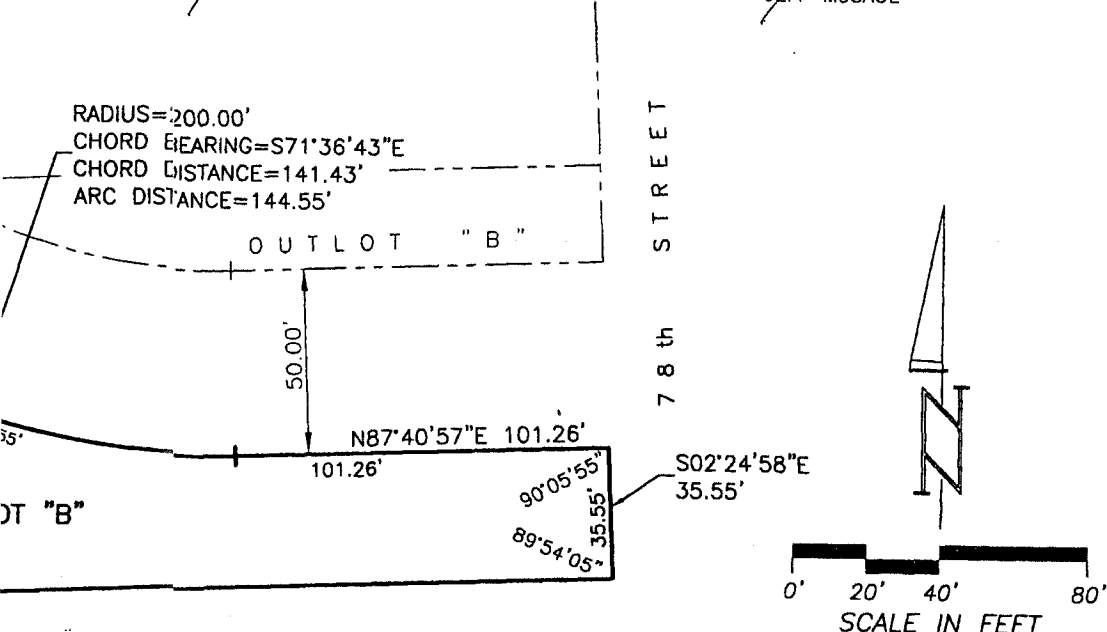
AGREES THAT WE, McCAUL CONTRACTING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND JEFF McCAUL, OWNER AND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN, SAID LAND KNOWN AS THE COLONIES AT CEDAR CREST REPLAT 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE TRANSACTION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SERVICE AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SERVICE, AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THROUGH, UNDER AND ACROSS ALL OF OUTLOTS "B" AND "C". NO PERMANENT BUILDINGS, TREES, FENCES, OR WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, WALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID PURPOSES.

McCAUL CONTRACTING, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

JEFF McCAUL, AN INDIVIDUAL DBA,  
McCAUL CONTRACTING

BY:   
JEFF McCAUL, MANAGER

BY:   
JEFF McCAUL



DATE	05/01/2010
DRAWN BY	RJR
CHECKED BY	JDW
REVISION	
THE COLONIES AT CEDAR CREST REPLAT 2	FINAL PLAT
2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154 P: 402.330.8860 F: 402.330.5866 WWW.TD2CO.COM	

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS s.s.)  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF MAY, 2010, BY JEFF McCAUL CONTRACTING, LLC A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF