

DEED 2004155769



DEC 01 2004 14:06 P 7

Nebr Doc Stamp Tax
12.104 Date
\$214
By CC

Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 12/1/2004 14:06:53.76

 2004155769

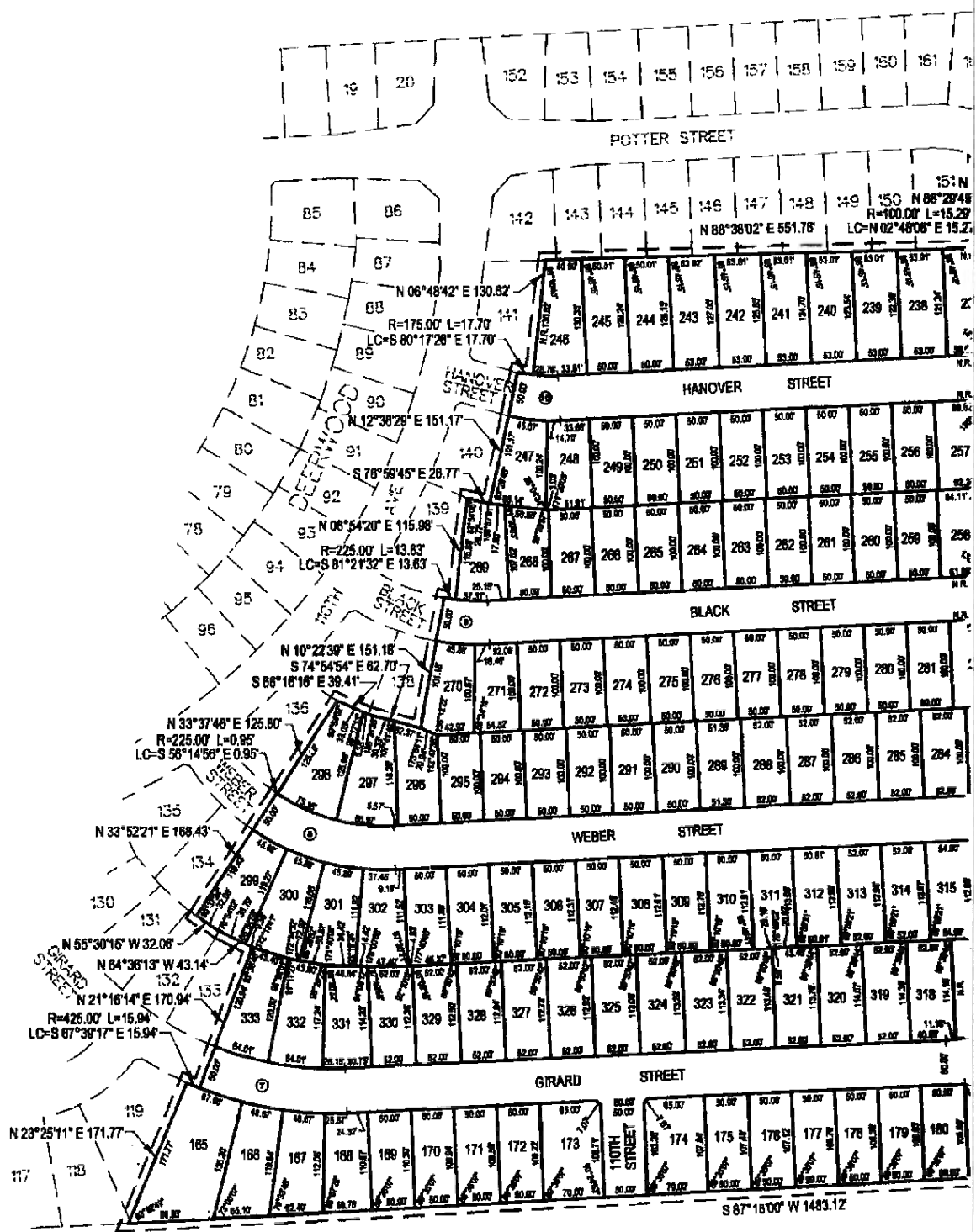
THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

L deed
 171
 FEE 120.50
 28-16-12
 BKP 29-16-12
 FB 01-60000-01d
 COMP _____
 DEL _____ SCAN _____ FV _____

RD Engineering
 11920 Burt St. #180
 Omaha, NE 68154

Temp. 12.4.01

10302



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00'	28.00'	14.50'	13°17'27"
2	600.00'	420.57'	215.28'	30°07'15"
3	550.00'	138.46'	68.80'	14°25'27"
4	125.00'	69.75'	35.81'	31°58'28"
5	125.00'	82.88'	48.58'	42°26'57"
6	141.94'	148.38'	81.77'	69°53'32"
7	400.00'	164.45'	83.40'	23°33'20"
8	250.00'	159.19'	82.40'	36°26'04"
9	250.00'	58.86'	28.48'	12°58'20"
10	200.00'	53.13'	26.72'	15°13'11"
11	550.00'	124.29'	62.41'	12°50'51"
12	800.00'	361.56'	183.82'	25°53'41"
13	650.00'	124.29'	62.41'	12°50'51"

R.O.W. CURVE TABLE

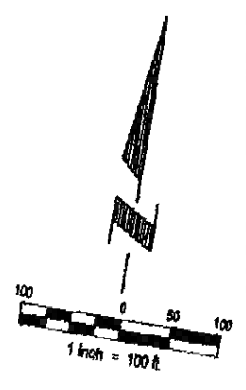
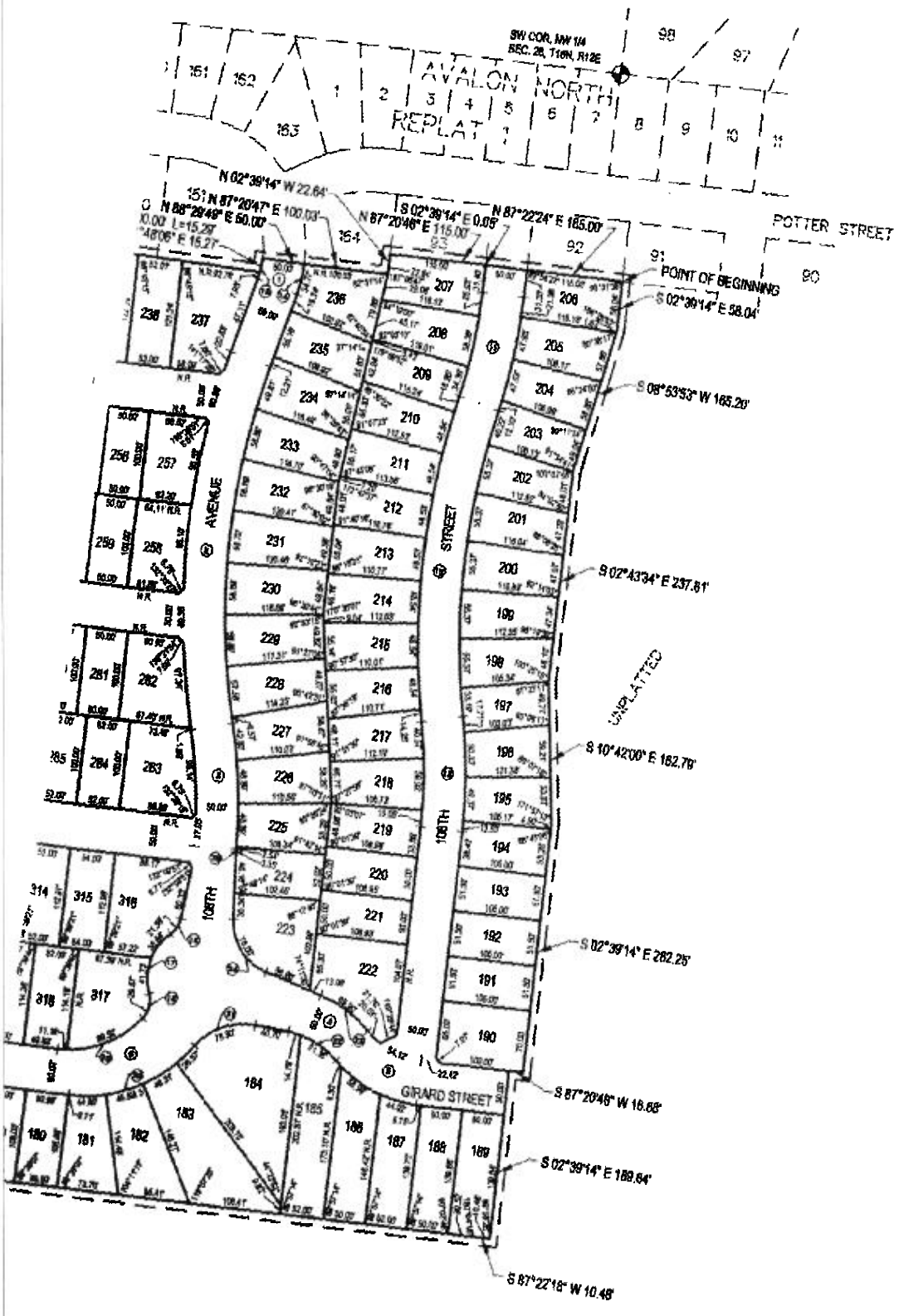
CURVE	RADIUS	LENGTH	TANGENT	DELTA
14	150.00'	34.77'	17.48'	13°18'50"
15	100.00'	23.22'	11.88'	15°18'21"
16	27.50'	21.58'	11.38'	44°57'38"
17	80.50'	77.57'	45.15'	73°27'57"
18	27.50'	26.87'	15.83'	62°13'57"
19	125.00'	111.10'	56.52'	80°56'33"
20	175.00'	165.30'	86.45'	54°07'12"
21	77.50'	78.80'	43.25'	58°20'00"
22	100.00'	88.16'	34.34'	37°54'02"
23	150.00'	89.60'	35.60'	26°42'08"

OMAHA CITY COUNCIL ACCEPTANCE

This plat of DEERWOOD (Lots numbered as shown)

Mike Jahney
MAYOR

ATTEST *[Signature]*
CITY CLERK



was approved by the City Council of Omaha.

September 24, 2004
 DATE
 Jim Volad
 PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of DEERWOOD (Lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD
 DATE 4/7/04

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of DEERWOOD (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

DOUGLAS COUNTY ENGINEER
 DATE 3/23/04

DEERWOOD

LOTS 185 THRU 333 INCLUSIVE

a platting of part of the SE1/4 of Section 29; and also together with part of the 1/4 of Section 28, all located in Township 18 North, Range 12 East of the 6th P.M., as County Nebraska

SURVEYOR'S CERTIFICATE

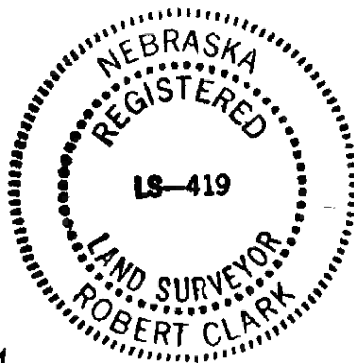
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in DEERWOOD (the lots numbered as shown), being a platting of part of the SE1/4 of Section 29; and also together with part of the SW1/4 of Section 28, all located in Township 18 North, Range 12 East of the 6th P.M., Douglas County Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 92, Avalon North (Lots 1 thru 93, Inclusive), a subdivision located in said SW1/4 of Section 28, said point also being a point on the West line of Lot 91, said Avalon North (Lots 1 thru 93, Inclusive); thence S02°39'14"E (Assumed Bearing) along said West line of Lot 91, Avalon North (lots 1 thru 93, Inclusive) and the Southerly extension thereof, a distance of 56.04 feet; thence S08°53'53"W, a distance of 165.20 feet; thence S02°43'34"E, a distance of 237.81 feet; thence S10°42'00"E, a distance of 162.79 feet; thence S02°39'14"E, a distance of 282.25 feet; thence S87°20'45"W, a distance of 16.68 feet; thence S02°39'14"E, a distance of 189.84 feet to a point on the South line of said SW1/4 of Section 28; thence S87°22'18"W along said South line of the SW1/4 of Section 28, a distance of 10.48 feet to the Southwest corner of said SW1/4 of Section 28; thence S87°18'00"W along the South line of said SE1/4 of Section 29, a distance of 1483.12 feet to the Southeast corner of Lot 118, Deerwood, a Subdivision located in said SE1/4 of Section 29; thence Northerly along the Easterly line of said Deerwood on the following described courses; N23°25'11"E, a distance of 171.77 feet; thence Southeasterly on a curve to the left with a radius of 425.00 feet, a distance of 15.94 feet, said curve having a long chord which bears S67°39'17"E, a distance of 15.94 feet; thence N21°16'14"E, a distance of 170.94 feet; thence N84°36'13"W, a distance of 43.14 feet; thence N55°30'15"W, a distance of 32.06 feet; thence N33°52'21"E, a distance of 168.43 feet; thence Southeasterly on a curve to the left with a radius of 225.00 feet, a distance of 0.95 feet, said curve having a long chord which bears S56°14'56"E, a distance of 0.95 feet; thence N33°37'46"E, a distance of 125.80 feet; thence S66°16'16"E, a distance of 39.41 feet; thence S74°54'54"E, a distance of 62.70 feet; thence N10°22'39"E, a distance of 151.18 feet; thence Southeasterly on a curve to the left with a radius of 225.00 feet, a distance of 13.63 feet, said curve having a long chord which bears S81°21'32"E, a distance of 13.63 feet; thence N06°54'20"E, a distance of 115.98 feet; thence S76°59'45"E, a distance of 28.77 feet; thence N12°38'28"E, a distance of 151.17 feet; thence Southeasterly on a curve to the left with a radius of 175.00 feet, a distance of 17.70 feet, said curve having a long chord which bears S80°47'26"E, a distance of 17.70 feet; thence N08°48'42"E, a distance of 130.82 feet; thence N88°38'02"E, a distance of 551.78 feet; thence Northerly on a curve to the left with a radius of 100.00 feet, a distance of 15.29 feet, said curve having a long chord which bears N02°48'06"E, a distance of 15.27 feet; thence N88°29'49"E, a distance of 50.00 feet; thence N87°20'47"E, a distance of 100.03 feet; thence N02°39'14"W, a distance of 22.64 feet; thence N87°20'46"E, a distance of 115.00 feet; thence S02°39'14"E, a distance of 0.05 feet; thence N87°22'24"E, a distance of 165.00 feet to the point of beginning.

Said tract of land contains an area of 1,303.274 square feet or 29.919 acres more or less.

Robert Clark
Robert Clark, LS-419

MARCH 17, 2004
Date



DEDICATION

Know all men by these presents that we, IDA STREET, L.L.C., 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 DEERWOOD (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, Qwest 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.

IDA STREET, L.L.C.

Barbara Udes Shaw
BARBARA UDES SHAW, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)



1744J Arco Street - Suite 200 - Omaha, NE 68130 - 402.463.1655
ENGINEERING, INC.

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

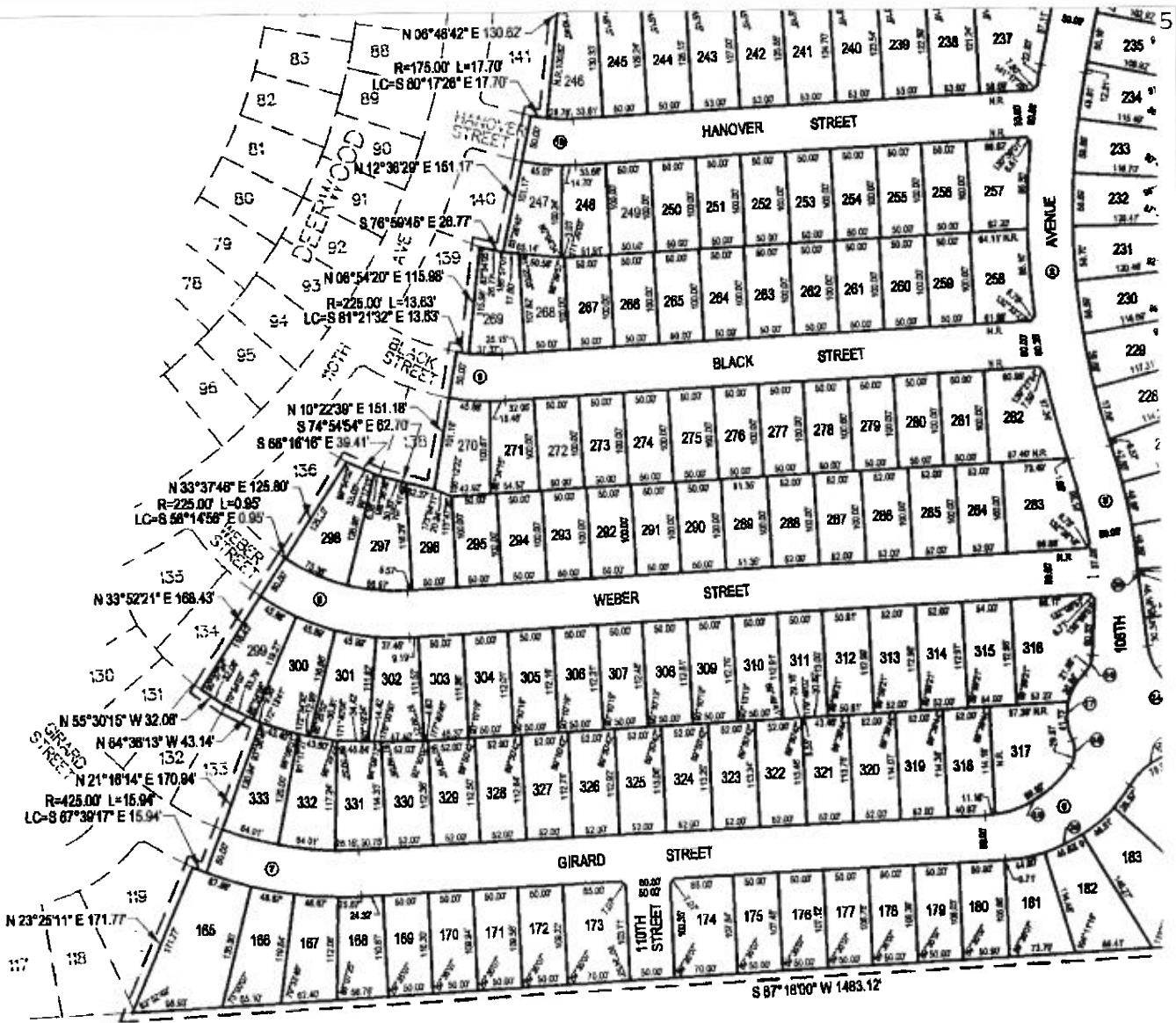


7130 SOUTH 20TH STREET, SUITE D
LINCOLN, NE 68518-0841
PHONE: (402) 637-7177

1201 Q STREET
OMAHA, NE 68137
PHONE: (402) 965-4700

DEERWOOD
LOTS 185 THRU 333 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00'	29.00'	14.58'	13°17'27"
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R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
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21	77.50'	78.90'	43.25'	58°20'00"
22	100.00'	66.15'	34.34'	37°54'02"
23	150.00'	88.60'	35.80'	26°42'08"
24	62.50'	78.00'	43.40'	69°40'02"
25	62.50'	3.35'	1.68'	37°04'28"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR LOT 222. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

OMAHA CITY COUNCIL ACCEPTANCE

This plat of DEERWOOD (lots numbered as shown) was approved by the City!

Miss Jolley
MAYOR

September
DATE

ATTES: *[Signature]*
CITY CLERK

[Signature]
PRESIDENT OF COU.

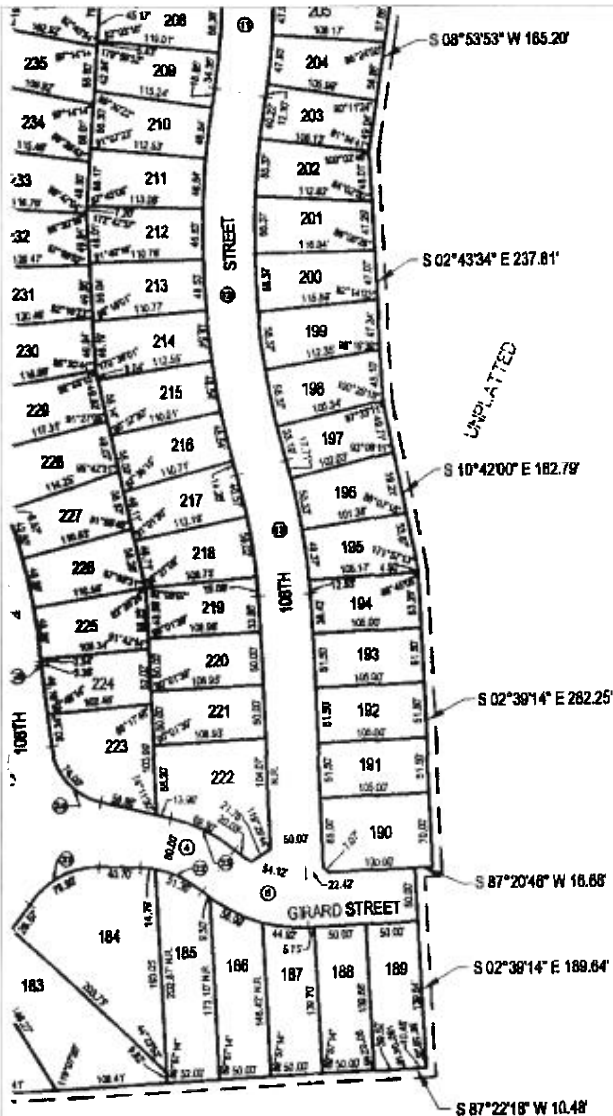
APPROVAL OF CITY ENGINEER OF OMAHA

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

for *Michael Meek*
CITY ENGINEER DATE

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

[Signature]
CITY ENGINEER DATE



S02°39'14\"/>

Said tract of l:

 Robert Clark

DEDICATION

Know all m
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In witness
 IDA STRE

 BARBARA

ACKNOW
 STATE O
 COUNTY
 On this
 Public in
 Ida Street
 affixed to
 and deed

WITNES:

 Notary Pu

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of DEERWOOD (Lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD DATE 4/7/04

the City Council of Omaha.

OF COUNCIL



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of DEERWOOD (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

DOUGLAS COUNTY ENGINEER DATE 3/23/04

as to the Design

4/5/04

since with Chapter

11/14/04

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.

COUNTY TREASURER DATE 11-12-04

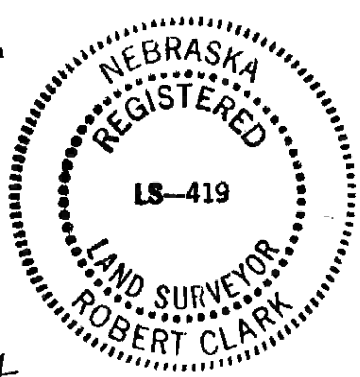


S02°39'14"E, a distance of 282.25 feet; thence S87°20'46"W, a distance of 18.88 feet; thence S02°39'14"E, a distance of 189.84 feet to a point on the South line of said SW1/4 of Section 28; thence S87°22'18"W along said South line of the SW1/4 of Section 28, a distance of 10.48 feet to the Southwest corner of said SW1/4 of Section 28; thence S87°18'00"W along the South line of said SE1/4 of Section 29, a distance of 1483.12 feet to the Southeast corner of Lot 118, Deerwood, a Subdivision located in said SE1/4 of Section 29; thence Northerly along the Easlerly line of said Deerwood on the following described courses; N23°25'11"E, a distance of 171.77 feet; thence Southeasterly on a curve to the left with a radius of 425.00 feet, a distance of 15.94 feet, said curve having a long chord which bears S67°39'17"E, a distance of 15.94 feet; thence N21°16'14"E, a distance of 170.84 feet; thence N84°38'13"W, a distance of 43.14 feet; thence N55°30'15"W, a distance of 32.08 feet; thence N33°52'21"E, a distance of 168.43 feet; thence Southeasterly on a curve to the left with a radius of 225.00 feet, a distance of 0.96 feet, said curve having a long chord which bears S56°14'56"E, a distance of 0.95 feet; thence N33°37'46"E, a distance of 125.80 feet; thence S66°18'18"E, a distance of 39.41 feet; thence S74°54'54"E, a distance of 62.70 feet; thence N10°22'39"E, a distance of 151.18 feet; thence Southeasterly on a curve to the left with a radius of 225.00 feet, a distance of 13.63 feet, said curve having a long chord which bears S81°21'32"E, a distance of 13.63 feet; thence N08°54'20"E, a distance of 115.98 feet; thence S76°58'45"E, a distance of 28.77 feet; thence N12°36'29"E, a distance of 151.17 feet; thence Southeasterly on a curve to the left with a radius of 175.00 feet, a distance of 17.70 feet, said curve having a long chord which bears S80°17'26"E, a distance of 17.70 feet; thence N06°48'42"E, a distance of 130.62 feet; thence N88°38'02"E, a distance 551.78 feet; thence Northerly on a curve to the left with a radius of 100.00 feet, a distance of 15.29 feet, said curve having a long chord which bears N02°48'08"E, a distance of 15.27 feet; thence N88°29'49"E, a distance of 50.00 feet; thence N87°20'47"E, a distance of 100.03 feet; thence N02°39'14"W, a distance of 22.64 feet; thence N87°20'46"E, a distance of 115.00 feet; thence S02°39'14"E, a distance of 0.05 feet; thence N87°22'24"E, a distance of 165.00 feet to the point of beginning.

Said tract of land contains an area of 1,303,274 square feet or 29.919 acres more or less.

Robert Clark
 Robert Clark, LS-419

MARCH 17, 2004
 Date



12001 O STREET,
 OMAHA, NE 68117
 PHONE: (402) 863-4700
 FAX: (402) 863-3066

DEERWOOD
 LOTS 105 THRU 333 INCLUSIVE
 OMAHA, NEBRASKA

DEDICATION

Know all men by these presents that we, IDA STREET, L.L.C., 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 DEERWOOD (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, Qwest 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.
 IDA STREET, L.L.C.

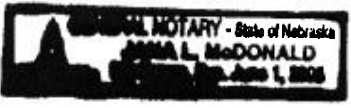
Barbara Udes Shaw
 BARBARA UDES SHAW, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 20th day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Barbara Udes Shaw, manager member of Ida Street, L.L.C., 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 L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.
Janna L. McDonald
 Notary Public



FINAL PLAT

Proj. No.	20030203	Revisions	
Date	03/15/2004	No.	
Designed By	JDE	Date	
Drawn By	LDD		
Scale	1" = 100'		
Sheet	1	of	1