



DEED 2005117541



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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/20/2005 14:42:22.81



2005117541

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 FEE 237.⁵⁰ FB 01-60000 - old
 BKP 7-14-11 1/5 C/O COMP MS
 DEL MS SCAN FV MS

STONE
SE NE

BKP 9/23/5

E & A CONSULTING
12001 "Q" ST.
OMAHA, NE. 68137
ATTN: HOMER HUNT

ARBOR GATE

LOTS 1 THRU 400 INCLUSIVE AND OUTLOTS A, B, C & D
BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE:

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 SPRINGBROOK (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF SECTION 7, SAID POINT ALSO BEING THE NORTHEAST CORNER OF FALLING WATERS, A SUBDIVISION LOCATED IN THE SE 1/4 OF SAID SECTION 7; THENCE S89°53'15"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NE 1/4 OF SECTION 7, SAID LINE ALSO BEING THE NORTH LINE OF SAID FALLING WATERS, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 2650.35 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF SECTION 7; THENCE N02°20'51"W ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 7, A DISTANCE OF 1318.98 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NE 1/4 OF SECTION 7; THENCE N84°48'59"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE 1/4 OF SECTION 7, A DISTANCE OF 255.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NE 1/4 OF SECTION 7; THENCE S02°02'05"E ALONG SAID EAST LINE OF THE NE 1/4 OF SECTION 7, A DISTANCE OF 1323.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,906.656 SQUARE FEET, OR 80.502 ACRES MORE OR LESS.

NEBRASKA
REGISTERED
LAND SURVEYOR
ROBERT CLARK
15-419
APRIL 4, 2005

DEDICATION

Know all men by these presents that we, Boyer Young Equities III, LLC, owners 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 ARBOR GATE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do hereby grant a perpetual easement to the Omaha Public Power District, Omaha 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 lines; 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 do further grant a perpetual easement to Metropolitan Utilities District, 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 cul-de-sac 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 set our hands.

BOYER YOUNG EQUITIES III, LLC
Timothy W. Young, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5TH day of APRIL, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, Managing Member of Boyer Young Equities III, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

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

HOMER R. HUNT
Notary Public

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.

James S. Upp 9/6/05
COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of ARBOR GATE (lots numbered as shown) was approved by the City Planning Board.

Robert M. Marcus 4/6/05
CHAIRMAN OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA

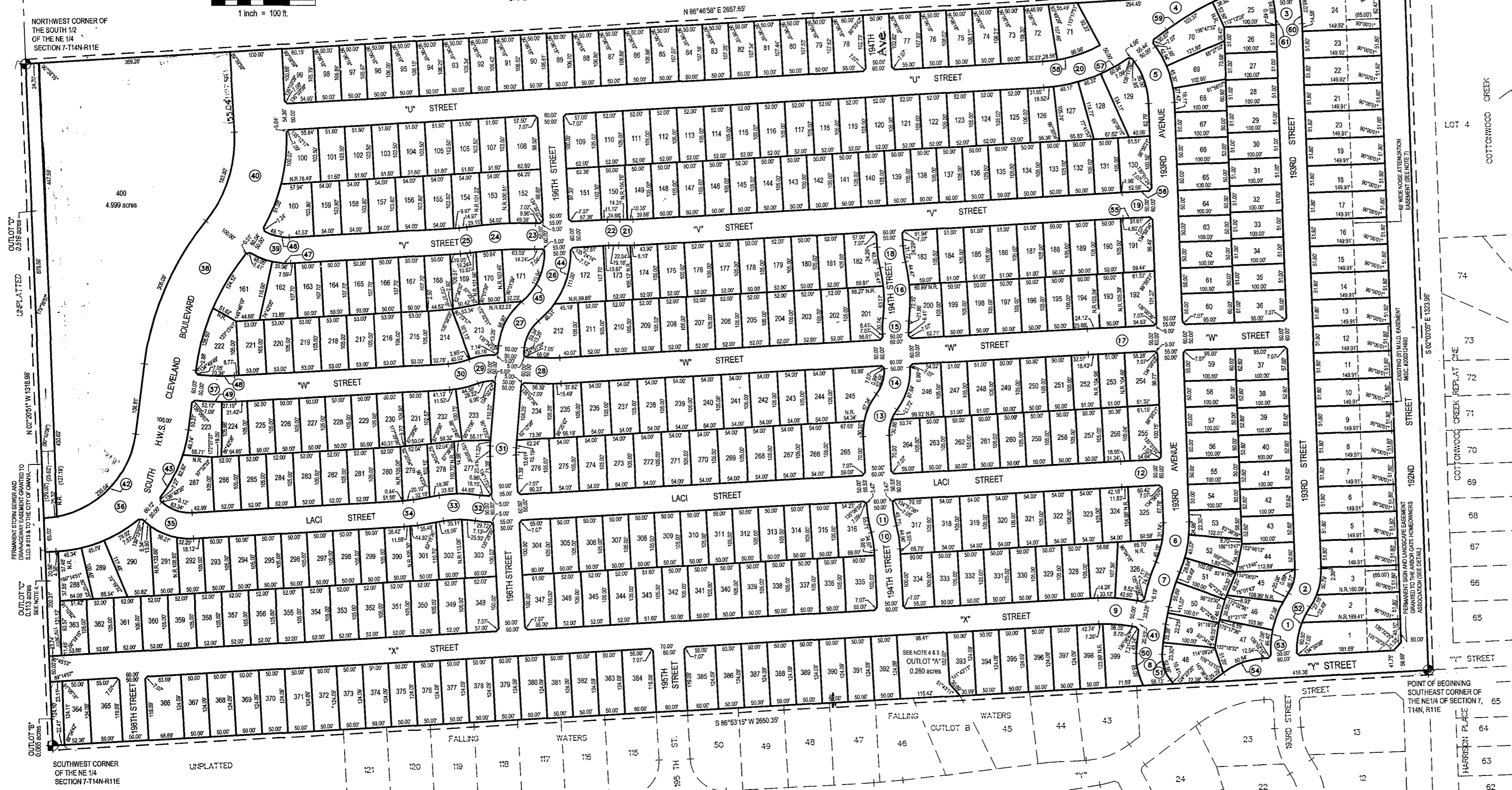
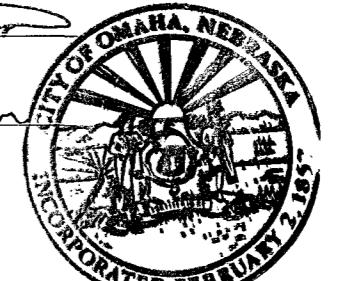
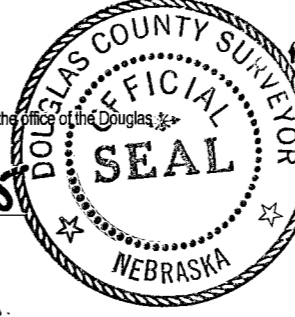
I hereby approve this plat of ARBOR GATE (lots numbered as shown) as to the Design Standards.

4-11-05
CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the ARBOR GATE (lots numbered as shown) was reviewed by the Douglas County Engineer.

4-5-05
DOUGLAS COUNTY ENGINEER



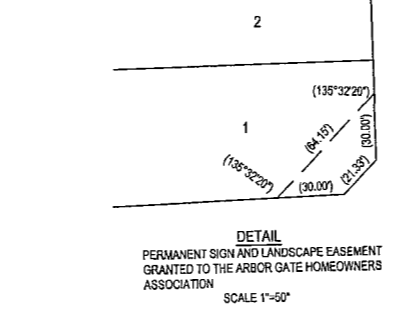
- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - A PERMANENT SANITARY SEWER, STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 519 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "A", "C" & "D".
 - OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ARBOR GATE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM LOTS 1 THRU 24 INCLUSIVE, OR TO "Y" STREET FROM LOTS 1, 47 AND 48, OR TO "U" STREET FROM LOTS 24, 25 AND 70.
 - A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 519 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	175.00'	112.42'	58.22'	36°48'21"
2	100.00'	62.36'	32.23'	35°43'41"
3	336.54'	64.55'	32.37'	10°59'22"
4	660.73'	50.60'	29.82'	5°10'05"
5	169.90'	100.84'	51.95'	34°00'18"
6	200.00'	87.89'	44.66'	25°10'40"
7	360.00'	75.58'	37.94'	12°22'23"
8	100.00'	63.52'	32.67'	36°23'26"
9	287.52'	68.07'	35.00'	13°52'56"
10	200.00'	39.96'	20.05'	11°26'56"
11	271.13'	54.18'	27.18'	11°28'56"
12	4132.75'	77.72'	39.86'	1°04'39"
13	100.00'	70.11'	36.56'	40°10'10"
14	100.00'	70.11'	36.56'	40°10'10"
15	148.13'	26.30'	13.19'	10°10'27"
16	300.00'	107.65'	54.41'	20°33'35"
17	7081.41'	133.18'	66.59'	1°04'39"
18	200.00'	36.25'	18.18'	10°23'09"
19	3035.00'	57.08'	28.54'	1°04'39"
20	285.61'	164.14'	84.41'	32°55'29"
21	250.00'	27.40'	13.72'	6°16'49"
22	200.00'	21.92'	10.97'	6°16'49"
23	200.00'	17.10'	8.56'	4°52'59"
24	750.00'	128.27'	64.29'	9°47'58"
25	200.00'	17.10'	8.56'	4°52'59"
26	150.00'	139.09'	75.00'	53°07'48"
27	100.00'	79.12'	41.76'	45°19'57"
28	539.91'	73.48'	36.80'	7°47'52"
29	100.00'	45.62'	23.21'	26°08'21"
30	150.00'	48.02'	24.22'	18°20'30"
31	125.00'	17.01'	8.52'	7°47'52"
32	125.00'	28.93'	14.53'	13°15'43"
33	200.00'	68.76'	35.24'	19°59'07"
34	200.00'	23.47'	11.75'	6°43'24"
35	106.28'	32.82'	16.41'	14°39'05"
36	238.58'	310.26'	161.45'	74°25'55"
37	448.74'	79.81'	40.01'	10°14'08"
38	500.00'	277.36'	142.39'	31°46'59"
39	109.68'	70.85'	36.71'	37°01'12"
40	300.00'	220.56'	115.53'	42°07'25"
41	439.14'	62.22'	31.16'	8°07'07"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
42	185.24'	260.36'	158.90'	80°31'46"
43	257.74'	378.31'	226.78'	80°31'46"
44	175.00'	157.31'	84.42'	61°33'14"
45	125.00'	110.94'	59.43'	50°51'11"
46	64.66'	49.70'	25.59'	33°38'09"
47	134.66'	82.01'	42.32'	34°53'33"
48	421.74'	70.34'	35.25'	6°33'22"
49	471.74'	79.27'	39.73'	6°33'41"
50	125.00'	55.05'	33.28'	29°49'02"
51	75.00'	52.56'	27.41'	46°09'15"
52	150.00'	92.99'	48.04'	35°31'14"
53	200.00'	126.86'	65.85'	36°20'35"
54	134.18'	80.54'	41.52'	34°22'26"
55	3010.00'	51.61'	25.80'	0°48'37"
56	3090.00'	52.55'	26.27'	0°59'02"
57	310.61'	178.51'	91.76'	32°55'39"
58	280.61'	115.54'	58.74'	25°24'09"
59	614.16'	140.29'	70.45'	13°09'15"
60	361.24'	68.09'	32.60'	10°18'19"
61	311.54'	64.06'	32.15'	11°47'07"



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

1703 SOUTH 26TH STREET, SUITE 200
OMAHA, NEBRASKA 68104
PHONE: (402) 463-2717
FAX: (402) 463-2716

ARBOR GATE
OMAHA, NEBRASKA

FINAL PLAT

Rev.	Date	By	Check
1	01-28-05	JCE	JCE
2	04-11-05	TRK	TRK
3	04-11-05	TRK	TRK
4	04-11-05	TRK	TRK