



2124 219 DEED



08076 99 219-225

Nebr Doc  
Stamp Tax

6/17/99

Date

\$644.86

By

*[Signature]*

RICHARD H. TAYLOR  
REGISTER OF DEEDS  
PHILLIPS COUNTY, NE

99 JUN 17 PM 2:36

RECEIVED

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

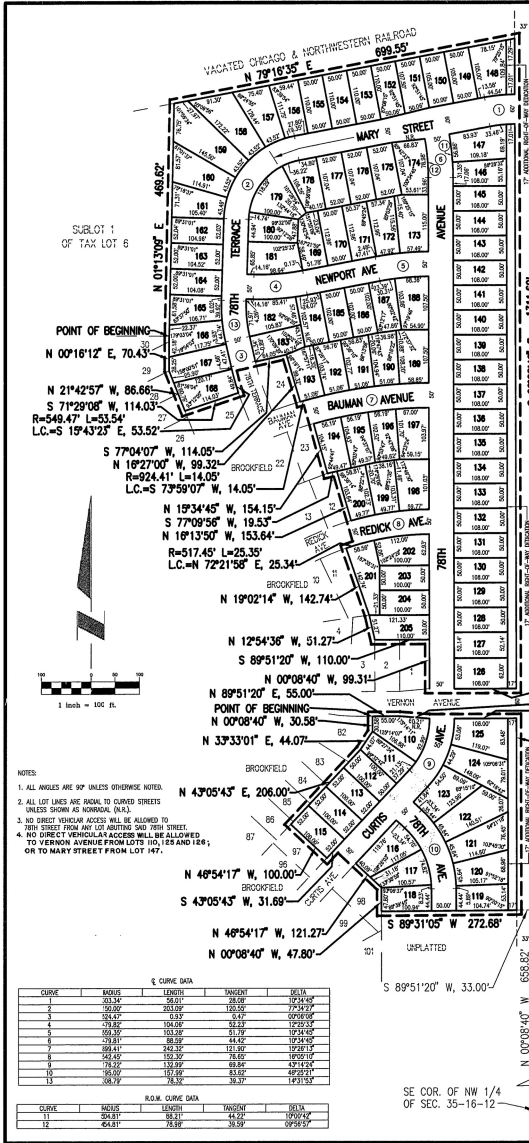
*850* *04-04745*

FEE 85 FB 01-60000 (color)

EXP 35-15-17 CO          COMP VP

DEL SB SCAN          PV         

*[Handwritten mark]*



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE IDEAL TO CURVED STREETS UNLESS SHOWN AS OTHERWISE.
  3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 78TH STREET FROM ANY LOT ADJACENT TO 78TH STREET.
  4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO VERNON AVENUE FROM LOTS 101, 152 AND 181; OR TO MARY STREET FROM LOT 147.

CURVE	ARC	CHORD	ANGLE	BEARING	BEARING	BEARING
1	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
2	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
3	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
4	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
5	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
6	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
7	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
8	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
9	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
10	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
11	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W
12	103.34	103.34	90.00	S 89°51'20" W	N 00°08'40" W	S 89°51'20" W

SE COR. OF NW 1/4 OF SEC. 35-16-12

# BROOKFIELD

LOTS 110 THRU 205 INCLUSIVE  
 BEING A PLATING OF PART OF TAX LOT 3, A TAX LOT LOCATED IN THE NW 1/4 OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF CITY ENGINEER OF OMAHA  
 I hereby approve this plot of BROOKFIELD (Lots 110 thru 205) as to the Design Standards this 27th day of December, 1998.  
*Robert A. Neumann*  
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*Robert A. Neumann* 6-8-99  
 CITY ENGINEER Date

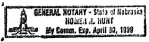
APPROVAL OF OMAHA CITY PLANNING BOARD  
 This plot of BROOKFIELD (Lots 110 thru 205) was approved by the City Planning Board on this 2nd day of Dec., 1998.  
*John J. Jolley*  
 CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER  
 This plot of the BROOKFIELD (Lots 110 thru 205) was reviewed by the office of the Douglas County Engineer in this 17th day of Nov., 1998.  
*Richard J. Sander*  
 DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE  
 This plot of BROOKFIELD (Lots 110 thru 205) was approved by the City Council of Omaha on this 27th day of April, 1998.  
*Robert Clark*  
 ACTING MAYOR  
*Robert Clark* PRESIDENT OF COUNCIL  
 CITY CLERK

COUNTY TREASURER'S CERTIFICATE  
 This is to certify that I find no regular or special taxes due or unpaid against the property described in the Surveyor's Certificate any entered in this office on this 13th day of Nov., 1998.  
*John M. Hancey*  
 COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA )  
 ) SS: COUNTY OF DOUGLAS )  
 On this 13th day of Nov., 1998 before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Heartstone Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plot, and acknowledged the execution thereof to be his/her voluntary act and deed as officer of said corporation.  
 Witness my hand and Notarial Seal the day and year last above written.  
*Home R. Hunt*  
 Notary Public



SURVYOR'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 at all corners of lots, streets, angle points and ends of all curves in BROOKFIELD (Lots 110 thru 205, inclusive) being a plating of part of Tax Lot 7, a tax lot located in the NW 1/4 of Section 35, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 30, Brookfield (Lots 1 thru 109, inclusive), a subdivision located in said NW 1/4 of Section 35, said point also being the Southeast corner of Sublot 1 of Tax Lot 6, a tax lot located in said NW 1/4 of Section 35, thence North 13°09' E (assumed bearing) along the West line of said Tax Lot 7, a distance of 489.82 feet to a point on the Southern right-of-way line of the vacated Chicago and Northwestern Railroad, thence North 17°18'35" E along said Southern right-of-way line of the vacated Chicago and Northwestern Railroad, a distance of 699.55 feet to a point on the West right-of-way line of 78th Street, thence S00°08'40" E along said West, right-of-way line of 78th Street, a distance of 1311.60 feet to the point of intersection of said West right-of-way line of 78th Street and the North right-of-way line of Vernon Avenue, thence S89°51'20" W along said North right-of-way line of Vernon Avenue, a distance of 175.00 feet to the Southwest corner of Lot 1, said Brookfield (Lots 1 thru 109, inclusive), thence along the Eastern line of said Brookfield (Lots 1 thru 109, inclusive) on the following described courses; thence N00°08'40" W, a distance of 99.31 feet; thence S89°51'20" W, a distance of 110.00 feet; thence N12°54'36" W, a distance of 51.27 feet; thence N19°02'14" W, a distance of 142.74 feet; thence Northwesterly, on a curve to the right with a radius of 517.45 feet, a distance of 25.35 feet, said curve having a long chord which bears N72°21'58" E, a distance of 25.34 feet; thence N18°13'05" W, a distance of 153.84 feet; thence S7°00'56" W, a distance of 18.53 feet; thence N19°34'45" W, a distance of 154.15 feet; thence Southwesterly on a curve to the left with a radius of 824.41 feet, a distance of 14.05 feet, said curve having a long chord which bears S72°29'07" W, a distance of 14.05 feet; thence N18°27'00" W, a distance of 59.35 feet; thence S7°04'07" W, a distance of 114.00 feet; thence Southwesterly, on a curve to the left with a radius of 549.47 feet, a distance of 53.54 feet, said curve having a long chord which bears S19°42'37" E, a distance of 53.52 feet; thence S7°29'08" W, a distance of 114.00 feet; thence N12°14'25" W, a distance of 85.66 feet; thence N00°16'12" E, a distance of 70.43 feet to the point of beginning.

Said tract of land contains an area of 14.609 acres, more or less.  
 And also being a plating of part of said Tax Lot 7 in the NW 1/4 of Section 35, more particularly described as follows:  
 Beginning at the Northeast corner of Lot 82, said Brookfield (Lots 1 thru 109, inclusive), said point also being on the South right-of-way line of Vernon Avenue, thence along said South right-of-way line of Vernon Avenue on the following described courses; thence N89°51'20" E, a distance of 55.00 feet; thence S89°22'15" E, a distance of 60.21 feet; thence N89°51'20" W, a distance of 175.00 feet to the point of intersection of said South right-of-way line of Vernon Avenue and said West right-of-way line of 78th Street, thence S00°08'40" E along said West, right-of-way line of 78th Street, a distance of 367.01 feet; thence S89°31'02" W, a distance of 272.68 feet to a point on the East line of Lot 86, said Brookfield (Lots 1 thru 109, inclusive), thence along the Eastern line of said Brookfield (Lots 1 thru 109, inclusive) on the following described courses; thence N00°08'40" W, a distance of 47.80 feet; thence N49°54'17" W, a distance of 121.27 feet; thence S43°05'43" W, a distance of 31.69 feet; thence N49°54'17" W, a distance of 100.00 feet; thence N49°08'40" E, a distance of 205.00 feet; thence N49°33'01" E, a distance of 44.47 feet; thence N00°08'40" W, a distance of 30.58 feet to the point of beginning.

Said tract of land contains an area of 3.121 acres, more or less.  
 Said tracts of land contain a total area of 17.730 acres, more or less.  
*Robert Clark* 11-12-98  
 Robert Clark, LS-419 Date



DEDICATION  
 Know all men by these presents that we, Heartstone Homes, Inc., formerly known as Construction Sciences, Inc., owner, the property described in the Certification of Survey and embraced within the plot, here caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as BROOKFIELD (Lots 110 thru 205, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plot, 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 plot, 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 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 hot, through, under and across a five-foot (5') wide strip of land abutting all side boundary lot lines. 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.

HEARTSTONE HOMES, INC.  
 (Formerly known as Construction Sciences, Inc.)  
*John J. Smith*  
 JOHN J. SMITH  
 PRESIDENT

**EAA CONSULTING GROUP**  
 1501 N. STREET • OMAHA, NE 68102 • (402) 486-7000 FAX (402) 486-7000

**BROOKFIELD**  
 LOTS 110 THRU 205 INCLUSIVE  
 OMAHA, NEBRASKA

**FINAL PLAT**

NOV 12 1998  
 11:02 AM  
 J. J.