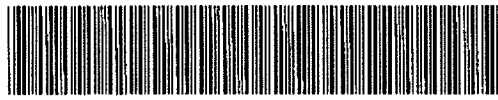




BK 2176 PG 041-049



DEED 2001 03121

RICHARD W. TARKENTON
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 MAR 20 AM 9:41

RECEIVED

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

Del
98 *11-14-12* *of 6000 - old*
30 *11-14-12* *1000*
1000 *1000*

THE COLONIES

A TRACT OF LAND LO TOWNSHIP 14 NORTH

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	41°24'39"	200.00'	144.55'
C2	276°04'06"	50.00'	240.92'
C3	36°03'52"	125.00'	78.68'
C4	45°46'13"	25.00'	19.97'
C5	56°47'54"	25.00'	24.78'
C6	77°00'46"	60.00'	80.65'
C7	70°31'44"	25.00'	30.77'
C8	41°24'39"	150.00'	108.41'
C9	78°48'59"	125.00'	171.95'
C10	45°13'13"	125.00'	98.66'
C11	78°48'59"	75.00'	103.17'
C12	276°22'46"	50.00'	241.19'
C13	48°11'23"	25.00'	21.03'
C14	48°11'23"	25.00'	21.03'
C15	120°13'38"	75.00'	157.38'
C16	70°31'44"	25.00'	30.77'
C17	26°15'08"	150.00'	68.73'
C18	08°03'35"	50.00'	7.03'
C19	69°03'40"	50.00'	60.27'
C20	44°16'12"	50.00'	38.64'
C21	42°59'38"	50.00'	37.52'
C22	71°24'25"	50.00'	62.32'
C23	40°36'15"	50.00'	35.43'
C24	4°23'35"	125.00'	9.58'
C25	40°49'38"	125.00'	89.07'
C26	34°22'38"	110.00'	66.00'
C27	20°45'11"	110.00'	39.84'
C28	28°22'56"	110.00'	54.50'
C29	20°00'01"	50.00'	17.45'
C30	45°51'35"	50.00'	40.02'
C31	45°46'46"	50.00'	39.95'
C32	41°22'28"	50.00'	36.11'
C33	40°49'10"	50.00'	36.62'
C34	82°14'07"	50.00'	71.76'
C35	15°09'48"	150.00'	39.68'



SCALE: 1"=60 FEET
0 30 60

DATE: OCTOBER 27, 20

NOTES:

○—SET 1/2" REBAR W/CAP STAMPED L.S. N

●—FOUND 1" REBAR

BEARINGS BASED ON RECORD SURVEY W/
THAT THE EAST LINE OF THE SOUTHWEST
BEARS S 02°28'04"E.

LOT 1 IS ZONED R-4 WITH A P.U.D. OVER
LOT 2 - 25 IS ZONED R-1 WITH A P.U.D.
REAR BUILDING SETBACK FOR LOT 1 IS 10'
REAR BUILDING SETBACK FOR LOTS 2 -
SIDEYARD BUILDING SETBACKS FOR ALL L
THERE IS A 5' SIDEYARD UTILITY EASEMENT

RALSTON ELEMENTARY
ZONED R-2

IES AT CEDAR CREST ADDITION TO TH

LOTS 1-25, OUTLOTS A,B,C,D

ND LOCATED IN THE EAST ONE HALF OF THE SOUTHWEST QU
 IORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY,

PLUM RIDGE SUBDIVISION
 ZONED R-1



1"=60 FEET
 60 120

OBER 27, 2000

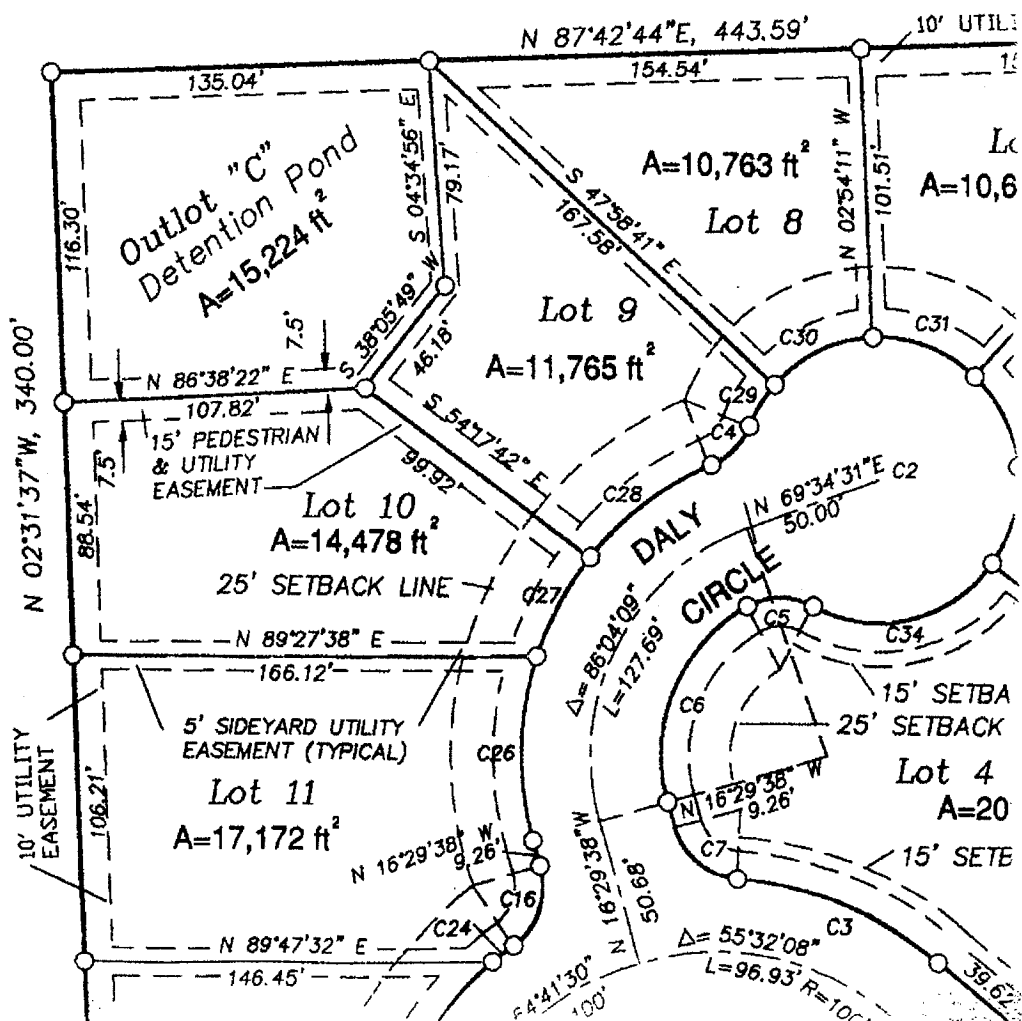
AMPED L.S. NO. 501

D SURVEY WHICH STATES
 E SOUTHWEST QUARTER

A P.U.D. OVERLAY
 WITH A P.U.D. OVERLAY.
 R LOT 1 IS 10 FEET;
 R LOTS 2 - 25 IS 20 FEET;
 S FOR ALL LOTS IS 5 FEET.
 UTILITY EASEMENT ON ALL LOTS.

LEMENTARY SCHOOL

2

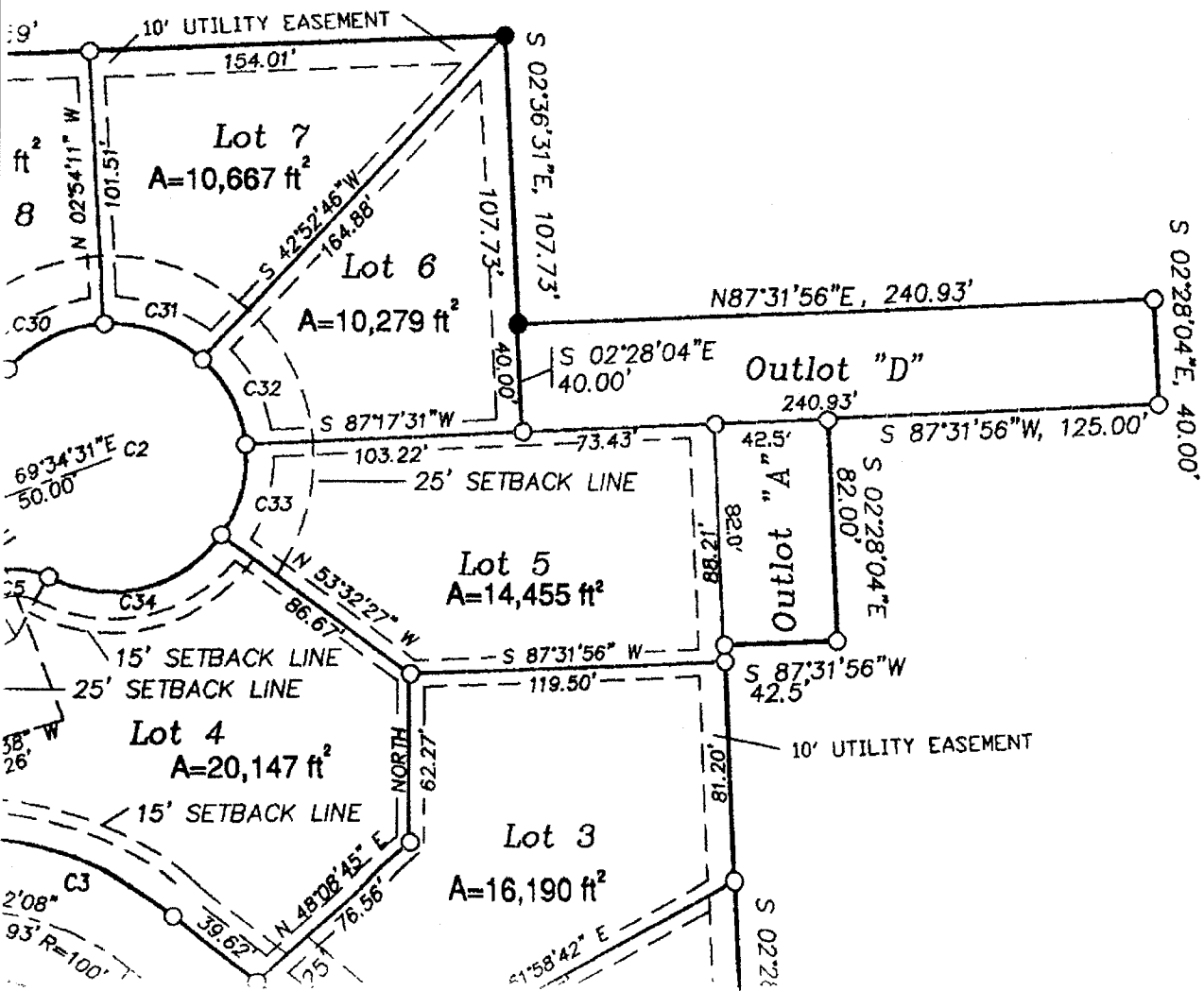


TO THE CITY OF RALSTON

WEST QUARTER OF SECTION 11,
COUNTY, NEBRASKA



SUBDIVISION



PONDEROSA SUBDIVISION --

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N 02°28'04"W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 950 FEET; THENCE S 87°31'56"W, A DISTANCE OF 33 FEET TO THE WEST RIGHT-OF-WAY LINE OF 78th STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 87°37'51"W, A DISTANCE OF 1284.17 FEET TO THE EAST LINE OF WILDEWOOD ADDITION, AS RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N 02°31'30"W ALONG SAID EAST LINE OF WILDEWOOD ADDITION, A DISTANCE OF 262.65 FEET TO THE SOUTH LINE OF RALSTON ELEMENTARY SCHOOL; THENCE N 87°42'44"E, ALONG SAID SOUTH LINE OF RALSTON ELEMENTARY SCHOOL, A DISTANCE OF 600.00 FEET TO THE EAST LINE OF SAID RALSTON ELEMENTARY SCHOOL; THENCE N 02°31'37"W, ALONG SAID EAST LINE OF RALSTON ELEMENTARY SCHOOL, A DISTANCE OF 340.00 FEET TO THE SOUTH LINE OF PLUM RIDGE SUBDIVISION, AS RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N 87°42'44"E, ALONG SAID SOUTH LINE OF PLUM RIDGE SUBDIVISION, A DISTANCE OF 443.59 FEET; THENCE S 02°36'31"E, A DISTANCE OF 107.73 FEET; THENCE N 87°31'56"E, A DISTANCE OF 240.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF 78th STREET; THENCE S 02°28'04"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE S 87°31'56"W, A DISTANCE OF 125.00 FEET; THENCE S 02°28'04"E, A DISTANCE OF 82.00 FEET; THENCE S 87°31'56"W, A DISTANCE OF 42.50 FEET; THENCE S 02°28'04"E, A DISTANCE OF 260.00 FEET; THENCE N 87°31'56"E, A DISTANCE OF 167.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 78th STREET; THENCE S 02°28'04"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 111.85 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 11.23 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SUCH SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS, AND THAT EACH BLOCK HAS ITS OWN NUMBER. THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH THE DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. THAT ALL CORNERS FOUND OR SET ARE MARKED AS SHOWN.

WITNESS MY HAND AND SEAL THIS 12th DAY OF MARCH, 2001.

David M. Mauthe

DAVID M. MAUTHE, NEBRASKA REGISTERED LAND SURVEYOR, L.S. # 501

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON".

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE EASEMENTS AND STREETS AS SHOWN ON THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 17 DAY OF March, 2001.

THE ROSENDAHL FAMILY L.L.C.

Roland Rosendahl
ROLAND ROSENDAHL
Member of Rosendahl Family L.L.C.

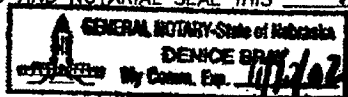
Bernice Rosendahl
BERNICE ROSENDAHL
Member of Rosendahl Family L.L.C.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ^{Members of Rosendahl Family L.L.C.} ROLAND ROSENDAHL AND BERNICE ROSENDAHL, TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF March, 2001.



Denise Brum
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/10/02


MORTGAGE HOLDER

SECURITY FIRST BANK

Kathleen K...



SCALE: 1"=60'



A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0, 30, and 60 feet.

DATE: OCTOBER 2

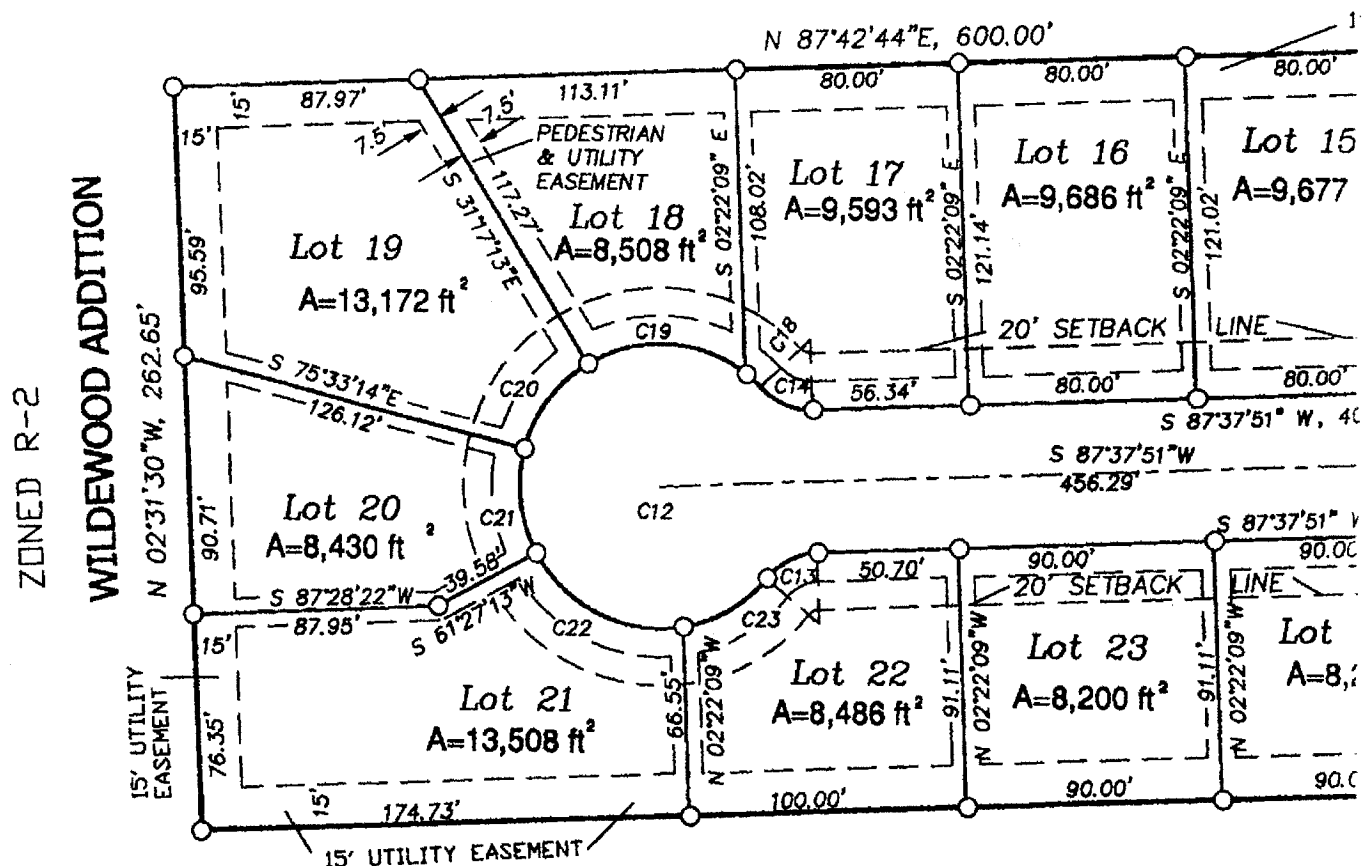
NOTES:

- SET 1/2" REBAR W/CAP STAMPED
●-FOUND 1" REBAR

BEARINGS BASED ON RECORD SURV
THAT THE EAST LINE OF THE SOUT
BEARS S 02°28'04"E.

LOT 1 IS ZONED R-4 WITH A P.U.D.
LOT 2 - 25 IS ZONED R-1 WITH A
REAR BUILDING SETBACK FOR LOT 1
REAR BUILDING SETBACK FOR LOTS
SIDEYARD BUILDING SETBACKS FOR
THERE IS A 5' SIDEYARD UTILITY E.

RALSTON ELEM
ZONED R-2





1"=60 FEET
60 120

OCTOBER 27, 2000

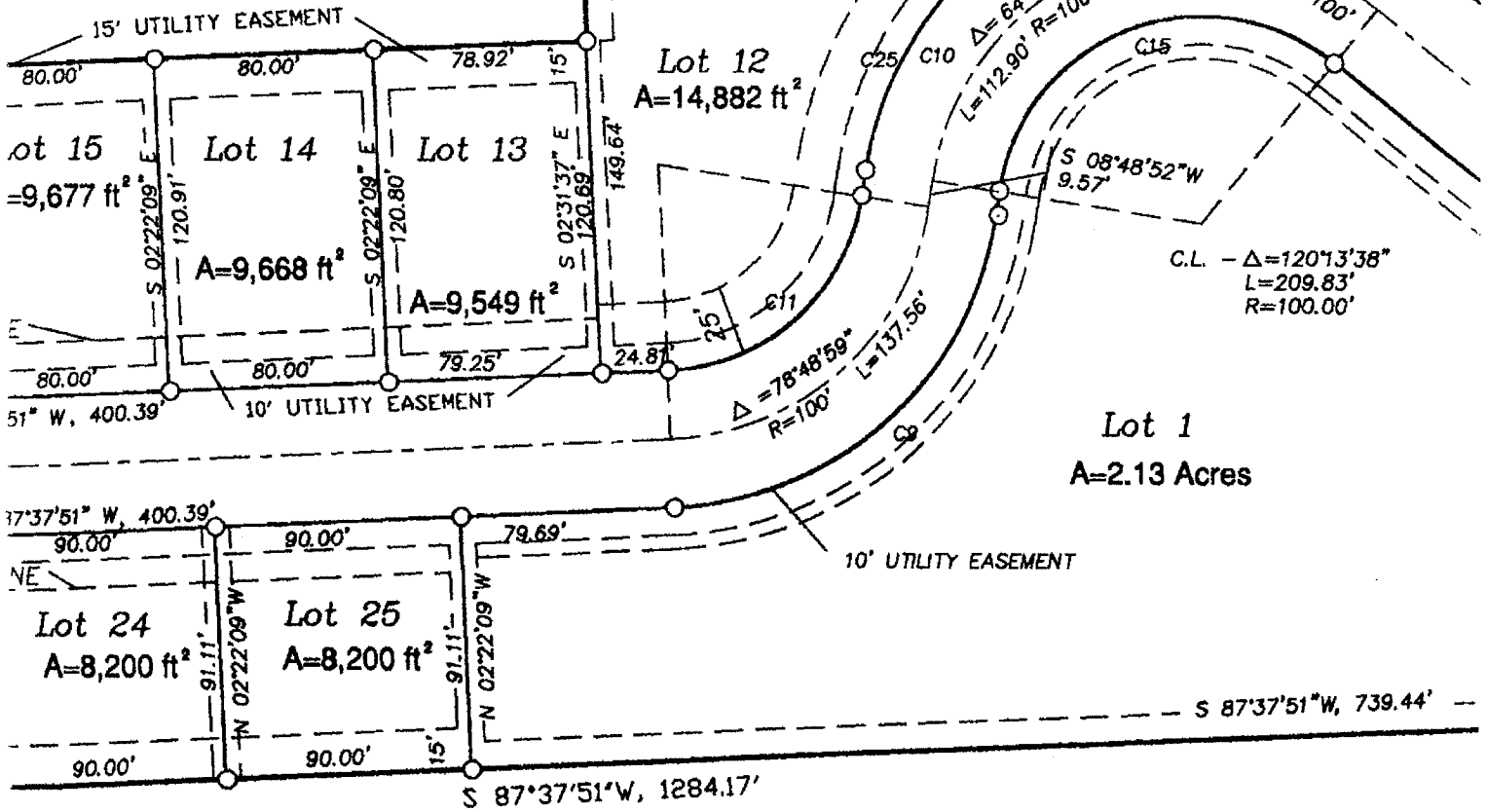
TAMPED L.S. NO. 501

RD SURVEY WHICH STATES
THE SOUTHWEST QUARTER

A P.U.D. OVERLAY
1 WITH A P.U.D. OVERLAY.
OR LOT 1 IS 10 FEET;
OR LOTS 2 - 25 IS 20 FEET;
TAKES FOR ALL LOTS IS 5 FEET.
UTILITY EASEMENT ON ALL LOTS.

ELEMENTARY SCHOOL

-2

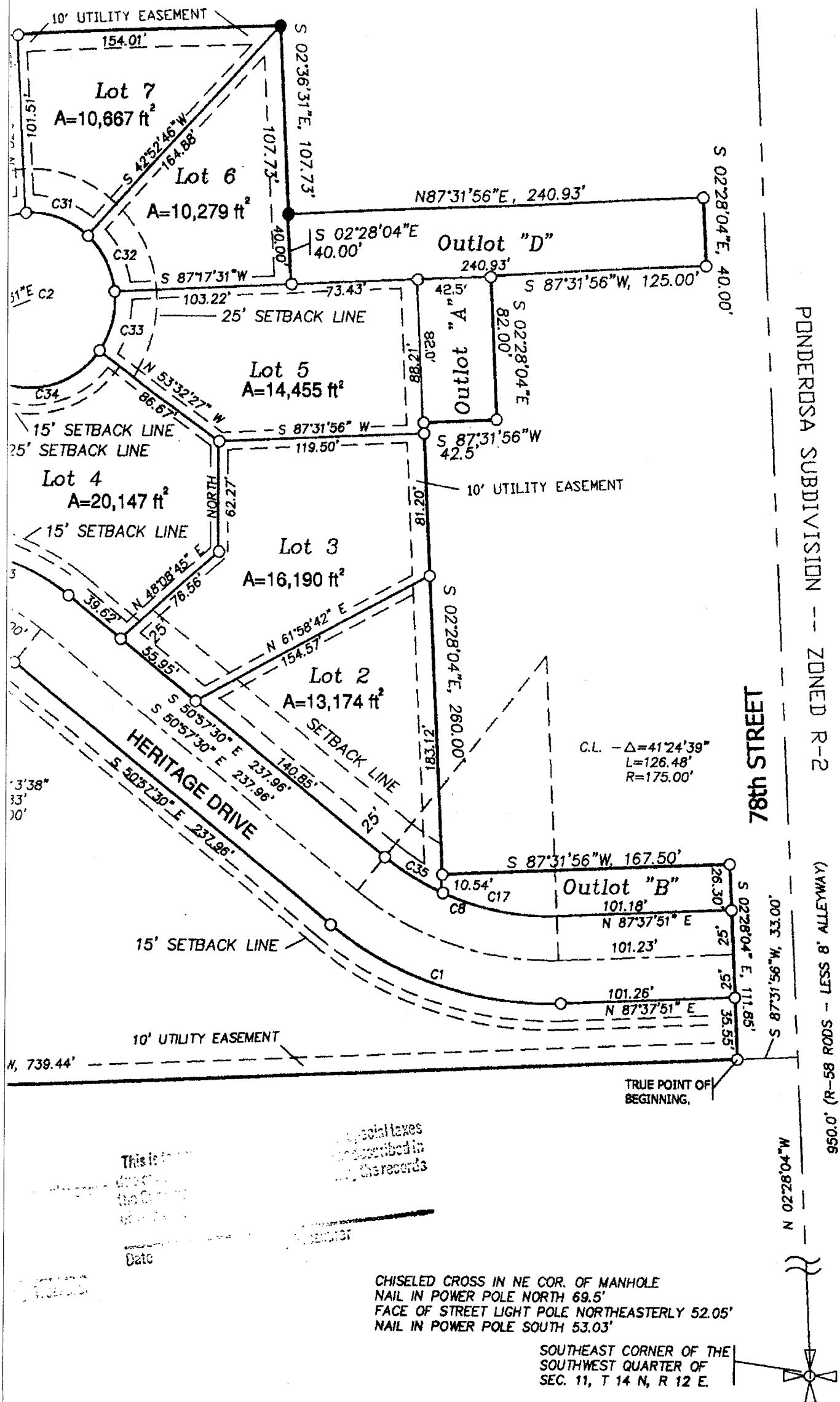


ZONED G-1

This is to certify that I find no regular or special taxes
due or delinquent on the property as described in
the Surveyor's records as shown by the records
of this office.

3-14-2001
Date County Treasurer

This is to certify that I find no regular or special taxes
due or delinquent on the property as described in
the Surveyor's records as shown by the records
of this office.



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYORS CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON".

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE EASEMENTS AND STREETS AS SHOWN ON THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 17 DAY OF March, 2001.

THE ROSENDAHL FAMILY L.L.C.

Roland Rosendahl
ROLAND ROSENDAHL
Member of Rosendahl Family L.L.C.

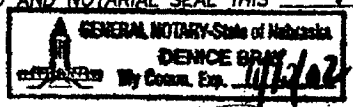
Bernice Rosendahl
BERNICE ROSENDAHL
Member of Rosendahl Family L.L.C.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Members of Rosendahl Family L.L.C. ROLAND ROSENDAHL AND BERNICE ROSENDAHL, TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF March, 2001.



Denise Gray
NOTARY PUBLIC

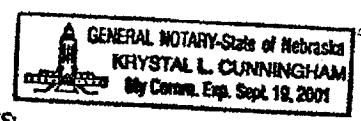
MY COMMISSION EXPIRES: 11/10/02

MORTGAGE HOLDER

SECURITY FIRST BANK
Robert Kment
BY: ROBERT KMENT
EXECUTIVE VICE PRESIDENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH, 2001.
BY ROBERT KMENT, EXECUTIVE VICE PRESIDENT, SECURITY FIRST BANK.



Krystal L. Cunningham
NOTARY PUBLIC

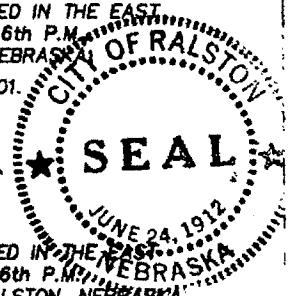
MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", SITUATED IN THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M. DOUGLAS COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF RALSTON, NEBRASKA, BY RESOLUTION NO. 672, DULY PASSED THIS 6th DAY OF February, 2001.

ATTEST: *Michael L. Brown*
MAYOR

Alice J. Morrison
CITY CLERK



THE FOREGOING PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", SITUATED IN THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M. DOUGLAS COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RALSTON, NEBRASKA, BY RESOLUTION NO. 7, DULY PASSED THIS 8th DAY OF January, 2001.

ATTEST: *Richard A. Orton*
PLANNING COMMISSION CHAIRPERSON

Alice J. Morrison
CITY CLERK

REVIEWED BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF "THE COLONIES AT CEDAR CREST ADDITION TO THE CITY OF RALSTON", WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON:

3/7/01 DAY OF March, 2001.
Tracy
DOUGLAS COUNTY ENGINEER

7777777 R-2
950.0' (R-58 RODS - LESS 8' ALLEYWAY)