



DEED 2004140489



OCT 27 2004 10:25 P 7

|                       |
|-----------------------|
| Nebr Doc<br>Stamp Tax |
| 10-27-04              |
| Date                  |
| \$ EX-4               |
| By LS                 |

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
10/27/2004 10:25:59.50



**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed a*

*NEW - 00-29185*

FEE \_\_\_\_\_ FB *01-6000-0*

BKP *30-15 C/O* \_\_\_\_\_ COMP *per. P.A.*

*7  
138*

DEL *MS* SCAN \_\_\_\_\_ FV \_\_\_\_\_

*MS  
SE  
MS*

*11-2-4  
3KPP*

Temp. 12.4.01

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

| CURVE | RADIUS   | LENGTH | TANGENT | DELTA     |
|-------|----------|--------|---------|-----------|
| 1     | 110.00   | 172.27 | 105.45  | 89°40'58" |
| 2     | 277.47   | 55.87  | 28.03   | 11°32'13" |
| 3     | 217.47   | 53.79  | 21.87   | 11°32'13" |
| 4     | 100.00   | 162.71 | 100.84  | 90°21'48" |
| 5     | 247.47   | 29.82  | 14.89   | 6°54'18"  |
| 6     | 441.89   | 53.25  | 26.66   | 6°54'18"  |
| 7     | 100.00   | 134.39 | 79.54   | 78°59'50" |
| 8     | 100.00   | 134.39 | 79.54   | 78°59'50" |
| 9     | 1558.00  | 210.87 | 105.58  | 7°49'07"  |
| 10    | 1777.58  | 242.27 | 121.32  | 7°49'32"  |
| 11    | 381.87   | 122.27 | 61.73   | 18°22'14" |
| 12    | 823.00   | 273.02 | 137.76  | 19°00'28" |
| 13    | 200.00   | 83.90  | 42.89   | 18°11'43" |
| 14    | 788.00   | 101.87 | 50.42   | 19°48'58" |
| 15    | 100.00   | 153.41 | 94.40   | 87°53'59" |
| 16    | 120.18   | 88.12  | 45.00   | 41°03'25" |
| 17    | 100.00   | 145.73 | 91.88   | 88°13'02" |
| 18    | 175.00   | 82.27  | 41.92   | 28°56'33" |
| 19    | 200.00   | 110.89 | 55.74   | 31°42'45" |
| 20    | 500.00   | 298.41 | 148.34  | 33°02'59" |
| 21    | 488.00   | 281.89 | 140.00  | 33°02'45" |
| 22    | 147.70   | 123.87 | 65.88   | 47°56'43" |
| 23    | 150.00   | 83.27  | 41.92   | 28°56'33" |
| 24    | 125.00   | 61.87  | 31.43   | 28°13'59" |
| 25    | 210.58   | 103.72 | 52.94   | 28°13'59" |
| 26    | 287.17   | 109.04 | 55.29   | 29°23'01" |
| 27    | 157.87   | 83.36  | 42.11   | 27°59'38" |
| 28    | 11542.87 | 63.97  | 31.99   | 0°19'02"  |
| 29    | 803.11   | 63.54  | 32.79   | 4°21'02"  |
| 30    | 239.72   | 63.48  | 34.99   | 18°38'27" |
| 31    | 239.72   | 63.48  | 34.99   | 18°38'27" |

| CURVE | R.O.W. CURVE TABLE |
|-------|--------------------|
| 32    | 85.50              |
| 33    | 131.45             |
| 34    | 85.00              |
| 35    | 74.97              |
| 36    | 72.70              |

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET OR PACIFIC STREET FROM ANY LOTS ABUTTING SAID STREETS.
  - A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 498 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 498 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
  - OUTLOTS "A", "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGE EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
  - POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 42 THRU 49 INCLUSIVE & LOTS 50 THRU 59 INCLUSIVE; AND ALSO BETWEEN LOTS 92 THRU 101 INCLUSIVE AND LOTS 105 THRU 114 INCLUSIVE; AND ALSO BETWEEN LOTS 104 AND 105 SHALL BE PERPETUALLY MAINTAINED.

