



DEED 2005031727



MAR 22 2005 12:47 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/22/2005 12:47:52.20



2005031727

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed *9* Fee 112⁰⁰ FB 01-60000 } *New DE-28221 NW 1/4 SW 1/4*
7 BKP 32-15-11⁸⁻² C/O COMP } *old*
154 DEL MS SCAN FV MLS

RETURN: E.A. Consulting Group.
12001 Q St.
Omaha NE 68137.

OAKMONT

LOTS 206 THRU 357 INCLUSIVE

Being a platting of part of the SW1/4 of Section 32, and also a replating of Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), a subdivision located in said SW1/4 of Section 32, all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

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 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 Oakmont (the lots numbered as shown), being a platting of part of the SW1/4 of Section 32, and also a replating of Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), a subdivision located in said SW1/4 of Section 32, all located in 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 SW1/4 of Section 32, thence N87°36'47"E (assumed bearing) along the North line of said SW1/4 of Section 32, a distance of 124.05 feet to the Northwest corner of Lot 205, said Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), thence S91°53'17"E along the West line of said Lot 205, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), and also the West right-of-way line of Lamont Street, a distance of 180.05 feet to a point on the Northern line of Lot 204, said Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), said point also being the point of intersection of the South right-of-way line of Lamont Street, and the West right-of-way line of said Lamont Street, thence S87°36'52"W along the North line of Lot 204, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), a distance of 19.78 feet, thence Southwesterly along the West line of Lot 204, Oakmont (Lots 1 thru 205 inclusive and Outlot "A") on the following described course, thence Southwesterly on a curve to the left with a radius of 100.00 feet, a distance of 100.00 feet, said curve having a long chord which bears S58°53'12"W, a distance of 96.00 feet, thence Southwesterly on a curve to the left with a radius of 200.00 feet, a distance of 21.83 feet, said curve having a long chord which bears S72°00'27"E, a distance of 31.81 feet, thence N87°06'47"E, a distance of 15.81 feet, thence S91°53'17"E, a distance of 270.00 feet, thence S87°36'52"W, a distance of 110.00 feet, thence Southwesterly on a curve to the left with a radius of 200.00 feet, a distance of 94.70 feet, said curve having a long chord which bears S47°53'31"E, a distance of 94.28 feet, thence Southwesterly on a curve to the right with a radius of 200.00 feet, a distance of 177.17 feet, said curve having a long chord which bears S33°52'42"E, a distance of 169.43 feet to the point of intersection of the Eastern right-of-way line of 189th Street, and the Northern right-of-way line of 189th Street, thence S77°20'53"W along the Northern right-of-way line of 189th Street, a distance of 50.21 feet to the point of intersection of said Northern right-of-way line of 189th Street, and the Western right-of-way line of said 189th Street, thence Southwesterly along said Western right-of-way line of 189th Street on the following described course, thence Southwesterly on a curve to the right with a radius of 200.00 feet, a distance of 72.05 feet, said curve having a long chord which bears S10°40'47"E, a distance of 71.80 feet, thence S91°53'17"E, a distance of 283.32 feet to the Northwest corner of Lot 1, Oakmont Replat One, a subdivision located in said SW1/4 of Section 32, thence S87°36'52"W along the North line of said Lot 1, Oakmont Replat One, and also the North line of Lot 2, thence S91°53'17"E, a distance of 94.60 feet, thence N87°10'47"W along the North line of said Lot 1, Oakmont Replat One, a distance of 56.27 feet to the Northwest corner of said Lot 17, Oakmont Replat One, thence S91°53'17"E along the West line of said Lot 17, Oakmont Replat One, a distance of 10.48 feet to the Northwest corner of Lot 199, said Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), thence S87°36'52"W along the North line of said Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), and also the North right-of-way line of 191st Avenue, a distance of 160.10 feet to the point of intersection of said North right-of-way line of 191st Avenue, and the West right-of-way line of said 191st Avenue, thence S92°02'21"E along said West right-of-way line of 191st Avenue, and also the East line of said Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), a distance of 81.37 feet to the Southeast corner of said Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), said point also being the point of intersection of said West right-of-way line of 191st Avenue, and the North right-of-way line of "C" Street, thence S87°36'52"W along the South line of said Lot 199, Oakmont (Lots 1 thru 205 inclusive and Outlot "A"), and the Western extension thereof, said line also being said North right-of-way line of "C" Street, and the Western extension thereof, a distance of 160.07 feet to a point on the West line of said SW1/4 of Section 32, thence N02°02'21"W along said West line of the SW1/4 of Section 32, a distance of 1168.83 feet to the point of beginning.

Said total of land contains an area of 1,438,188 square feet or 33.016 acres more or less.

John W. Von Dolan
John W. Von Dolan, LS-579

7-16-04



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 and streets to be numbered and named as shown, said subdivision to be hereinafter known as OAKMONT (lots numbered as shown), and we do hereby certify 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, and we do further grant a perpetual easement to the Omaha Public Power District, District, District Communications and any company which has been granted a franchise to provide a public utility system in the area to be subdivided, their successors and assigns, to erect, install, operate, maintain, repair and renew poles, wires, cables, conduits and other utility facilities, and to extend their poles 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 boundaries of lots on a right-of-way 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 item exterior lots is hereby 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 the Omaha Public Power District, their successors and assigns, to erect, install, operate, maintain, repair and renew poles, wires, cables and other utility facilities, and to extend their poles for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all out-of-lot streets. No permanent buildings or retaining walls shall be placed in the said easement walls, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the above uses or rights herein granted.

In witness whereof, we do set our hands:

Boyer Young Equities One, LLC
Boyer Young Equities One, LLC
Boyer Young Equities One, LLC
Boyer Young Equities One, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 16th day of July, 2004, before me, the undersigned, a Notary Public in and for said County, person named Timothy W. Yarns, Managing Member of Boyer Young Equities One, LLC, who is personally known to be the identical person whose name is attached 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.

Linda K. Ruma
Linda K. Ruma
Notary Public

