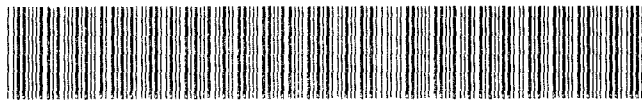




DEED 2006080839



JUL 18 2006 14:02 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/18/2006 14:02:53

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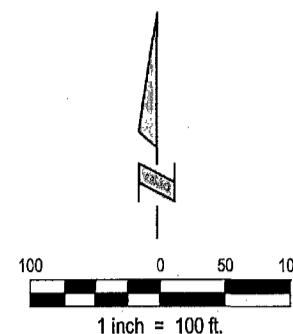
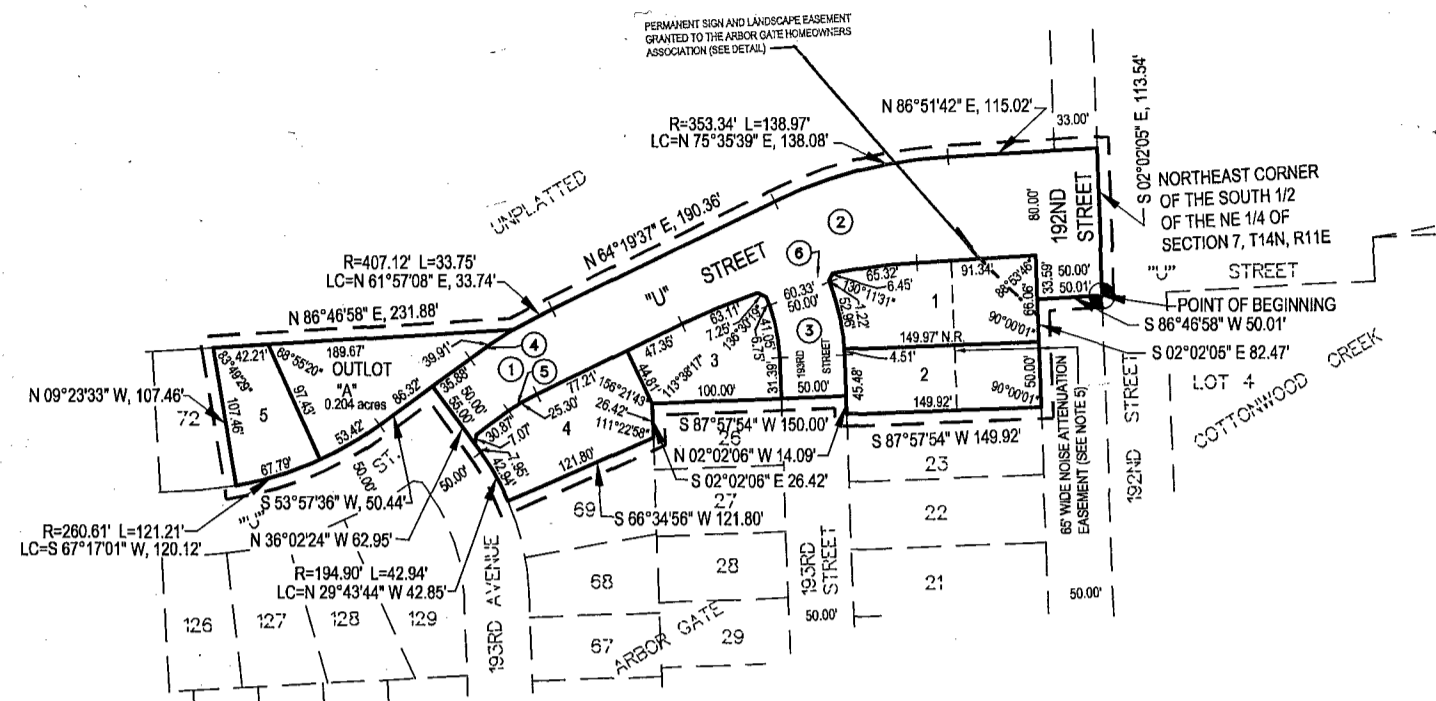
			<i>OC-00902 new</i>
<i>Deed.</i>			<i>OC-00901 -old.</i>
<i>7</i>	FEE	<i>40.00</i>	<i>FB 01-60000 -old</i>
<i>—</i>	BKP	<i>7-14-11</i>	<i>16th C/O COMP de V</i>
<i>11</i>	DEL	<i>DD</i>	SCAN <i>FV MGS</i>

EACGM.

ARBOR GATE REPLAT ONE

LOTS 1 THRU 5 INCLUSIVE AND OUTLOT A

BEING A REPLATTING OF LOTS 24, 25, 70 AND 71, ARBOR GATE, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 7; AND ALSO A REPLATTING OF THE INCLUDED STREET RIGHTS-OF-WAY OF "U" STREET AND 193RD STREET; AND ALSO A PLATTING OF PART OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 7; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



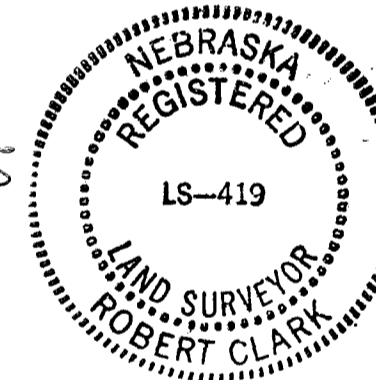
SURVEYOR'S CERTIFICATION

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 ARBOR GATE REPLAT ONE (the lots numbered as shown), being a replatting of Lots 24, 25, 70 and 71, Arbor Gate, a subdivision located in the South 1/2 of the NE 1/4 of Section 7; and also a replatting of the included Street rights-of-way of "U" Street and 193rd Street; and also a plating of part of the SE 1/4 of the NE 1/4 of said Section 7; all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of the South 1/2 of the NE 1/4 of said Section 7; thence S86°46'58"W (assumed bearing) along the North line of said South 1/2 of the NE 1/4 of Section 7, a distance of 50.01 feet to the Northeast corner of said Lot 24, Arbor Gate, said point also being on the West right-of-way line of 192nd Street; thence S02°02'05"E along said West right-of-way line of 192nd Street, said line also being the East line of said Lot 24, Arbor Gate, a distance of 82.47 feet to the Southeast corner of said Lot 24, Arbor Gate, said point also being the Northeast corner of Lot 23, said Arbor Gate; thence S87°57'54"W along the South line of said Lot 24, Arbor Gate, said line also being the North line of said Lot 23, Arbor Gate, a distance of 149.92 feet to the Southwest corner of said Lot 24, Arbor Gate, said point also being the Northwest corner of said Lot 23, Arbor Gate, said point also being on the East right-of-way line of 193rd Street; thence N02°02'08"W along said East right-of-way line of 193rd Street, said line also being the West line of said Lot 24, Arbor Gate, a distance of 14.09 feet; thence S87°57'54"W along the South line of said Lot 25, Arbor Gate, and the Easterly extension thereof, said line also being the North line of Lot 26, said Arbor Gate, and the Easterly extension thereof, a distance of 150.00 feet to the Southwest corner of said Lot 25, Arbor Gate, said point also being the Northwest corner of said Lot 26, Arbor Gate, said point also being on the Easterly line of said Lot 70, Arbor Gate; thence S02°02'08"E along the West line of said Lot 26, Arbor Gate, said line also being said East line of Lot 70, Arbor Gate, a distance of 26.42 feet to the Southeast corner of said Lot 70, Arbor Gate, said point also being the Northeast corner of Lot 69, said Arbor Gate; thence S66°34'56"W along the Northerly line of said Lot 69, Arbor Gate, said line also being the Southwest corner of said Lot 70, Arbor Gate, said point also being on the Easterly right-of-way line of 193rd Avenue; thence Northwesterly along said Easterly right-of-way line of 193rd Avenue, said line also being the Westerly line of said Lot 70, Arbor Gate on a curve to the left with a radius of 194.90 feet, a distance of 42.94 feet, said curve having a long chord which bears N29°43'44"W, a distance of 42.85 feet; thence N36°02'24"W along said Westerly line of Lot 70, Arbor Gate, and the Northerly extension thereof, said line also being said Easterly right-of-way line of 193rd Avenue, a distance of 62.95 feet; thence S53°57'36"W, a distance of 50.44 feet; thence Westerly along the Northerly right-of-way line of said "U" Street, said line also being the Southerly line of said Lot 71, Arbor Gate, and the Easterly extension thereof on a curve to the right with a radius of 260.61 feet, a distance of 121.21 feet, said curve having a long chord which bears S67°17'01"W, a distance of 120.12 feet to the Southwest corner of said Lot 71, Arbor Gate, said point also being the Southeast corner of Lot 72, said Arbor Gate; thence N09°23'33"W along the Westerly line of said Lot 71, Arbor Gate, said line also being the Easterly line of said Lot 72, Arbor Gate, a distance of 107.46 feet to the Northeast corner of said Lot 72, Arbor Gate, said point also being the Northwest corner of said Lot 71, Arbor Gate, said point also being on said North line of the South 1/2 of the NE 1/4 of Section 7; thence N86°46'58"E along the North line of said Lot 71, Arbor Gate, and also the Northerly right-of-way line of said "U" Street, said line also being said North line of the South 1/2 of the NE 1/4 of Section 7, a distance of 231.88 feet; thence Northeast on a curve to the right with a radius of 407.12 feet, a distance of 33.75 feet, said curve having a long chord which bears N61°57'08"E, a distance of 33.74 feet; thence N64°19'37"E, a distance of 190.36 feet; thence Easterly on a curve to the right with a radius of 353.34 feet, a distance of 138.97 feet, said curve having a long chord which bears N75°35'39"E, a distance of 138.08 feet; thence N86°51'42"E, a distance of 115.02 feet to a point on the East line of said 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 113.54 feet to the point of beginning.

Said tract of land contains an area of 88,164 square feet for 2.024 acres, more or less.

ROBERT CLARK, L.S.-419



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 REPLAT ONE (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 further grant a perpetual easement to the Omaha Public Power District, Quest 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 lot 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

OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARBOR GATE REPLAT ONE (lots numbered as shown) was approved by the City Council of Omaha.



Mike Juby Mayor, Date: *March 9, 2006*
Justin Town City Clerk
Don Clark President of Council



APPROVAL OF CITY ENGINEER OF OMAHA

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

Charles Kopp City Engineer, Date: *Nov 22nd, 2005*

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Charles Kopp City Engineer, Date: *7/10/06*

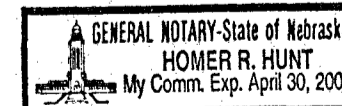
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

On this *9th* day of *Nov*, 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.

Julie M. Honey County Treasurer, Date: *7-14-06*

APPROVAL OF OMAHA CITY PLANNING BOARD

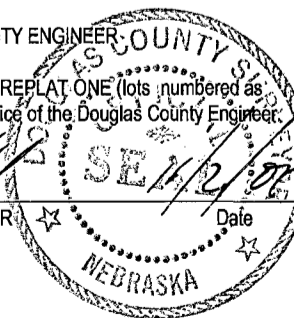
This plat of ARBOR GATE REPLAT ONE (lots numbered as shown) was approved by the City Planning Board.

John L. Hirsch Chairman of City Planning Board, Date: *12/7/05*

REVIEW OF DOUGLAS COUNTY ENGINEER

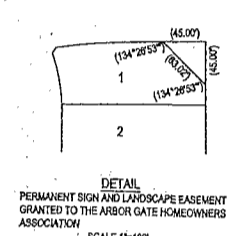
This plat of the ARBOR GATE REPLAT ONE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

William L. ... Douglas County Engineer, Date: *...*



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.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM LOTS 1 & 2 OR TO "U" STREET FROM LOT 1.
- 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 CHAMFERS 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	273.48'	49.46'	24.81'	10°22'01"
2	346.69'	136.36'	69.07'	22°32'04"
3	150.00'	49.26'	24.85'	18°46'57"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
4	407.12'	73.86'	36.93'	10°22'01"
5	139.83'	25.30'	12.88'	10°22'01"
6	479.92'	188.76'	95.61'	22°32'04"

Proj No:	2004264.01	Revised:	
Date:	11/07/2005	Drawn By:	JDE
Designed By:	JDE	Scale:	1" = 10'
Drawn By:	LJD	Sheet:	1 of 1