



DEED 2003135276



JUL 15 2003 14:28 P 7

Nebr Doc
Stamp Tax
7/15/03
Date
\$ EX/04
By my

RICHARD W. HANCOCK
REGISTER OF DEEDS
NEBRASKA COUNTY NE.

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

deed
7
116

FEE 93.00 New - 00 - 28223
FB 00 - 28221 - old
BKP _____ C/O _____ COMP CA
DEL MS SCAN _____ FV _____

(B)

BKPA 7-16-03
mm

Temp. 12.4.01

EAC *

E & A CONSULTING GROUP
12001 "Q" ST
OMAHA, NE. 68137

OAKMONT REPLAT TWO

LOTS 1 THRU 57 INCLUSIVE

Being a replat of all of Lots 1 thru 38 inclusive and also all of Lots 56 thru 76 inclusive, Oakmont, a subdivision located in the SW 1/4 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

DEDICATION

Know all men by these presents that we, Boyer Young Equities One, LLC, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as OAKMONT REPLAT TWO (lots 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 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.

BOYER YOUNG EQUITIES ONE, LLC

Timothy W. Young
Timothy W. Young, Managing Member

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in OAKMONT REPLAT TWO (lots numbered as shown) being a replat of all of Lots 1 thru 38 inclusive and also all of Lots 56 thru 76 inclusive, Oakmont, a subdivision located in the SW 1/4 of Section 32, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 9.670 acres, more or less.

Robert Clark
Robert Clark, LS-419

6-26-03



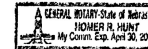
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 27th day of JUNE, 2003, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, Managing Member of Boyer Young Equities One, 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 such officer of said LLC.

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

Thomas R. Hunt
Notary Public



APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of OAKMONT REPLAT TWO was approved as a subdivision of OAKMONT in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature

[Signature] 7/5/03
CITY PLANNING DIRECTOR DATE

APPROVAL OF CITY ENGINEER OF OMAHA

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

[Signature] 7/9/3
CITY ENGINEER DATE

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no requirements for a license 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] 7-15-03
COUNTY TREASURER DATE

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. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO "F" STREET OR TO 192ND STREET FROM ANY LOTS ABUTTING SAID STREETS.

M 4315

OAKMONT REPLAT TWO
OMAHA, NEBRASKA

MINOR PLAT

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



715 SOUTH 10TH AVE., SUITE 100
OMAHA, NE 68102
PHONE: (402) 864-0002
FAX: (402) 864-0003