



2108 313 DEED



17155 98 313-319

RICHARD W. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

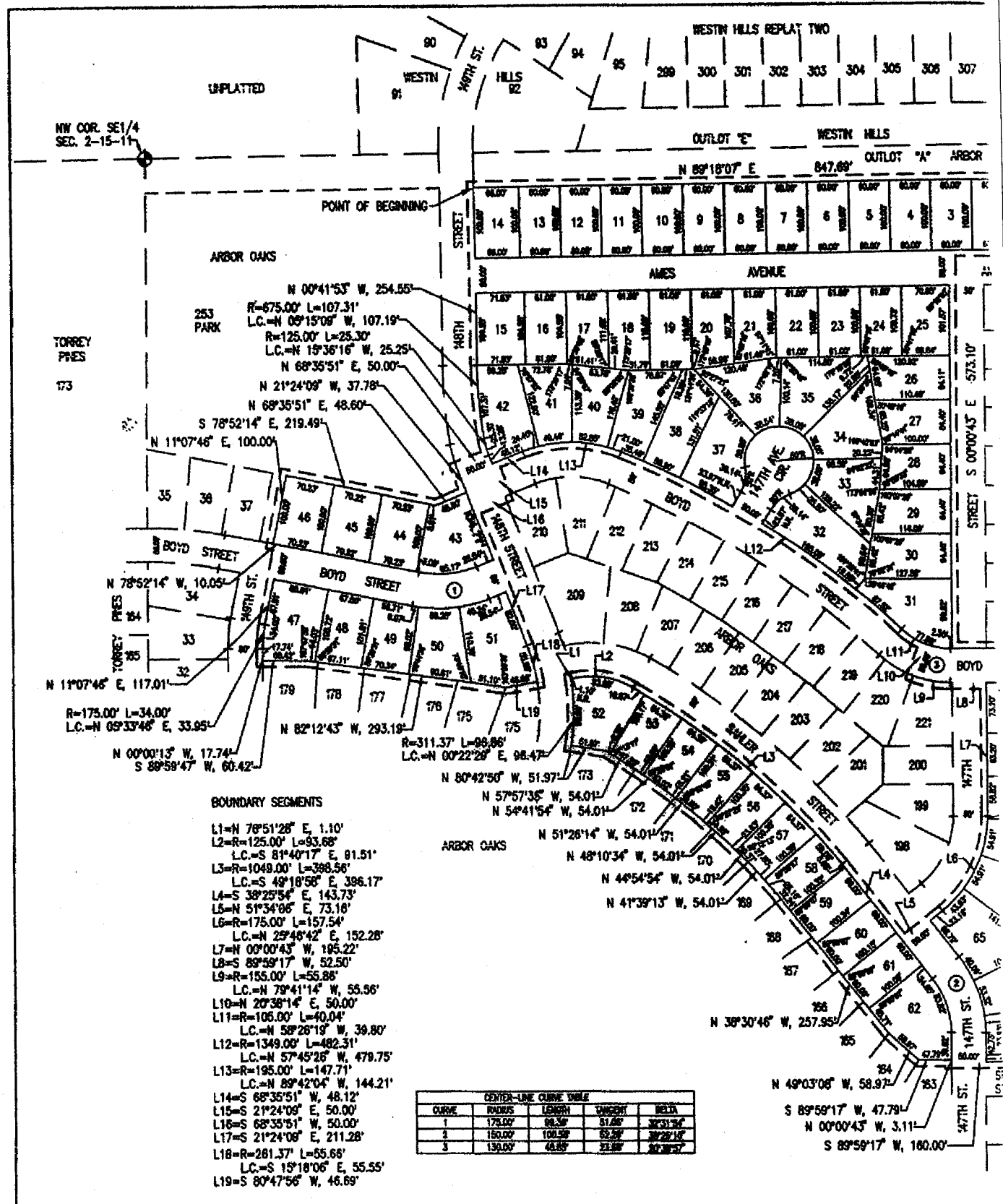
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NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-9-98  
By [Signature]



BOUNDARY SEGMENTS

- L1=N 78°51'28" E, 1.10'
- L2=R=125.00' L=93.68'  
L.C.=S 81°40'17" E, 91.51'
- L3=R=1049.00' L=388.56'  
L.C.=S 49°18'56" E, 396.17'
- L4=S 38°25'54" E, 143.73'
- L5=N 51°34'06" E, 73.18'
- L6=R=175.00' L=157.54'  
L.C.=N 29°46'42" E, 152.28'
- L7=N 00°00'43" W, 195.22'
- L8=S 89°59'17" W, 52.50'
- L9=R=155.00' L=55.88'  
L.C.=N 79°41'14" W, 55.56'
- L10=N 20°36'14" E, 50.00'
- L11=R=105.00' L=40.04'  
L.C.=N 58°28'19" W, 39.80'
- L12=R=1349.00' L=482.31'  
L.C.=N 57°45'26" W, 479.75'
- L13=R=195.00' L=147.71'  
L.C.=N 89°42'04" W, 144.21'
- L14=S 68°35'51" W, 48.12'
- L15=S 21°24'09" E, 50.00'
- L16=S 68°35'51" W, 50.00'
- L17=S 21°24'08" E, 211.28'
- L18=R=281.37' L=55.68'  
L.C.=S 15°18'06" E, 55.55'
- L19=S 80°47'56" W, 46.69'

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BETA
1	175.00'	68.39'	61.69'	36°31'56"
2	155.00'	100.59'	62.59'	39°29'10"
3	130.00'	48.85'	33.89'	30°38'57"

OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARBOR OAKS REPLAT ONE (Lots numbered as shown) was approved by the City Council on this 22nd day of Sept, 1999.

MAYOR

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL



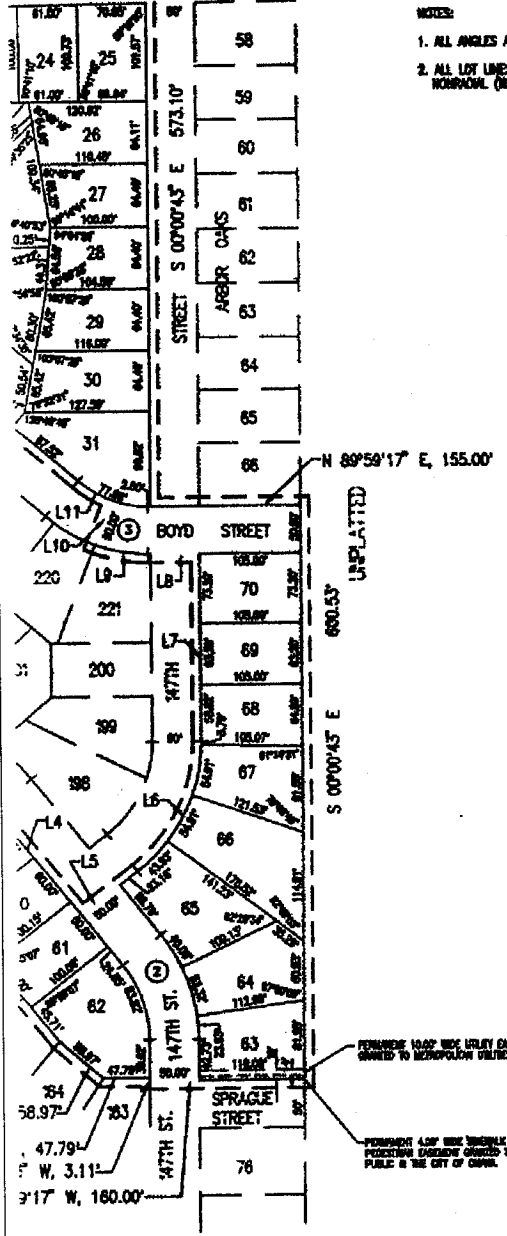
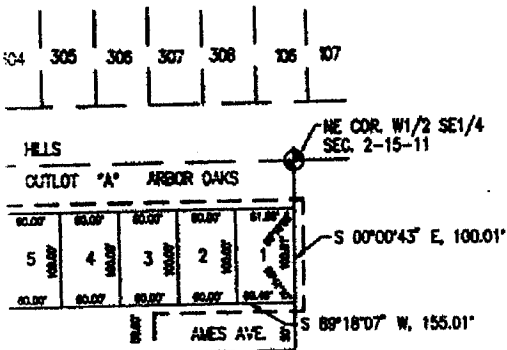
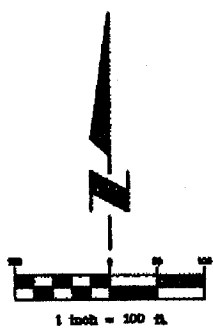
COUNTY TREASURER'S CERTIFICATE



# ARBOR OAKS

LOTS 1 THRU

BEING A REPLAT OF ALL OF LOT 6 OAKS, A SUBDIVISION LOCATED OF SECTION 2, ALL OF LOTS 6 OAKS; ALL OF LOTS 180 THRU 222 IN ALL OF LOTS 222 THRU 252 IN ALSO ALL OF THE INCLUDED ST. STREET, 147TH AVENUE GRADLE, AMES AVENUE; ALL LOCATED IN OF THE 6TH P.M., DOUGLAS CO.



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS NONPARALLEL (N.P.).

PETITION TO VACATE A PART OF ARBOR OAKS, a subdivision as surveyed, plotted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as ARBOR OAKS REPLAT ONE (lots numbered as shown). The undersigned petition that the portion of said Arbor Oaks being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for aught and to replat said tract as ARBOR OAKS REPLAT ONE (lots numbered as shown) and in connection therewith make the following dedication.

Know all men by these presents that we, Construction Sciences, Inc., owner 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 OAKS REPLAT ONE (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, U.S. West 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, replace, repair and renew pipes 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 from 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, plotted 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, replace, repair and renew pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all all-fee streets. No permanent buildings or retaining walls shall be placed in the said easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the intended use or rights herein granted.

In witness whereof, we do set our hands.  
 CONSTRUCTION SCIENCES, INC.  
 JOHN J. SMITH  
 PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 2nd day of JUNE, 1998, before me, the undersigned, a Notary Public in and for said County, per John J. Smith, president of Construction Sciences, Inc., who is personally known to be the identical person whose name the Dedication on this plat and acknowledged the same to be his voluntary act and deed as officer of said corporation.

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

Homer R. Hunt  
 Notary Public



### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of ARBOR OAKS REPLAT ONE (Lots numbered as shown) was approved by the City Planning Board on this 3rd day of JUNE, 1998.

[Signature]  
 CHAIRMAN OF CITY PLANNING BOARD



to on this 22nd day

# ARBOR OAKS REPLAT ONE

LOTS 1 THRU 70 INCLUSIVE

PLAY OF ALL OF LOTS 38 THRU 57 INCLUSIVE, ARBOR OAKS REPLAT ONE IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 2; ALL OF LOTS 67 THRU 75 INCLUSIVE, SAID ARBOR OAKS REPLAT ONE; LOTS 180 THRU 197 INCLUSIVE, SAID ARBOR OAKS REPLAT ONE; LOTS 222 THRU 252 INCLUSIVE, SAID ARBOR OAKS REPLAT ONE; AND THE INCLUDED STREET RIGHTS-OF-WAY OF 147TH STREET, BOYD STREET, AND AMES AVENUE; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST 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 plot, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes of all corners of all lots, streets, angle points and ends of all curves in ARBOR OAKS REPLAT ONE (lots numbered as shown) being a replat of all of Lots 38 thru 57, inclusive, Arbor Oaks, a subdivision located in the West 1/2 of the SE 1/4 of Section 2; all of Lots 67 thru 75, inclusive, said Arbor Oaks; all of Lots 180 thru 197, inclusive, said Arbor Oaks; all of Lots 222 thru 252, inclusive, said Arbor Oaks; and also all of the included street rights-of-way of 147th Street, 147th Avenue Circle, 148th Street, Boyd Street, and Ames Avenue; all located in Township 15 North, Range 11 East of the 9th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 43, Arbor Oaks, said point also being on the East right-of-way line of said 148th Street; thence N89°18'07"E (assumed bearing) along the North line of said Lots 43 thru 57, inclusive, Arbor Oaks, a distance of 847.69 feet to the Northeast corner of said Lot 57, Arbor Oaks, said point also being on the East line of said West 1/2 of the SE 1/4 of Section 2; thence S00°00'43"E along the East line of said Lot 57, Arbor Oaks, said line also being said East line of the West 1/2 of the SE 1/4 of Section 2, a distance of 100.01 feet to the Southeast corner of said Lot 57, Arbor Oaks, said point also being on the North right-of-way line of said Ames Avenue; thence S59°18'07"W along the South line of said Lots 55 thru 57, inclusive, Arbor Oaks, said line also being said North right-of-way line of Ames Avenue, a distance of 155.01 feet to the point of intersection of said North right-of-way line of Ames Avenue and the Northerly extension of the West right-of-way line of said 147th Street; thence S00°00'43"E along said Northerly extension of the West right-of-way line of 147th Street and also along said West right-of-way line of 147th Street, said line also being the East line of said Lots 222 thru 229, inclusive, Arbor Oaks, and the Northerly extension thereof, a distance of 573.10 feet to the Southeast corner of said Lot 222, Arbor Oaks, said point also being the point of intersection of said West right-of-way line of 147th Street and the North right-of-way line of said Boyd Street; thence N89°58'17"E along the South line of Lot 88, said Arbor Oaks, and the Westerly extension thereof, said line also being said North right-of-way line of Boyd Street, a distance of 155.00 feet to the Southeast corner of said Lot 88, Arbor Oaks, said point also being on said East line of the West 1/2 of the SE 1/4 of Section 2; thence S00°00'43"E along said East line of the West 1/2 of the SE 1/4 of Section 2, said line also being the East right-of-way line of said Boyd Street and also being the East line of said Lots 67 thru 71, inclusive, Arbor Oaks, and said Lots 73 thru 75, inclusive, Arbor Oaks, a distance of 600.53 feet to the Southeast corner of said Lot 75, Arbor Oaks, said point also being on the North right-of-way line of Sprague Street; thence S89°58'17"W along the South line of said Lot 75, Arbor Oaks, and the Westerly extension thereof, said line also being said North right-of-way line of Sprague Street, and the Westerly extension thereof, a distance of 160.00 feet to a point on the East line of Lot 163, said Arbor Oaks, said point also being on said West right-of-way line of 147th Street; thence N00°00'43"W along said East line of Lot 163, Arbor Oaks, said line also being said West right-of-way line of 147th Street, a distance of 3.11 feet to the Southeast corner of said Lot 197, Arbor Oaks; thence along the Southwesterly line of said Lots 186 thru 197, inclusive, Arbor Oaks, on the following described courses; thence S89°58'17"W, a distance of 47.79 feet; thence N49°03'08"W, a distance of 58.97 feet; thence N38°30'48"W, a distance of 257.85 feet; thence N41°38'13"W, a distance of 54.01 feet; thence N44°54'54"W, a distance of 54.01 feet; thence N48°10'34"W, a distance of 54.01 feet; thence N51°26'14"W, a distance of 54.01 feet; thence N54°41'54"W, a distance of 54.01 feet; thence N57°57'35"W, a distance of 54.01 feet; thence N60°42'50"W, a distance of 51.97 feet to the Southwest corner of said Lot 186, Arbor Oaks, said point also being on said East right-of-way line of 148th Street; thence Northerly along said East right-of-way line of 148th Street, said line also being the West line of said Lot 188, Arbor Oaks, on a curve to the left with a radius of 98.26 feet, said curve having a long chord which bears N00°22'29"E, a distance of 96.47 feet to the Northwest corner of said Lot 188, Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 148th Street and the Southerly right-of-way line of Sahler Street; thence along said Southerly right-of-way line of Sahler Street, said line also being the Northeastery line of said Lots 186 thru 196, inclusive, Arbor Oaks, on the following described courses; thence N79°51'28"E, a distance of 1.10 feet; thence Southeasterly, on a curve to the right with a radius of 125.00 feet, a distance of 93.68 feet, said curve having a long chord which bears S81°40'17"E, a distance of 91.51 feet; thence Southeasterly, on a curve to the right with a radius of 1049.00 feet, a distance of 398.58 feet, said curve having a long chord which bears S49°18'58"E, a distance of 396.17 feet; thence S38°25'54"E, a distance of 143.73 feet to the point of intersection of said Southerly right-of-way line of Sahler Street and the Southwesterly extension of said East right-of-way line of 147th Street; thence N51°34'06"E along said East right-of-way line of 147th Street and said Southeasterly extension thereof, said line also being the Northwesterly line of said Lot 72, Arbor Oaks, and the Southwesterly extension thereof, a distance of 73.18 feet; thence along said Northwesterly line of Lot 72, Arbor Oaks, and the Westerly line of said Lots 67 thru 71, inclusive, Arbor Oaks, said line also being said East right-of-way line of 147th Street on the following described courses; thence Northeasterly, on a curve to the left with a radius of 175.00 feet, a distance of 157.54 feet, said curve having a long chord which bears N28°46'42"E, a distance of 152.28 feet; thence N00°00'43"W, a distance of 193.22 feet to the Northwest corner of said Lot 67, Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 147th Street and the South right-of-way line of said Boyd Street; thence along said South right-of-way line of Boyd Street, said line also being the North line of Lot 221, said Arbor Oaks, and the Easterly extension thereof, on the following described courses; thence S89°58'17"W, a distance of 52.50 feet; thence Northeasterly, on a curve to the right with a radius of 155.00 feet, a distance of 55.86 feet, said curve having a long chord which bears N79°41'14"W, a distance of 55.58 feet to the Northwest corner of said Lot 221, Arbor Oaks; thence N20°38'14"E along the Northerly extension of the West line of said Lot 22, Arbor Oaks, a distance of 50.00 feet to a point on said North right-of-way line of Boyd Street, said point also being on the Southerly line of said Lot 222, Arbor Oaks; thence Northeasterly along said Southerly line of Lot 222, Arbor Oaks, said line also being said North right-of-way line of Boyd Street, on a curve to the right with a radius of 105.00 feet, a distance of 40.04 feet, said curve having a long chord which bears N58°26'19"W, a distance of 39.80 feet; thence continuing Northeasterly along said North right-of-way line of Boyd Street, said line also being the Southerly line of said Lots 222, 252, 248, 245 and 244, Arbor Oaks, on a curve to the left with a radius of 1349.00 feet, a distance of 482.31 feet, said curve having a long chord which bears N57°45'26"W, a distance of 479.75 feet; thence Southwesterly continuing along said North right-of-way line of Boyd Street, said line also being the Southerly line of said Lots 244, 243 and 242, Arbor Oaks, on a curve to the left with a radius of 195.00 feet, a distance of 147.72 feet, said curve having a long chord which bears N89°42'04"W, a distance of 144.21 feet; thence S68°35'51"W along said North right-of-way line of Boyd Street, said line also being said Southerly line of Lot 242, Arbor Oaks, a distance of 48.12 feet to the Southwest corner of said Lot 242, Arbor Oaks, said point also being the point of intersection of said North right-of-way line of Boyd Street and said East right-of-way line of 148th Street; thence S21°24'09"E along said East right-of-way line of 148th Street, a distance of 50.00 feet to the Northwest corner of Lot 210, said Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 148th Street and said South right-of-way line of Boyd Street; thence S68°35'51"W, a distance of 50.00 feet to a point on the West right-of-way line of said 148th Street, said point also being on the East line of said Lot 42, Arbor Oaks; thence along said West right-of-way line of 148th Street, said line also being on the East line of said Lots 42 and 185, Arbor Oaks, on the following described courses; thence S21°24'09"E, a distance of 211.28 feet; thence Southerly, on a curve to the right with a radius of 261.37 feet, a distance of 55.86 feet, said curve having a long chord which bears S19°18'06"E, a distance of 55.55 feet to the Southeast corner of said Lot 185, Arbor Oaks; thence along the South line of said Lots 180 thru 185, inclusive, Arbor Oaks, on the following described courses; thence S89°47'56"W, a distance of 46.69 feet; thence N62°12'43"W, a distance of 293.19 feet; thence S89°58'47"W, a distance of 60.42 feet to the Southwest corner of said Lot 180, Arbor Oaks, said point also being on the East right-of-way line of 149th Street; thence N00°00'13"W along said East right-of-way line of 149th Street, said line also being the West line of said Lot 180, Arbor Oaks, a distance of 17.74 feet; thence Northerly along said East right-of-way line of 149th Street, said line

said County, personally come in whose name is affixed to said corporation.

on this 3rd day of



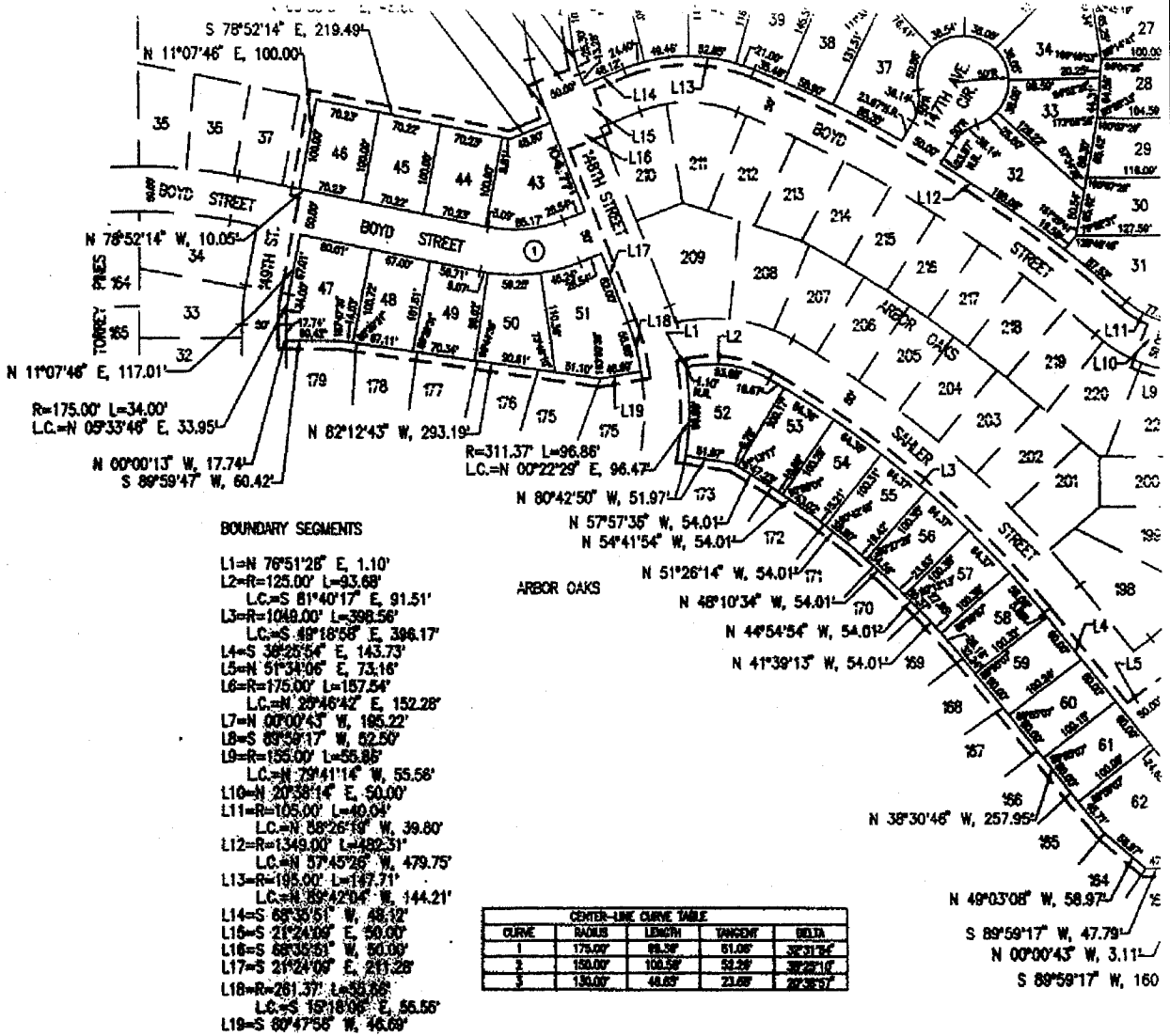
E&A CONSULTING GROUP

12001 'Q' STREET - OMAHA, NE 68137 • (402) 495-1700 • FAX (402) 495-3599

ARBOR OAKS REPLAT ONE

OMAHA, NEBRASKA

AL PLAT




OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARBOR OAKS REPLAT ONE (Lots numbered as shown) was approved by the City Council on this 11th day of August, 1998.

*Hal Daebel*  
 MAYOR

*Robert Brown*  
 ATTEST CITY CLERK

*John W. ...*  
 PRESIDENT OF COUNCIL

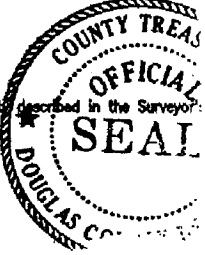


COUNTY TREASURER'S CERTIFICATE

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.

*[Signature]*  
 COUNTY TREASURER

11-12-98  
 DATE



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of ARBOR OAKS REPLAT ONE (Lots numbered as shown) as to the Design Standards this August 13, 1998.

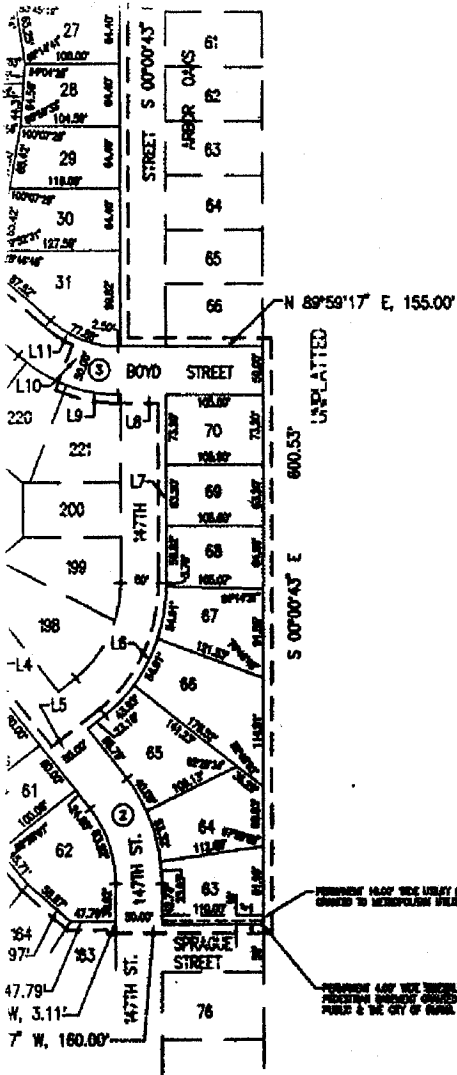
*[Signature]*  
 CITY ENGINEER

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

*[Signature]*  
 CITY ENGINEER

11-18-98  
 Date

I:\Work Center\94062 Arbor Oaks\Plat\94062p5.dwg Mon Jun 01 13:34:06 1998



RETURN TO PLAT... ARBOR OAKS REPLAT ONE... to be replatted, and to replat and dedicate said area as ARBOR OAKS REPLAT ONE (lots numbered as shown). The undersigned petition that the portion of said Arbor Oaks being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as ARBOR OAKS REPLAT ONE (lots numbered as shown) and in connection therewith make the following dedication.

Know all men by these presents that we, Construction Sciences, Inc., owner 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 OAKS REPLAT ONE (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, U.S. West 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 cut-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.

CONSTRUCTION SCIENCES, INC.  
 JOHN J. SMITH  
 PRESIDENT

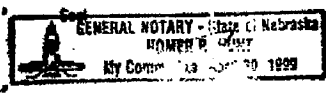
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS)

On this 2<sup>ND</sup> day of JUNE, 1998, before me, the undersigned, a Notary Public in and for said County, perso John J. Smith, president of Construction Sciences, Inc., who is personally known to be the identical person whose name is the Dedication on this plat and acknowledged the same to be his voluntary act and deed as officer of said corporation.

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

Homer R. Hunt  
 Notary Public



on this 22<sup>nd</sup> day

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of ARBOR OAKS REPLAT ONE (Lots numbered as shown) was approved by the City Planning Board on this 3<sup>rd</sup> day of June, 1998.

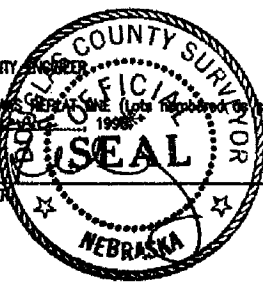
[Signature]  
 CHAIRMAN OF CITY PLANNING BOARD



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the ARBOR OAKS REPLAT ONE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer this 2<sup>nd</sup> day of June, 1998.

[Signature]  
 DOUGLAS COUNTY ENGINEER



this 13 day of

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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 plot, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes of all corners of all lots, streets, angle points and ends of all curves in ARBOR OAKS REPLAT ONE (lots numbered as shown) being a replat of all of Lots 38 thru 57, inclusive, Arbor Oaks, a subdivision located in the West 1/2 of the SE 1/4 of Section 2; all of Lots 67 thru 75, inclusive, said Arbor Oaks; all of Lots 180 thru 187, inclusive, said Arbor Oaks; all of Lots 222 thru 252, inclusive, said Arbor Oaks; and also all of the included street rights-of-way of 147th Street, 147th Avenue Circle, 148th Street, Boyd Street, and Ames Avenue; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 43, Arbor Oaks, said point also being on the East right-of-way line of said 148th Street; thence N89°18'07"E (assumed bearing) along the North line of said Lots 43 thru 57, inclusive, Arbor Oaks, a distance of 847.69 feet to the Northeast corner of said Lot 57, Arbor Oaks, said point also being on the East line of said West 1/2 of the SE 1/4 of Section 2; thence S00°00'43"E along the East line of said Lot 57, Arbor Oaks, said line also being said East line of the West 1/2 of the SE 1/4 of Section 2, a distance of 100.01 feet to the Southeast corner of said Lot 57, Arbor Oaks, said point also being on the North right-of-way line of said Ames Avenue; thence S89°18'07"W along the South line of said Lots 55 thru 57, inclusive, Arbor Oaks, said line also being said North right-of-way line of Ames Avenue, a distance of 155.01 feet to the point of intersection of said North right-of-way line of Ames Avenue and the Northerly extension of the West right-of-way line of said 147th Street; thence S00°00'43"E along said Northerly extension of the West right-of-way line of 147th Street and also along said West right-of-way line of 147th Street, said line also being the East line of said Lots 222 thru 228, inclusive, Arbor Oaks, and the Northerly extension thereof, a distance of 573.10 feet to the Southeast corner of said Lot 222, Arbor Oaks, said point also being the point of intersection of said West right-of-way line of 147th Street and the North right-of-way line of said Boyd Street; thence N89°59'17"E along the South line of Lot 66, said Arbor Oaks, and the Westerly extension thereof, said line also being said North right-of-way line of Boyd Street, a distance of 155.00 feet to the Southeast corner of said Lot 66, Arbor Oaks, said point also being on said East line of the West 1/2 of the SE 1/4 of Section 2; thence S00°00'43"E along said East line of the West 1/2 of the SE 1/4 of Section 2, said line also being the East right-of-way line of said Boyd Street and also being the East line of said Lots 67 thru 71, inclusive, Arbor Oaks, and said Lots 73 thru 75, inclusive, Arbor Oaks, a distance of 600.53 feet to the Southeast corner of said Lot 75, Arbor Oaks, said point also being on the North right-of-way line of Sprague Street; thence S89°59'17"W along the South line of said Lot 75, Arbor Oaks, and the Westerly extension thereof, said line also being said North right-of-way line of Sprague Street, and the Westerly extension thereof, a distance of 180.00 feet to a point on the East line of Lot 183, said Arbor Oaks, said point also being on said West right-of-way line of 147th Street; thence N00°00'43"W along said East line of Lot 183, Arbor Oaks, said line also being said West right-of-way line of 147th Street, a distance of 3.11 feet to the Southeast corner of said Lot 197, Arbor Oaks; thence along the Southwesterly line of said Lots 188 thru 197, inclusive, Arbor Oaks, on the following described courses; thence S89°59'17"W, a distance of 47.79 feet; thence N49°03'06"W, a distance of 58.97 feet; thence N38°30'46"W, a distance of 257.95 feet; thence N41°39'13"W, a distance of 54.01 feet; thence N44°54'54"W, a distance of 54.01 feet; thence N48°10'34"W, a distance of 54.01 feet; thence N51°28'14"W, a distance of 54.01 feet; thence N54°41'54"W, a distance of 54.01 feet; thence N57°57'35"W, a distance of 54.01 feet; thence N80°42'50"W, a distance of 51.97 feet to the Southwest corner of said Lot 186, Arbor Oaks, said point also being on said East right-of-way line of 148th Street; thence Northerly along said East right-of-way line of 148th Street, said line also being the West line of said Lot 186, Arbor Oaks, on a curve to the left with a radius of 311.37 feet, a distance of 95.88 feet, said curve having a long chord which bears N00°22'25"E, a distance of 98.47 feet to the Northwest corner of said Lot 186, Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 148th Street and the Southerly right-of-way line of Sahler Street; thence along said Southerly right-of-way line of Sahler Street, said line also being the Northerly line of said Lots 188 thru 196, inclusive, Arbor Oaks, on the following described courses; thence N78°51'28"E, a distance of 1.10 feet; thence Southeasterly, on a curve to the right with a radius of 125.00 feet, a distance of 93.68 feet, said curve having a long chord which bears S81°40'17"E, a distance of 91.51 feet; thence Southeasterly, on a curve to the right with a radius of 1049.00 feet, a distance of 398.58 feet, said curve having a long chord which bears S49°18'58"E, a distance of 396.17 feet; thence S38°25'54"E, a distance of 143.73 feet to the point of intersection of said Southerly right-of-way line of Sahler Street and the Southwesterly extension of said East right-of-way line of 147th Street; thence N51°34'06"E along said East right-of-way line of 147th Street and said Southwesterly extension thereof, said line also being the Northwesterly line of said Lot 72, Arbor Oaks, and the Westerly line of said Lots 67 thru 71, inclusive, Arbor Oaks, said line also being said East right-of-way line of 147th Street on the following described courses; thence Northerly, on a curve to the left with a radius of 175.00 feet, a distance of 187.54 feet, said curve having a long chord which bears N29°48'42"E, a distance of 182.28 feet; thence N00°00'43"W, a distance of 185.22 feet to the Northwest corner of said Lot 67, Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 147th Street and the South right-of-way line of said Boyd Street; thence along said South right-of-way line of Boyd Street, said line also being the North line of Lot 221, said Arbor Oaks, and the Easterly extension thereof, on the following described courses; thence S89°59'17"W, a distance of 52.50 feet; thence Northerly, on a curve to the right with a radius of 155.00 feet, a distance of 95.88 feet, said curve having a long chord which bears N79°41'14"W, a distance of 85.56 feet to the Northwest corner of said Lot 221, Arbor Oaks; thence N20°38'14"E along the Northerly extension of the West line of said Lot 22, Arbor Oaks, a distance of 50.00 feet to a point on said North right-of-way line of Boyd Street, said point also being on the Southerly line of said Lot 222, Arbor Oaks; thence Northwesterly along said Southerly line of Lot 222, Arbor Oaks, said line also being said North right-of-way line of Boyd Street, on a curve to the right with a radius of 105.00 feet, a distance of 40.04 feet, said curve having a long chord which bears N58°28'19"W, a distance of 39.80 feet; thence continuing Northwesterly along said North right-of-way line of Boyd Street, said line also being the Southerly line of said Lots 222, 242, 246, 248, 249 and 244, Arbor Oaks, on a curve to the left with a radius of 1348.00 feet, a distance of 482.31 feet, said curve having a long chord which bears N57°45'26"W, a distance of 478.75 feet; thence Southwesterly continuing along said North right-of-way line of Boyd Street, said line also being the Southerly line of said Lots 244, 243 and 242, Arbor Oaks, on a curve to the left with a radius of 195.00 feet, a distance of 147.72 feet, said curve having a long chord which bears N59°42'04"W, a distance of 144.21 feet; thence S68°35'51"W along said North right-of-way line of Boyd Street, said line also being said Southerly line of Lot 242, Arbor Oaks, a distance of 48.12 feet to the Southwest corner of said Lot 242, Arbor Oaks, said point also being the point of intersection of said North right-of-way line of Boyd Street and said East right-of-way line of 148th Street; thence S21°24'09"E along said East right-of-way line of 148th Street, a distance of 50.00 feet to the Northwest corner of Lot 210, said Arbor Oaks, said point also being the point of intersection of said East right-of-way line of 148th Street and said South right-of-way line of Boyd Street; thence S88°35'51"W, a distance of 50.00 feet to a point on the West right-of-way line of said 148th Street, said point also being on the East line of said Lot 42, Arbor Oaks; thence along said West right-of-way line of 148th Street, said line also being on the East line of said Lots 42 and 185, Arbor Oaks, on the following described courses; thence S21°24'09"E, a distance of 211.28 feet; thence Southerly, on a curve to the right with a radius of 281.37 feet, a distance of 55.66 feet, said curve having a long chord which bears S19°18'06"E, a distance of 55.55 feet to the Southeast corner of said Lot 185, Arbor Oaks; thence along the South line of said Lots 180 thru 185, inclusive, Arbor Oaks, on the following described courses; thence S89°47'56"W, a distance of 48.89 feet; thence N82°12'43"W, a distance of 293.19 feet; thence S80°59'47"W, a distance of 60.42 feet to the Southwest corner of said Lot 180, Arbor Oaks, said point also being on the East right-of-way line of 149th Street; thence N00°00'15"W along said East right-of-way line of 149th Street, said line also being the West line of said Lot 180, Arbor Oaks, a distance of 17.74 feet; thence Northerly along said East right-of-way line of 149th Street, said line also being said West line of Lot 180, Arbor Oaks, on a curve to the right with a radius of 175.00 feet, a distance of 34.00 feet, said curve having a long chord which bears N09°33'46"E, a distance of 33.95 feet; thence N11°07'48"E along said East right-of-way line of 149th Street and the Northerly extension thereof, said line also being said West line of Lot 180, Arbor Oaks and the Northerly extension thereof, a distance of 117.01 feet to a point on the North right-of-way line of said Boyd Street, said point also being on the South line of said Lot 38, Arbor Oaks; thence N78°52'14"W along said North right-of-way line of Boyd Street, said line also being the South line of said Lot 38, Arbor Oaks, a distance of 18.05 feet to the Southwest corner of said Lot 38, Arbor Oaks; thence N11°07'48"E along the West line of said Lot 38, Arbor Oaks, a distance of 100.00 feet to the Northwest corner of said Lot 38, Arbor Oaks; thence along the Northerly line of said Lots 38 thru 42, inclusive, Arbor Oaks, on the following described courses; thence S78°52'14"E, a distance of 218.49 feet; thence N68°33'51"E, a distance of 48.00 feet to the Northeast corner of said Lot 42, Arbor Oaks, said point also being on the West right-of-way line of said 148th Street; thence N21°24'09"W along said West right-of-way line of 148th Street, said line also being the East line of Lot 253, said Arbor Oaks, a distance of 37.78 feet; thence N68°35'51"E, a distance of 50.00 feet to a point on said East right-of-way line of 148th Street, said point also being on the West line of said Lot 242, Arbor Oaks; thence along said East right-of-way line of 148th Street, said line also being the West line of said Lots 242, 241, 240 and 43, Arbor Oaks, on the following described courses; thence Northerly on curve to the right with a radius of 125.00 feet, a distance of 25.30 feet, said curve having a long chord which bears N15°36'16"W, a distance of 25.25 feet; thence Northerly on a curve to the right with a radius of 675.00 feet, a distance of 107.31 feet, said curve having a long chord which bears N05°15'00"W, a distance of 107.19 feet; thence N00°41'53"W, a distance of 224.55 feet to the point of beginning.

Said tract of land contains an area of 13.708 acres, more or less.

*Robert Clark* JUNE 2, 1998  
Robert Clark, LS-419 Date



for said County, personally came  
person whose name is affixed to  
of said corporation.

Board on this 3rd day of

the Douglas County Engineer on

E & A CON'G  
12001 'G' STREET • OMAHA, NE

ARBOR OAKS REPLAT ONE  
OMAHA, NEBRASKA

FINAL PLAT

2-17-97	MS	TRV	APP
6-22-98	MS	TRV	APP
7-21-98	MS	TRV	APP
8-1-98	MS	TRV	APP