



DEED 2008070187



JUL 16 2008 13:36 P 7

K Deed 119.00
 REC 01-60000-01d
 7 SWP 7-14-11 VSB
 168 DEL AD SCAM PL PL
 M15 OC-00901-new

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/16/2008 13:36:52.25



2008070187

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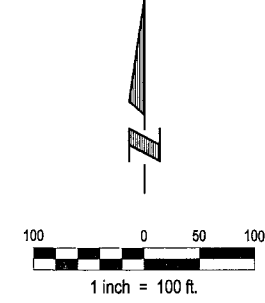
Return To: EACG1
Attn: Homer Hurd
(402) 895-4700

Check Number

ARBOR GATE

LOTS 469 THRU 633 INCLUSIVE & OUTLOTS "E" & "F"

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 11, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HEARTHSTONE HOMES INC., 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 TO BE 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, GUEST 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 ERRECT, 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 ERRECT, 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.

HEARTHSTONE HOMES, INC.

Kent Geschwender
BY: KENT GESCHWENDER, PRESIDENT

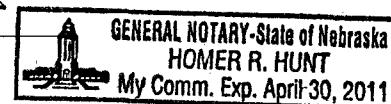
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 18TH DAY OF DEC., 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KENT GESCHWENDER, PRESIDENT OF HEARTHSTONE HOMES, INC. 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 CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Homer R. Hunt
NOTARY PUBLIC



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ARBOR GATE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Charles Kasper 12/11/07
CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Charles Kasper 7/1/08
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ARBOR GATE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

John 1/1/08
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF ARBOR GATE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

John 1/1/08
DOUGLAS COUNTY ENGINEER DATE



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 ARBOR GATE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NORTH 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 NORTHEAST CORNER OF LOT 78, ARBOR GATE (LOTS 1 THRU 400 INCLUSIVE AND OUTLOTS "A", "B", "C" AND "D"), A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF SAID NE 1/4 OF SECTION 7, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 194TH AVENUE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NE 1/4 OF SECTION 7, THENCE S88°46'38" W, ASSUMED BEARING, A DISTANCE OF 78.20 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 194TH AVENUE AND SAID WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 1/2 OF THE NE 1/4 OF SECTION 7, THENCE S88°46'38" W, A DISTANCE OF 164.11 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "D", ARBOR GATE (LOTS 1 THRU 400 INCLUSIVE AND OUTLOTS "A", "B", "C" AND "D"), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE 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 582.40 FEET TO A POINT ON THE CENTERLINE OF A CREEK (AS DESCRIBED IN A SURVEY BY WILLIAM A. FELL, DATED MARCH 19, 1965); THENCE N02°20'51" W ALONG SAID CENTERLINE OF A CREEK (AS DESCRIBED IN A SURVEY BY WILLIAM A. FELL, DATED MARCH 19, 1965) ON THE FOLLOWING DESCRIBED COURSES: THENCE N22°27'40" E, A DISTANCE OF 60.12 FEET; THENCE N37°15'31" E, A DISTANCE OF 101.79 FEET; THENCE N24°34'20" E, A DISTANCE OF 267.29 FEET; THENCE N48°39'22" E, A DISTANCE OF 79.45 FEET; THENCE N59°31'18" E, A DISTANCE OF 100.48 FEET; THENCE N81°46'38" E, A DISTANCE OF 77.70 FEET; THENCE N30°00'04" E, A DISTANCE OF 90.21 FEET; THENCE N03°30'38" E, A DISTANCE OF 102.70 FEET; THENCE N14°50'44" E, A DISTANCE OF 65.01 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF A CREEK (AS DESCRIBED IN A SURVEY BY WILLIAM A. FELL, DATED MARCH 19, 1965) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET; THENCE N86°40'42" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET, A DISTANCE OF 32.08 FEET; THENCE N03°19'19" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET, A DISTANCE OF 40.30 FEET; THENCE S88°46'38" W, A DISTANCE OF 15.41 FEET TO A POINT ON SAID CENTERLINE OF A CREEK (AS DESCRIBED IN A SURVEY BY WILLIAM A. FELL, DATED MARCH 19, 1965); THENCE N35°28'19" E ALONG SAID CENTERLINE OF A CREEK (AS DESCRIBED IN A SURVEY BY WILLIAM A. FELL, DATED MARCH 19, 1965), A DISTANCE OF 42.32 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF SECTION 7; THENCE N86°40'42" E ALONG SAID NORTH LINE OF SAID NE 1/4 OF SECTION 7, A DISTANCE OF 704.88 FEET; THENCE S03°19'20" E ALONG THE WEST LINE OF LOT 469, ARBOR GATE (LOTS 401 THRU 468 INCLUSIVE), A SUBDIVISION LOCATED IN SAID NORTH 1/2 OF THE NE 1/4 OF SECTION 7, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 186.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 468, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE S86°40'32" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF "R" STREET, A DISTANCE OF 32.24 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF "R" STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID "Q" STREET; THENCE S03°19'20" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF "R" STREET, AND ALSO THE WESTERLY LINE OF LOT 467, SAID ARBOR GATE (LOTS 401 THRU 468 INCLUSIVE), A DISTANCE OF 110.00 FEET; THENCE S06°54'29" E ALONG SAID WESTERLY LINE OF LOT 467, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), AND ALSO THE WESTERLY LINE OF LOT 468, SAID ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), AND ALSO THE WESTERLY LINE OF LOT 466, SAID ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), A DISTANCE OF 100.48 FEET; THENCE S03°19'20" E ALONG THE WEST LINE OF LOT 469, ARBOR GATE (LOTS 401 THRU 468 INCLUSIVE), A SUBDIVISION LOCATED IN SAID NORTH 1/2 OF THE NE 1/4 OF SECTION 7, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 186.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 468, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 468, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), SAID POINT ALSO BEING THE WESTERLY LINE OF SAID LOT 466, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), AND ALSO THE WESTERLY LINE OF SAID LOT 464, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), AND ALSO THE WESTERLY LINE OF SAID LOT 463, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), A DISTANCE OF 44.24 FEET; THENCE S24°02'50" E ALONG SAID WESTERLY LINE OF SAID LOT 465, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), A DISTANCE OF 60.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 465, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 461, ARBOR GATE, (LOTS 401 THRU 468 INCLUSIVE), AND ALSO THE WESTERLY RIGHT-OF-WAY LINE OF "S" STREET, A DISTANCE OF 103.03 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF "S" STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "S" STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "S" STREET ON THE FOLLOWING DESCRIBED COURSES, THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 701.11 FEET, A DISTANCE OF 28.97 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N77°57'06" E, A DISTANCE OF 28.93 FEET; THENCE N16°50'59" E, A DISTANCE OF 78.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF "S" STREET AND SAID WESTERLY RIGHT-OF-WAY LINE OF 194TH AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 194TH AVENUE ON THE FOLLOWING DESCRIBED COURSES, THENCE S58°28'01" E, A DISTANCE OF 7.11 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 174.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S28°38'41" E, A DISTANCE OF 172.73 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 87.17 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°00'00" E, A DISTANCE OF 86.60 FEET; THENCE S20°55'09" E, A DISTANCE OF 139.49 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 427.72 FEET, A DISTANCE OF 131.99 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°04'44" E, A DISTANCE OF 131.41 FEET; THENCE S03°14'18" E, A DISTANCE OF 125.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 633.26 SQUARE FEET OR 0.0146 ACRES, MORE OR LESS.

Timothy Conway L.S. 665
TIMOTHY J. CONWAY
LAND SURVEYOR
12/14/07

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF ARBOR GATE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Mike Jahy MARCH 11, 2008
MAYOR DATE

Bruce Brown
CITY CLERK

Dana
PRESIDENT OF COUNCIL



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.

Michael 5-15-08
COUNTY TREASURER DATE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	67.83	35.28	38°51'51"
2	150.00	28.34	13.21	10°03'45"
3	100.00	131.48	77.19	75°19'47"
4	100.00	31.02	15.55	17°47'28"
5	352.00	255.00	133.42	41°31'09"
6	200.00	42.07	21.11	12°03'03"
7	676.11	90.99	45.56	7°42'39"
8	195.50	71.00	35.90	20°48'32"
9	574.00	149.95	75.40	14°57'57"
10	125.00	72.22	37.15	33°06'29"
11	322.00	118.49	58.89	20°22'22"
12	447.50	152.25	82.17	20°48'32"
13	100.00	80.01	42.28	45°50'25"
14	200.00	57.15	28.77	16°22'20"
15	150.00	70.17	35.74	28°48'08"
16	300.00	154.30	78.89	29°28'06"

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- OUTLOTS "E" & "F" SHALL BE OWNED AND MAINTAINED BY THE 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.
- A PERMANENT NOISE ATTENUATION EASEMENT, AS SHOWN, 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 "Q" 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.
- PERPETUAL STORM SEWER AND DRAINAGEWAY AND CHANNEL EASEMENT GRANTED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 519 AND ITS SUCCESSORS AND ASSIGNS OVER ALL OF OUTLOT "E" AND PART OF OUTLOT "F" AND PART OF LOT 633, AS SHOWN, TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT, AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS. NO PERMANENT BUILDINGS, FENCES, FILLS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAYS, EXCEPT AS APPROVED BY THE CITY OF OMAHA PARKS DEPARTMENT, 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.

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 17TH STREET, OMAHA, NE 68104
PHONE (402) 854-1700 FAX (402) 854-586
WWW.E&A.COM

ARBOR GATE
LOTS 469 THRU 633 INCLUSIVE & OUTLOTS "E" & "F"
OMAHA, NEBRASKA

FINAL PLAT

Revisions	No.	Date

Prep. No.: 07004.254.001
Date: 12/10/07
Designed by: JDE
Drawn by: LLD
Scale: 1" = 100'
Sheet: 1 of 1