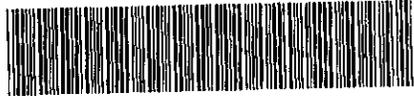


2142 325 DEED



00543 00 325-331

Nebr Doc
Stamp Tax

1-14-2000
Date

\$04/86 Epk

By *[Signature]*

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 JAN 14 PM 3:40

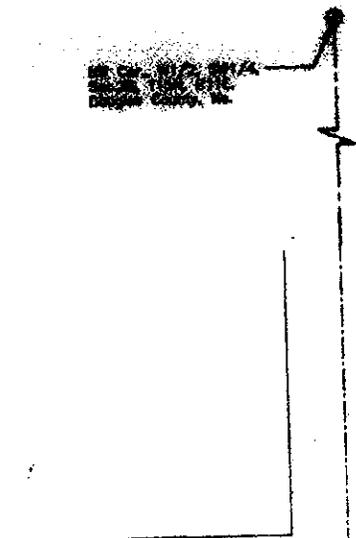
RECEIVED

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

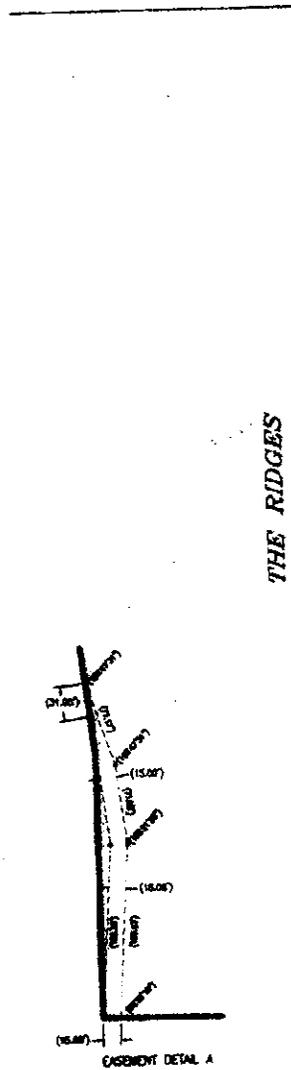
543.F M1-4336K-ald
~~FE 38.50~~
~~BY _____~~
~~BY _____~~
~~BY _____~~

WESTERN S REPLAT

LOTS 1 THROUGH 4, INCLUSIVE BEING A
 LOTS 1, 2 AND 3, WESTERN SPRINGS
 A SUBDIVISION, AS SURVEYED, PLATTED
 IN DOUGLAS COUNTY, NEBRASKA, TOGETHER
 OF THE RIGHT OF WAY OF HIGHWAY 92 -
 BY THE NEBRASKA DEPARTMENT OF

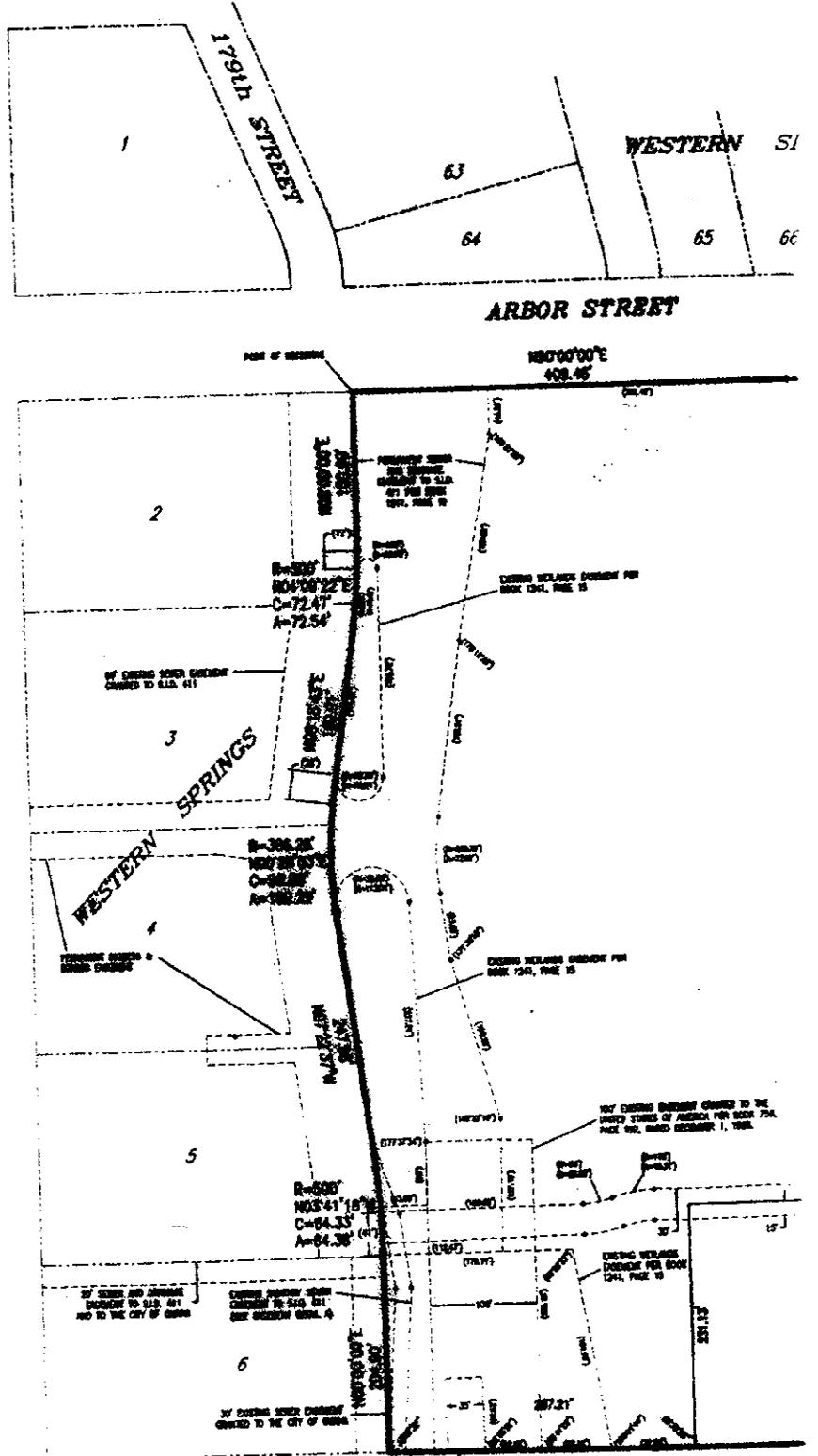


CEDAR RIDGE DRIVE



THE RIDGES

180TH STREET



IF ORDER CORRECT,
 COUNTY ENGINEER GRANTED
 TO NEBRASKA DEPARTMENT OF
 HIGHWAY FOR BOOK NO. PAGE

V SPRINGS LAT 22

INCLUSIVE BEING A REPLATTING OF
WESTERN SPRINGS REPLAT 21,
SURVEYED, PLATTED AND RECORDED
IN NEBRASKA, TOGETHER WITH PART
OF HIGHWAY 92 - 275 GIVEN UP
BY NEBRASKA DEPARTMENT OF ROADS

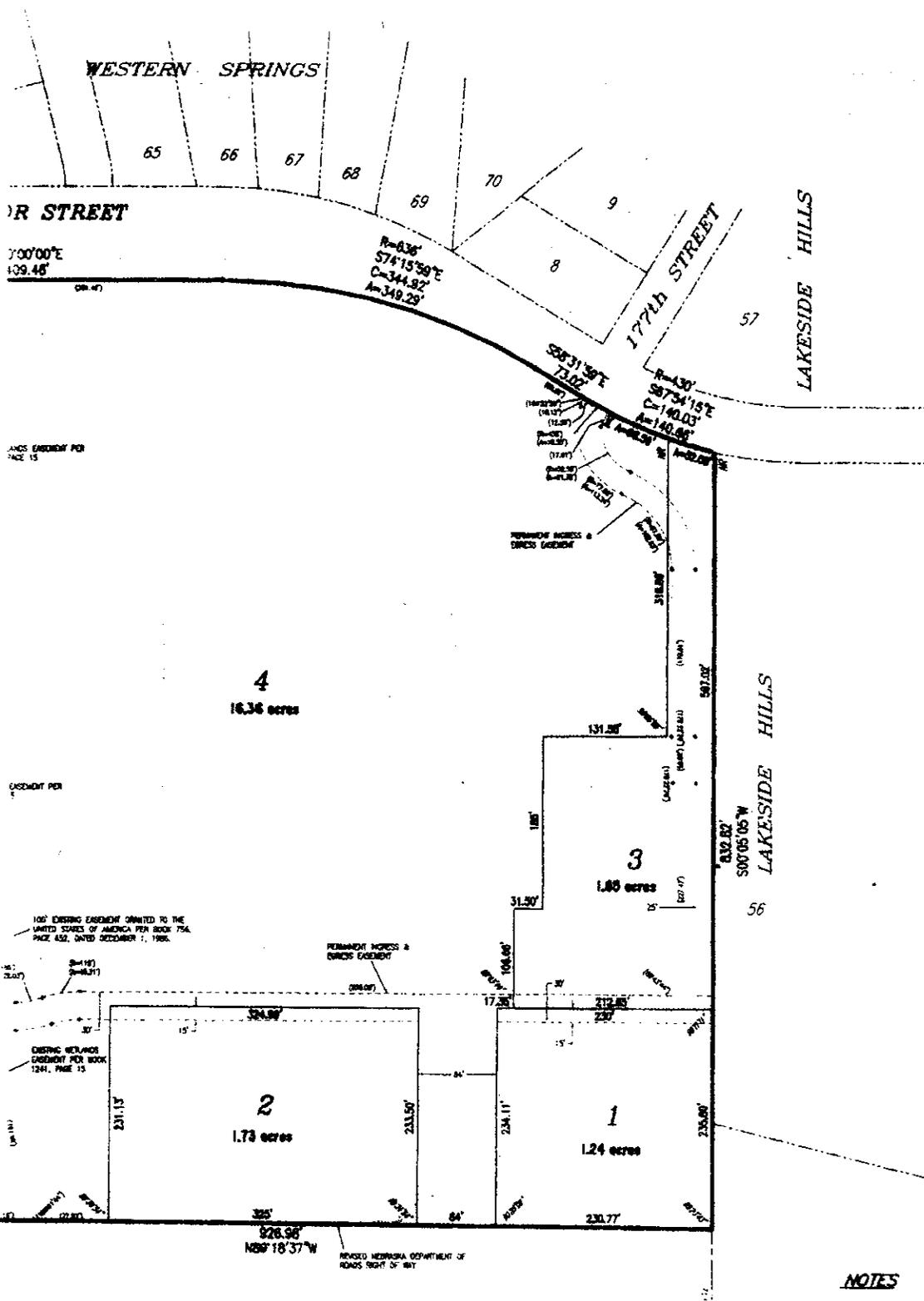


LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have re-
surveyed all corners on the boundary of
and V SPRINGS REPLAT 21, a
containing 275 given up by the Nebraska D
of Roads, a subdivision, as surveyed, p
of 100.00 feet along the east line of Lot
along the east line of Lot 4 and 5, and
along the east line of Lot 2 and
along the east line of Lot 2 and

[Signature]
Robert D. Frost, L.S. 579

RECORDED
INDEXED
51



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
a Nebraska Corporation, MORTGAGE, b
this plat, have caused said land to be
WESTERN SPRINGS REPLAT 22, and we
pays the streets as shown on this p
connected to the Omaha Public Power
system in the area to be subdivided,
within, easements and other related fact
and for the transmission of electric en
under, and across a five foot (5') wid
line of all interior lots and a fifteen
feet lot forming the outer perimeter
when the adjacent land is surveyed, p
accessory and appurtenant, to erect, inst
transmission of gas and water on, the
relating with, or across rock walls etc
purpose that do not then or later int

WESTERN SPRINGS LAND CORPORATION
A Nebraska Corporation, OWNER
By: *[Signature]*
GERALD L. TORCHEN, President

State of Nebraska }
County of Douglas }
On this 10 day of July,
2006, A.D., before me, a Notary
public, and qualified for
appeared GERALD L. TORCHEN, a
known to me to be the identical
person whose name is shown in
President of WESTERN SPRINGS
Nebraska Corporation, and he d
the execution of the foregoing c
his voluntary act and deed as a
said Corporation.

Witness my hand and aff
date and place:
[Signature]
Notary

NOTES

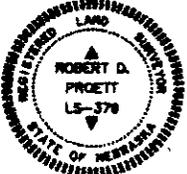
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET

RECITALS

I HAVE made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and the boundaries and on all lots in the subdivision to be known as WESTERN SPRINGS REPLAT 22 (Lots 1 through 4, inclusive) being a replat of Lots 1, 2, 3 and 4 of Section 22, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH part of the right of way of Highway 160, the Nebraska Department of Roads, the entire tract described by metes and bounds as follows: Beginning at the northeast corner of Lot 1, WESTERN SPRINGS, as surveyed and recorded in Douglas County, Nebraska; Thence South 89°00'00" East (bearing referenced to the Final Plat of WESTERN SPRINGS) along the south right of way line of Arbor Street as dedicated in said Final Plat; Thence along a curve to the right (having a radius of 638.08 feet and a central angle of 74°18'00" East for 344.82 feet) for an arc length of 348.28 feet along said south right of way line; Thence South 89°31'18" East for 73.82 feet along a line; Thence along a curve to the left (having a radius of 430.00 feet and a long chord bearing South 87°51'15" East for 146.03 feet) for an arc length of 146.03 feet to the northwest corner of Lot 54, LANSING HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 00°00'00" East for 822.22 feet along the subdivided west line of Lot 54, LANSING HILLS to the north right of way line of Highway 160-278 (East-West Road) along said north right of way line to the east line of Lot 6, WESTERN SPRINGS; Thence North 00°00'00" East for 500.00 feet along the east line of Lot 6, WESTERN SPRINGS to the northeast corner thereof; Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing North 07°22'37" West for 347.86 feet) for an arc length of 64.30 feet along the east line of Lot 6, WESTERN SPRINGS; Thence North 07°22'37" West for 347.86 feet along the east line of Lot 6, WESTERN SPRINGS; Thence along a curve to the right (having a radius of 384.28 feet and a long chord bearing North 00°28'03" East for 146.03 feet) along the east line of Lot 3 and 4, WESTERN SPRINGS; Thence North 09°18'43" East for 188.81 feet along the east line of Lot 3, WESTERN SPRINGS; Thence along a curve to the left (having a radius of 800.00 feet and a long chord bearing North 04°08'22" East for 72.47 feet) for an arc length of 72.47 feet along a curve to the left (having a radius of 800.00 feet and a long chord bearing North 04°08'22" East for 72.47 feet) for an arc length of 72.47 feet to the east line of Lot 2 and 3, WESTERN SPRINGS; Thence North 89°00'00" East for 700.00 feet to the Point of Beginning. Contains 20.80 acres.

Jan 5, 2000
Date

379



WE PRESENT: That we, WESTERN SPRINGS LAND CORPORATION, a Nebraska Corporation, OWNER and GREAT WESTERN BANK, MORTGAGEE, being the sole Owner AND Mortgagee of the land described within the Land Surveyor's Certificate and embraced within said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as AT 22, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the town on this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual Public Power Easement, US West Communications and to any company which has been granted a franchise to provide a cable television service, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downspouts and anchors, and related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power; and to install and operate all of them including signals provided by a cable television system, and the reception thereof, over, through, under, across, and across a five foot (5') wide strip of land abutting all street and side boundary lines of all subdivided lots. The term subdivided lots are herein defined as a lot (5') wide strip of land abutting all street and side boundary lines of all subdivided lots. The term subdivided lots are herein defined as a lot (5') wide strip of land abutting all street and side boundary lines of all subdivided lots. Said fifteen foot (15') wide easement will be reduced to an eight foot (8') wide strip to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the water on, through, under and across a five foot (5') wide strip of land abutting all cut-thru streets. No permanent buildings, trees, rock walls shall be placed on the above-described easement area, but the same may be used for gardens, shrubs, landscaping, and other on or later hereafter with the aforesaid uses or rights herein granted.

CORPORATION OWNER
Wagon
President

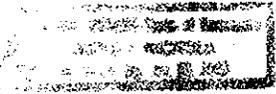
GREAT WESTERN BANK
A Nebraska Corporation, MORTGAGEE
P. Timothy Friszen
P. Timothy Friszen, Vice-President

On this 10 day of January, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared TORICZON who is personally the identical person whose name is affixed to the above instrument as Vice-President of WESTERN SPRINGS LAND CORP., a Nebraska Corporation, and he did acknowledge the foregoing Declaration to be his voluntary act and deed as such Officer and he voluntarily act and deed of said Corporation.

State of Nebraska }
County of Douglas }
On this 10 day of January, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friszen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of GREAT WESTERN BANK, a Nebraska Corporation, and he did acknowledge the foregoing Declaration to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
Nichols
Notary Public

Witness my hand and official seal the date last aforesaid.
Joseph Nichols
Notary Public



COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes, charges, delinquencies, against the property as described in the foregoing Declaration and as shown by the records of this County.

Joseph Nichols
County Treasurer
Date 1-11-00



CERTIFICATION OF THE CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

Joseph Veragges
City Engineer
Date 1/14/00

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

PLANNING DIRECTOR'S APPROVAL

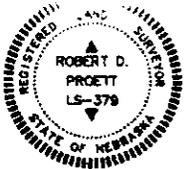
This plat of WESTERN SPRINGS REPLAT 22 was approved in a supplemental...

drawn by
DJB
designed by
RDP
reviewed by
FAK
revisions

path\lrbases
34030\DWG\3430P22
references
3430P22

lamp, rynearson & associates, inc.
engineers surveyors planners
14170 west dodge road, suite 100
omaha, nebraska 68134-2028
ph 408-488-8488
fax 408-488-8780
WESTERN SPRINGS REPLAT 22
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT



BY THESE PRESENTS: That We, WESTERN SPRINGS LAND CORPORATION, a Nebraska Corporation, OWNER and GREAT WESTERN BANK, MORTGAGEE, being the sole Owner AND Mortgagee of the land described within the Land Surveyor's Certificate and embraced within said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WESTERN SPRINGS REPLAT 22, and We do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby grant a perpetual easement to the Omaha Public Power District, US West Communications and to any company which has been granted a franchise to provide a cable television service to be established, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downspouts and anchors, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, 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 adjoining the rear boundary for lots; and a sixteen foot (16') wide strip of land adjoining the rear boundary line of all exterior lots. The term exterior lots are herein defined as being the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip of land if said land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors, assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the gas and water on, through, under and across a five foot (5') wide strip of land abutting all out-to-see streets. No permanent buildings, trees, or loose rock walls shall be placed on the above-described easement ways, but the same may be used for gardens, shrubs, landscaping, and other uses not then or later interfere with the aforesaid uses or rights herein granted.

GS LAND CORPORATION
Corporation, OWNER

[Signature]
DORCZON, President

GREAT WESTERN BANK
A Nebraska Corporation, MORTGAGEE

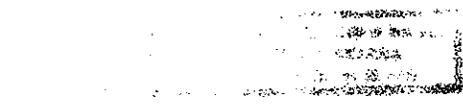
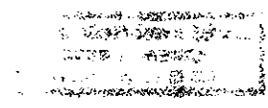
[Signature]
P. Timothy Friesen, Vice-President

Nebraska }
Douglas }
On this 10 day of JANUARY, 2000, before me, a Notary Public, duly sworn and qualified for said County, ERNOLD L. DORCZON who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of WESTERN SPRINGS LAND CORP., a Nebraska Corporation, and he did acknowledge to me the foregoing Dedication to be his voluntary act and deed as such Officer and as the voluntary act and deed of said Corporation.

State of Nebraska }
County of Douglas }
On this 10 day of JANUARY, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friesen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of GREAT WESTERN BANK, a Nebraska Corporation, and he did acknowledge to me the execution of the foregoing Dedication to be his voluntary act and deed as such Officer and as the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
[Signature]
Notary Public

Witness my hand and official seal the date last aforesaid.
[Signature]
Notary Public



COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described hereon, except as indicated and shown by the records of this office.

[Signature] 1/11/00
County Treasurer



CERTIFICATION OF THE CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

[Signature] 1/14/00
City Engineer

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

PLANNING DIRECTOR'S APPROVAL

This plat of WESTERN SPRINGS REPLAT 22 was approved as a subdivision of Lots 1, 2 and 3, WESTERN SPRINGS REPLAT 21, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements per Section 7.08, Home Rule Charter of the City of Omaha, Nebraska. This subdivision approved to be filed with this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

[Signature] 1/14/00
Planning Director

ALL FEET,
S ARE ARC
MISE NOTED,
ARE RADIAL
PARENTHESES

lamp, rynearson & associates, inc.
engineers surveyors planners

ph 402-466-2406
fax 402-466-2790

15770 west dodge road, suite 100
omaha, nebraska 68164-2088

WESTERN SPRINGS REPLAT 22
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks
94030.01-019
book page
date
January 5, 2000

sheet
1 of 1