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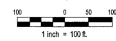
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Return to:
E & A Consulting Group
12001 Q St.
Omaha NE 68137

MANCHESTER PARK

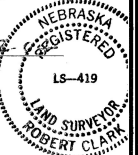
LOTS 1 THRU 184 INCLUSIVE & OUTLOTS "A" THRU "D" INCLUSIVE.
BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 15 NORTH,
RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYORS CERTIFICATE
I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed and the boundaries of the within plat and a record has been made in the City of Omaha to ensure proper placement of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all courses in Manchester Park (the lots numbered as shown), being a platting of part of the SE 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:
Beginning at the Northwest corner of said SE 1/4 of Section 9, said point also being the Southwest corner of Lot 180, Whispering Ridge, a subdivision located in the NE 1/4 of said Section 9, thence N87°34'15"W (assumed bearing) along the North line of said SE 1/4 of Section 9, a distance of 282.27 feet to the Northeast corner of said SE 1/4 of Section 9, thence S82°21'17"E along the East line of said SE 1/4 of Section 9, a distance of 442.7 feet, thence S87°43'4"W, a distance of 61.00 feet, thence N48°51'5"W, a distance of 88.6 feet, thence S44°12'52"W, a distance of 225.30 feet, thence Northwest on a curve to the left with a radius of 115.10 feet, a distance of 15.88 feet, and curve being a long chord which bears N45°21'4"W, a distance of 155.26 feet, thence Northwest on a curve to the right with a radius of 225.00 feet, a distance of 55.43 feet, and curve having a long chord which bears N47°27'1"W, a distance of 115.25 feet, thence S88°14'1"W, a distance of 201.92 feet, thence N80°27'15"W, a distance of 133.25 feet, thence N69°22'10"W, a distance of 148.31 feet, thence N62°12'30"W, a distance of 54.15 feet, thence N42°10'10"W, a distance of 143.35 feet, thence S27°44'5"W, a distance of 148.44 feet, thence S87°24'14"W, a distance of 62.54 feet, thence N1°10'10"E, a distance of 144.05 feet, thence Northwest on a curve to the left with a radius of 303.00 feet, a distance of 7.23 feet, said curve having a long chord which bears N87°10'10"W, a distance of 1.20 feet, thence Southwest on a curve to the left with a radius of 175.00 feet, a distance of 131.94 feet, said curve having a long chord which bears S82°53'30"W, a distance of 126.84 feet, thence S01°10'10"W, a distance of 78.48 feet, thence Southwest on a curve to the left with a radius of 275.50 feet, a distance of 17.22 feet, and curve having a long chord which bears S44°33'4"W, a distance of 167.36 feet, thence S28°49'4"W, a distance of 28.20 feet, thence Southwest on a curve to the left with a radius of 270.00 feet, a distance of 14.30 feet, said curve having a long chord which bears S25°10'40"W, a distance of 16.30 feet, thence N69°34'14"W, a distance of 17.00 feet, thence S27°58'20"W, a distance of 25.20 feet, thence S87°22'10"W, a distance of 118.52 feet, thence S12°19'14"E, a distance of 1.04 feet, thence N81°12'20"W, a distance of 51.17 feet, thence S06°57'40"W, a distance of 38.40 feet, thence N81°12'20"W, a distance of 50.00 feet, thence N62°57'25"E, a distance of 105.05 feet, thence Northwest on a curve to the left with a radius of 175.00 feet, a distance of 65.45 feet, said curve having a long chord which bears N63°10'00"E, a distance of 35.42 feet, thence N62°39'19"W, a distance of 103.19 feet, thence North on a curve to the right with a radius of 115.10 feet, a distance of 53.35 feet, said curve having a long chord which bears N47°27'1"W, a distance of 115.25 feet, thence N77°21'4"W, a distance of 151.85 feet, thence S69°22'00"W, a distance of 41.89 feet, thence S87°10'20"W, a distance of 51.25 feet to a point on the West line of said SE 1/4 of Section 9, thence N82°10'20"W, along said West line of the SE 1/4 of Section 9, a distance of 1009.92 feet to the point of beginning.



Said plat of lots containing a total of 80 (80) acres, more or less.

Robert Clark, 1-28
Robert Clark, LS-419 Date



DEDICATION

Know all men by these presents that we, MANCHESTER PARK, L.L.C., owners of the property described in the Certificate of Survey and estimated within this plat, have caused and intend to be subdivided into lots and streets to be numbered and shown as above, said subdivision to be hereinafter known as MANCHESTER PARK (lots numbered as shown), and we do hereby certify and approve of the disposition of our property as shown on this 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, District Commissioners 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 move poles, wires, cables, conduits and other related facilities, and to extend them over and under the carrying and transmission of electric current for light, heat and power and for the transmission of signs and boards of all kinds including signals provided by a cable television system, and the reception on, over, under and across a pole-foot (5) wide strip of land abutting all front and side boundaries of lots, and a pole-foot (5) 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 "pole-foot" is herein defined as those feet bearing the top perimeter of the above-described facilities. Said easement (5) wide easement will be reduced to a eight-foot (8) wide strip of land including facilities, and to extend them over pipes for the transmission of gas and water, on, under and across a pole-foot (5) wide strip of land abutting all side-ends. No permanent building or structure shall be placed in the said easement area, but the same may be used for garages, sheds, 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.

MANCHESTER PARK, L.L.C.

Timothy W. Young
Timothy W. Young, Managing Member

Julie M. Hany
Julie M. Hany, Official Public Administrator

Mike Jolley
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