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Nebr Doc Stamp Tax
6/1/99
Date
\$ Ex 4-86
By <i>m</i>

RICHARD W. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RECEIVED

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*04-27643 now*

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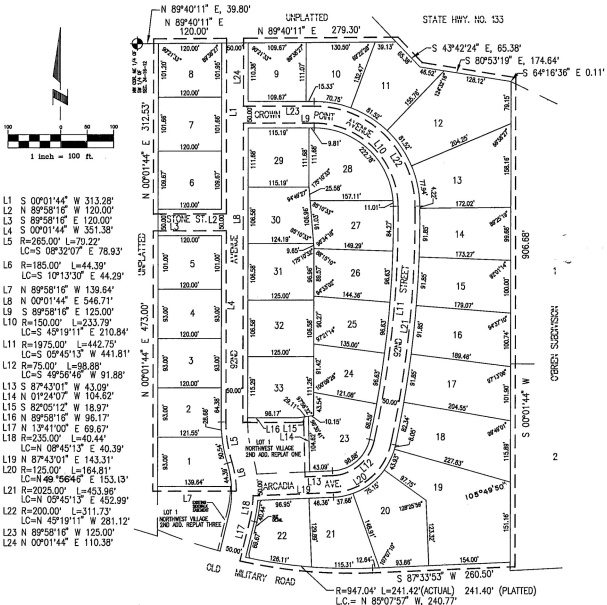
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FEE <i>70</i>	FB
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DEL <i>Am</i>	SCAN <i>dc</i> FY

# NORTHWEST VILLAGE 2ND ADDITION REPLAT FOUR

LOTS 1 THRU 33 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 3 THRU 28 INCLUSIVE, NORTHWEST VILLAGE 2ND ADDITION; AND ALSO ALL OF LOTS 32 THRU 44 INCLUSIVE, SAID NORTHWEST VILLAGE 2ND ADDITION; AND ALSO ALL OF LOT 2, NORTHWEST VILLAGE 2ND ADDITION REPLAT ONE; AND ALSO ALL OF LOT 1, NORTHWEST VILLAGE 2ND ADDITION REPLAT TWO; AND ALSO ALL OF LOT 2, NORTHWEST VILLAGE 2ND ADDITION REPLAT THREE; SAID SUBDIVISIONS LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SEC. 34, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



L1 S 0°01'14" W 313.28'  
 L2 S 89°58'16" W 120.00'  
 L3 S 89°58'16" E 120.00'  
 L4 S 0°01'14" W 357.38'  
 L5 R=265.00' L=79.22'  
 L6 S 0°32'07" E 78.93'  
 L7 R=185.00' L=44.39'  
 L8 S 10°13'30" E 44.26'  
 L9 N 89°58'16" W 139.64'  
 L10 N 0°01'14" E 546.71'  
 L11 S 89°58'16" E 125.00'  
 L12 R=150.00' L=253.79'  
 L13 L=5 45°19'11" E 210.84'  
 L14 R=1975.00' L=442.75'  
 L15 S 0°24'51" W 441.81'  
 L16 R=75.00' L=98.88'  
 L17 S 49°56'46" W 91.86'  
 L18 S 87°43'01" W 43.09'  
 L19 N 0°12'40" W 104.62'  
 L20 S 82°05'12" W 18.97'  
 L21 N 89°58'16" W 561.77'  
 L22 N 1°34'10" E 69.67'  
 L23 R=235.00' L=40.44'  
 L24 S 0°24'51" E 40.30'  
 L25 N 87°43'01" E 143.31'  
 L26 R=123.00' L=164.81'  
 L27 L=148 76°04" E 153.13'  
 L28 R=2025.00' L=453.99'  
 L29 S 0°24'51" E 452.99'  
 L30 R=200.00' L=311.73'  
 L31 N 89°58'16" W 281.12'  
 L32 S 89°58'16" E 125.00'  
 L33 N 89°01'14" E 110.98'



PERMANENT SIDEWALK AND PEDESTRIAN EASEMENTS  
 PERMANENT SIDEWALK AND PEDESTRIAN EASEMENTS GRANTED TO THE PUBLIC, DOUGLAS COUNTY, NE, AND ADJ. TO THE CITY OF OMAHA.

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO OLD MILITARY ROAD FROM LOTS 19 THRU 22 INCLUSIVE, AND TO (GLAR HIGH ROAD) STATE HWY NO.133 FROM LOTS 11 THRU 12.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).

ACKNOWLEDGEMENT OF NOTARY

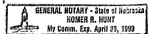
STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 25 day of MARCH, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Daniel M. Malone, managing member of Old Military Square, LLC, 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 managing member of said limited liability company.

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

*Homer B. Hunt*

Seal



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of NORTHWEST VILLAGE 2ND ADD, REPLAT FOUR (Lots numbered as shown) as to the Design Standards this 20th day of MARCH, 1999.

*Ray Schumann*  
 CITY ENGINEER

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

*Ray Schumann* May 27, 1999  
 CITY ENGINEER Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of NORTHWEST VILLAGE 2ND ADD, REPLAT FOUR (Lots numbered as shown) was approved by the City Planning Board on this 17th day of April, 1999.

*Thomas Schmitt*  
 CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the NORTHWEST VILLAGE 2ND ADD, REPLAT FOUR (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 25th day of March, 1999.

*Kurt Kelly*  
 DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of NORTHWEST VILLAGE 2ND ADD, REPLAT FOUR (Lots numbered as shown) was approved by the City Council of Omaha on this 15th day of May, 1999.

*Paul Damb*  
 MAYOR

*John Johnson*  
 CITY CLERK

*John Johnson*  
 PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or irregular taxes or assessments against the property described in the Surveyor's Certificate and recorded in this plat as shown by the records of this office.

*Robert Clark*  
 COUNTY TREASURER DATE 3/26/99



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 NORTHWEST VILLAGE 2ND ADDITION REPLAT FOUR (the lots numbered as shown) being a replat of all of Lots 3 thru 28, inclusive, Northwest Village 2nd Addition; and also all of Lots 32 thru 44, inclusive, said Northwest Village 2nd Addition; and also all of Lot 2, Northwest Village 2nd Addition Replat One; and also all of Lot 1, Northwest Village 2nd Addition Replat Two; and also all of Lot 2, Northwest Village 2nd Addition Replat Three; said subdivisions located in the NE 1/4 of the SW 1/4 of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Said tracts of land contain an area of 11.616 acres, more or less.

*Robert Clark* MARCH 26, 1999  
 Robert Clark, LS-419 Date



PETITION TO VACATE A PART OF NORTHWEST VILLAGE 2ND ADDITION REPLAT ONE, NORTHWEST VILLAGE 2ND ADDITION REPLAT TWO, AND NORTHWEST VILLAGE 2ND ADDITION REPLAT THREE, subdivisions as surveyed, plotted and recorded in Douglas County, Nebraska, and to replat and dedicate said areas as NORTHWEST VILLAGE 2ND ADDITION REPLAT FOUR, Lots 1 thru 33, inclusive. The undersigned petition that the portion of said NORTHWEST VILLAGE 2ND ADDITION REPLAT ONE, NORTHWEST VILLAGE 2ND ADDITION REPLAT TWO, AND NORTHWEST VILLAGE 2ND ADDITION REPLAT THREE 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 NORTHWEST VILLAGE 2ND ADDITION REPLAT FOUR, Lots 1 thru 33, inclusive, and in connection therewith make the following dedication:

DEDICATION

Know all men by these presents that we, Old Military Square, LLC, 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 NORTHWEST VILLAGE 2ND ADD, REPLAT FOUR (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property, 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 or 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, 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 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-thru 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.

OLD MILITARY SQUARE, LLC

*Daniel M. Malone*  
 DANIEL M. MALONE, MANAGING MEMBER



E&A CONSULTING GROUP  
 12001 W STREET - OMAHA, NE 68117 - (402) 886-4700 - FAX (402) 886-3889

NORTHWEST VILLAGE 2ND ADDITION REPLAT FOUR  
 OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO.	990690	DATE	3-25-99
DRAWN BY	JR	CHECKED BY	JR
SCALE	1"=100'	DATE OF PLOT	3-1-99
SHEET NO.	1	TOTAL SHEETS	1