



DEED 2006079836



JUL 17 2006 09:50 P 9

Nebr Doc Stamp Tax
7.17.06
Date
\$ 64
By CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/17/2006 09:50:03.56



2006079836

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

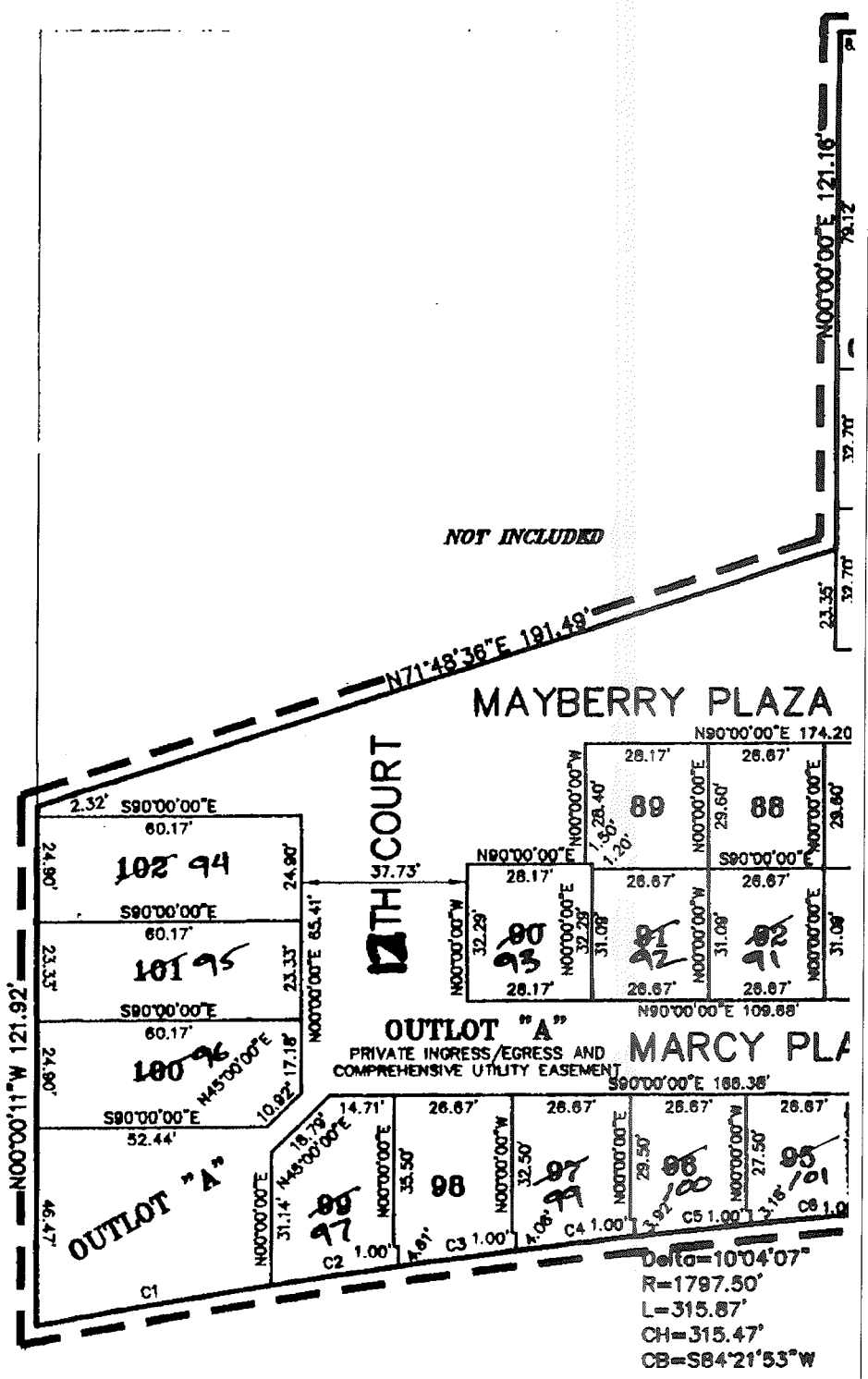
Deed
L 9
37

-new.

FEE 63.50 FB 23-31126 (L+71106) -old
23-08143-(623) -old
 BKP _____ C/O _____ COMP SR
 DEL _____ SCAN _____ FV _____

Bluestone Development.
701 S. 15th & Studio 100.
Omaha NE 68102.

13th STREET



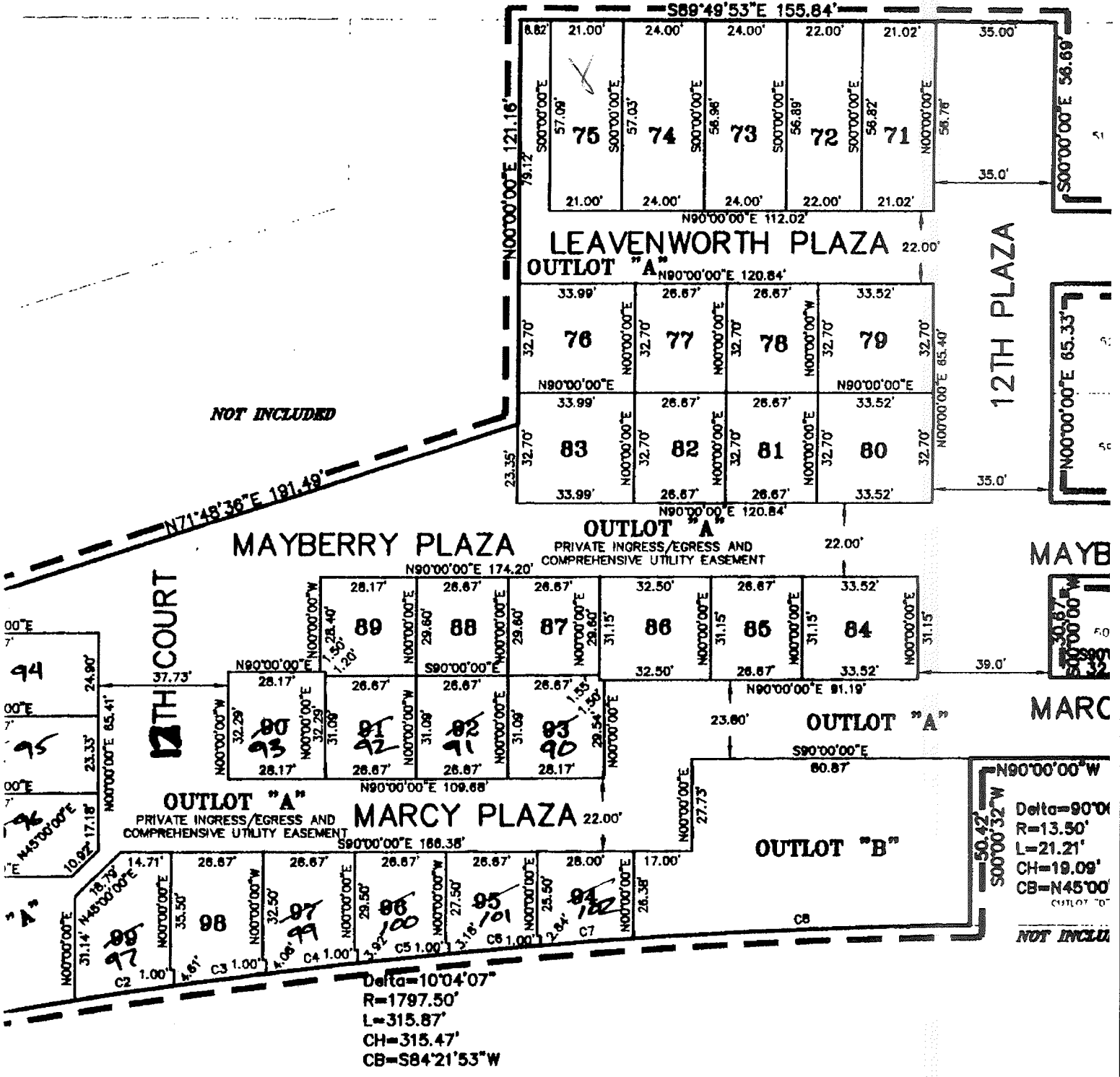
DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,
 COURTLAND PLACE NO 1 LLC
 AND
 UNION PACIFIC RAIL ROAD COMPANY

BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS THE ROWS AT SOMA REPLAT 2

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 71 THRU 102 INCLUSIVE AND OUT LOTS "A" AND "B"), AND WE APPROVE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYWAYS AS DEPICTED HEREON, AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA

LEAVENWORTH



IF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S REPORT IS TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS

LOTS 71 THRU 102 INCLUSIVE AND OUT LOTS "A" AND "B"), AND WE APPROVE THE PLAT HEREON AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYS SHOWN ON THE PLAT AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC

CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA
 COUNTY OF DOUGLAS }
 ON THIS 3rd DAY OF February, 2011
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSON
Christian Christensen
 WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON
 AFFIXED TO THE INSTRUMENT AS
Manager of Bluestone Dr FOR ONE OF THE
 OWNERS OF SAID PROPERTY, AND HE/SHE ACKNOWLEDGED THE DEED AS HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID

NOTARY PUBLIC Brittney Novacek

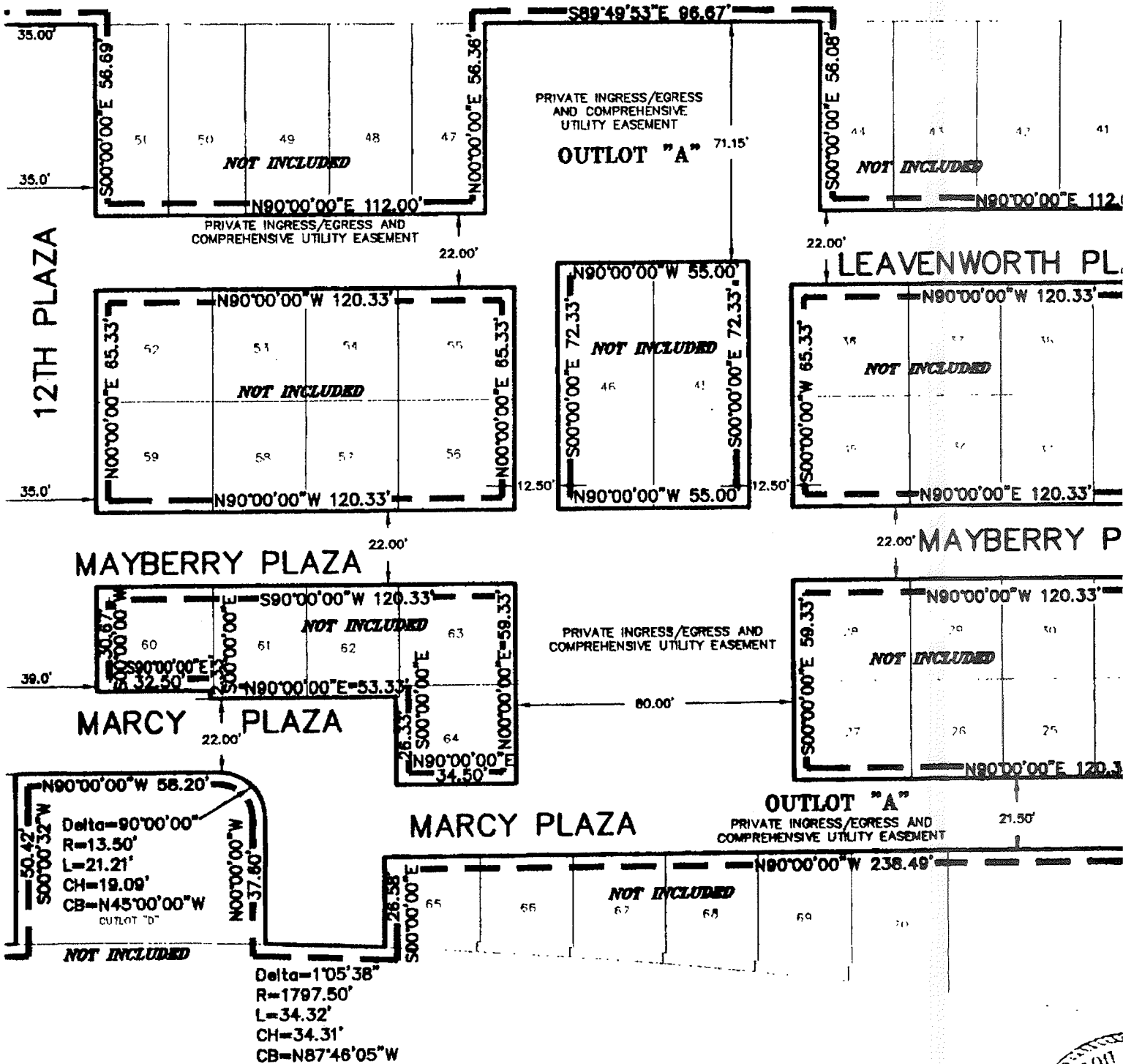
MY COMMISSION EXPIRES ON THE 31st DAY OF June

BRITNEY NOVACEK

THE ROWS

CONTAINING LOTS 71 THROUGH 76 BEING A REPLAT OF LOT 71 AND OUTLOT "A"

LEAVENWORTH ST.



2006 A.D.
 SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED
Christensen
 THE IDENTICAL PERSON WHOSE NAME IS
Bluestone Development LLC manager for
 FOR COURTLAND PLACE NO 1 LLC
 ACKNOWLEDGED THE EXECUTION THEREFORE TO BE

LAST DATE AFORESAID.
Nacht
 DAY OF June 2008 A.D.

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT A PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS THE RECORDS OF THIS OFFICE.
 DATED THIS 3 DAY OF February 2006 A.D.
Julie D. [Signature]
 COUNTY TREASURER

APPROVAL OF THE CITY PLANNING BOARD
 THIS PLAT OF THE ROWS AT SOMA REPLAT 2 WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 15th DAY OF March 2006 A.D.



ROWS AT SoMa REPLAT 2

A CLUSTER SUBDIVISION

THROUGH 102, AND OUTLOTS "A" AND "B"
 PLOT "A", THE ROWS AT SOMA REPLAT 1
 AND LOT 3, COURTLAND PLACE REPLAT 2
 CITY OF OMAHA
 DOUGLAS COUNTY, NEBRASKA
 2006

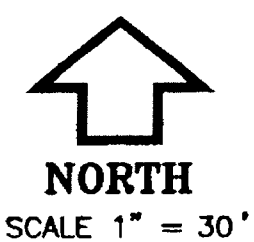
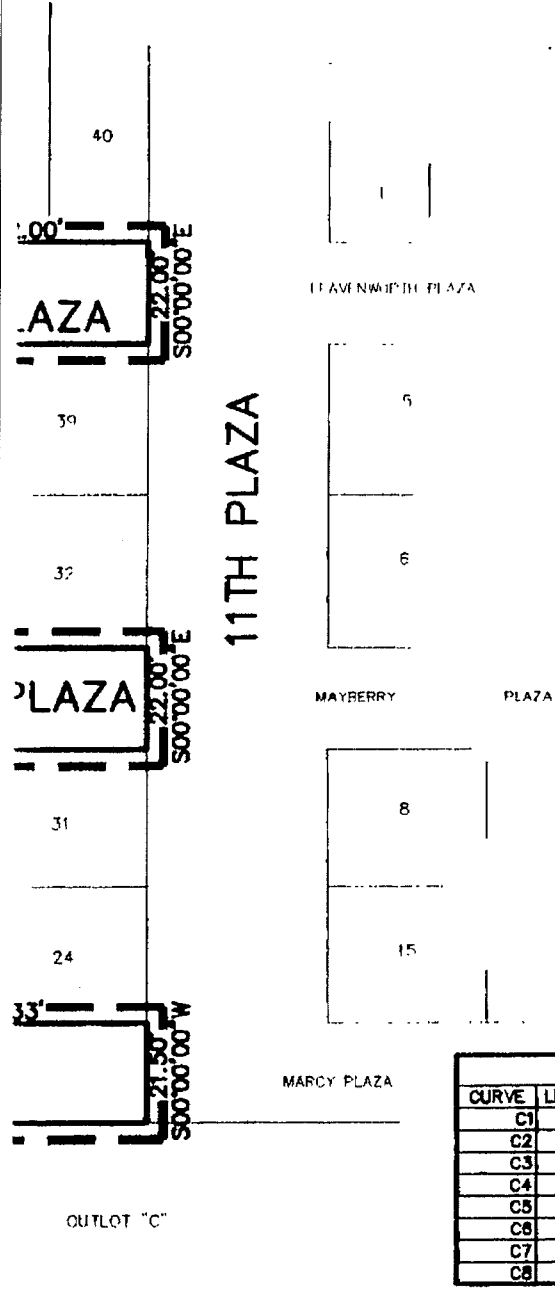
PROJECT NO.
EGA051281

NO.	DESCRIPTION	REVISIONS	
		DATE	BY

**EHRHART
 GRIFFIN &
 ASSOCIATES**

3915 Cuming Street
 Omaha, Nebraska 68131
 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	54.21	1797.50	27.11	1°43'40"	54.20	S80°11'40"W
C2	29.32	1797.50	14.68	0°56'05"	29.32	S81°31'32"W
C3	26.90	1797.50	13.45	0°51'27"	26.90	S82°25'18"W
C4	26.85	1797.50	13.43	0°51'21"	26.88	S83°18'42"W
C5	26.81	1797.50	13.40	0°51'16"	26.81	S84°08'01"W
C6	26.77	1797.50	13.38	0°51'12"	26.77	S84°58'18"W
C7	27.07	1797.50	13.54	0°51'46"	27.07	S85°50'44"W
C8	97.95	1797.50	48.98	3°07'19"	97.93	S87°50'17"W

COUNTY ENGINEER'S CERTIFICATE
 THIS PLAT OF THE ROWS AT SOMA REPLAT 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 16th DAY OF February 2006 A.D.
 COUNTY ENGINEER [Signature]



APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF THE ROWS AT SOMA REPLAT 2 AS TO THE DESIGN STANDARDS
 THIS 16th DAY OF February 2006 A.D.
 CITY ENGINEER [Signature]

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE
 THIS 17th DAY OF JULY 2006 A.D.
 CITY ENGINEER [Signature]

THE ROWS AT SoMa REPLAT 2
FINAL PLAT
OMAHA, NEBRASKA

DATE: 2-2-06
 DESIGNED BY:

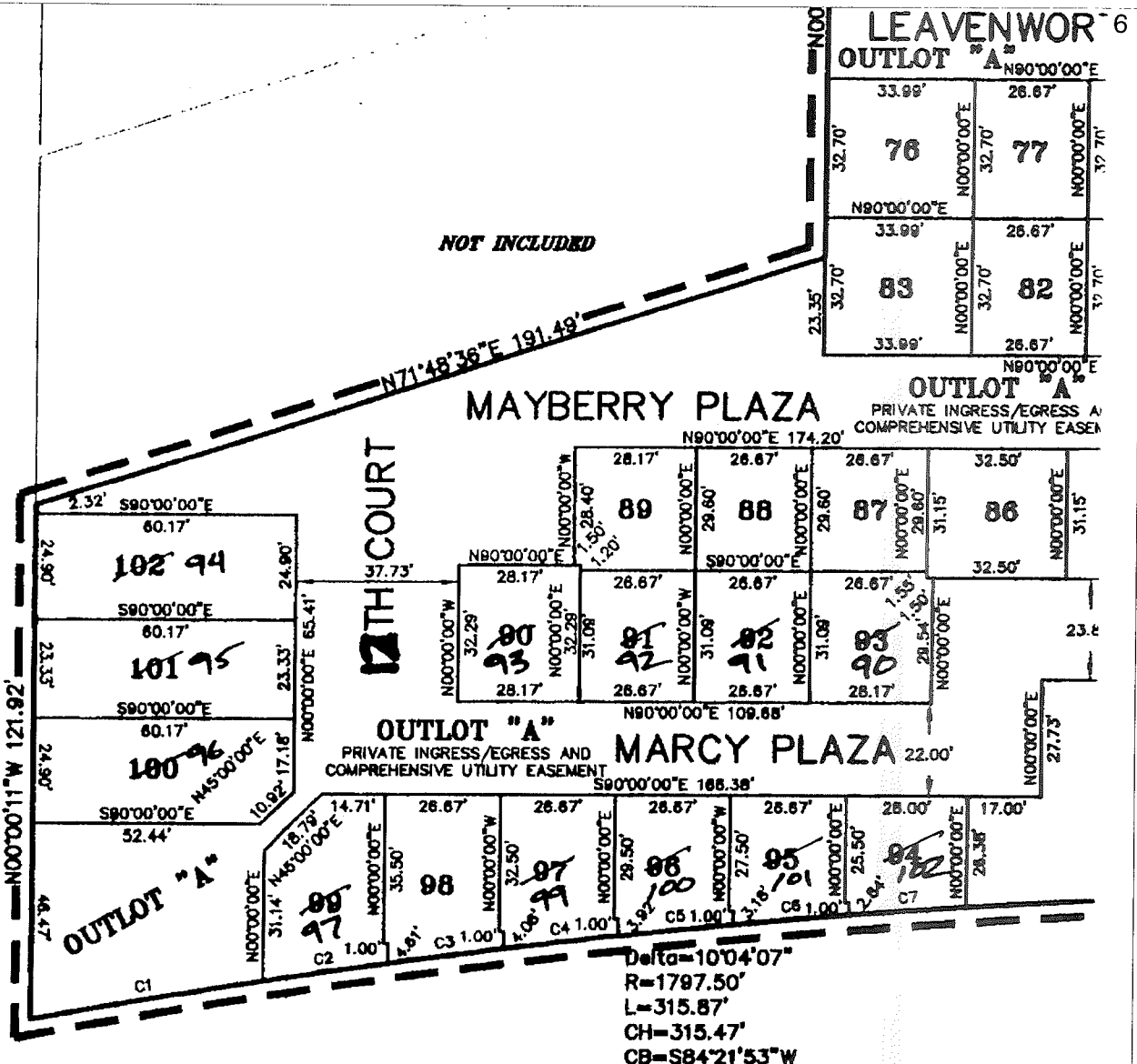


AGAINST THE SHOWN BY

26

for

13th STREET



DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,

COURTLAND PLACE NO 1 LLC
AND
UNION PACIFIC RAIL ROAD COMPANY

BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS THE ROWS AT SOMA REPLAT 2

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 71 THRU 102 INCLUSIVE AND OUT LOTS "A" AND "B"), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYS AS DEPICTED HEREON. AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, GHEIST CORPORATION, METROPOLITAN UTILITIES DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE UTILITY EASEMENTS AS DEPICTED HEREON, AND NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR STREETS SIDEWALKS, PARKING, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE 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 ALL OF OUTLOT "A". 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 HEREBY SET OUR HANDS

THIS 3 DAY OF February 2006 A.D.

COURTLAND PLACE NO. 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,

BY: BLUESTONE DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER OF COURTLAND PLACE NO. 1 LLC,

BY: CHRISTIAN CHRISTENSEN, MANAGER OF BLUESTONE DEVELOPMENT, LLC

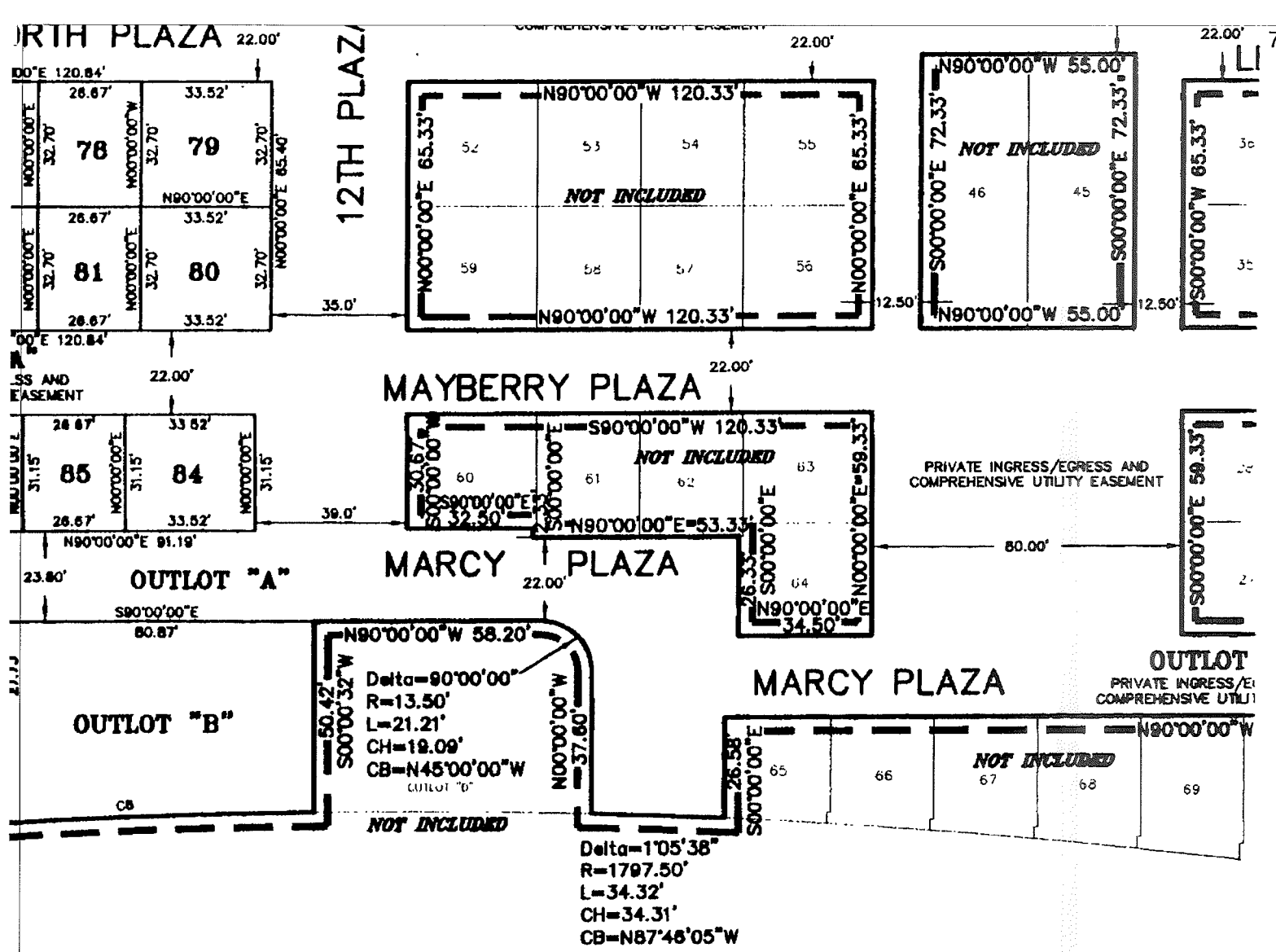
THIS 3 DAY OF February 2006 A.D.

UNION PACIFIC RAIL ROAD COMPANY, A DELAWARE CORPORATION

BY: DENNY BROWN, GENERAL DIRECTOR-REAL ESTATE

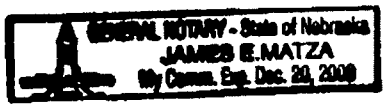
CORPOR
STATE OF
COUNTY
ON THIS
BEFORE I
WHO IS
AFFIDED
OWNERS
HIS/HER
WITNESS
NOTARY
MY COMA

BRITNEY N
General
State of N
My Commission Exp
STATE OF
COUNTY OF
ON THIS
BEFORE ME
WHO IS
AFFIDED TO
OWNERS OF
HIS/HER
WITNESS
NOTARY P
MY COMMI:



INCORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } ss
 THIS 3rd DAY OF February, 2006 A.D.,
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED
Christian Christensen
 WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS
 REFERRED TO IN THE INSTRUMENT AS
Manager of Bluestone Development LLC manager for
FOR COURTLAND PLACE NO 1 LLC
 AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE
 HIS/HER VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
 NOTARY PUBLIC Bethany Novacek
 COMMISSION EXPIRES ON THE 31st DAY OF June, 2008 A.D.



KEY NOVACEK
 Notary Public
 State of Nebraska
 My Commission Expires Jun 21, 2008

INCORPORATION ACKNOWLEDGEMENT
 STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } ss
 THIS 3RD DAY OF FEBRUARY, 2006 A.D.,
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED
DENNY BROWN
 WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS
 REFERRED TO IN THE INSTRUMENT AS
GENERAL DIRECTOR - REAL ESTATE FOR UNION PACIFIC RAIL ROAD COMPANY
 AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE
 HIS/HER VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
 NOTARY PUBLIC James E. Matza
 COMMISSION EXPIRES ON THE 20th DAY OF DECEMBER, 2009 A.D.

COUNTY TREASURER'S CERTIFICATE

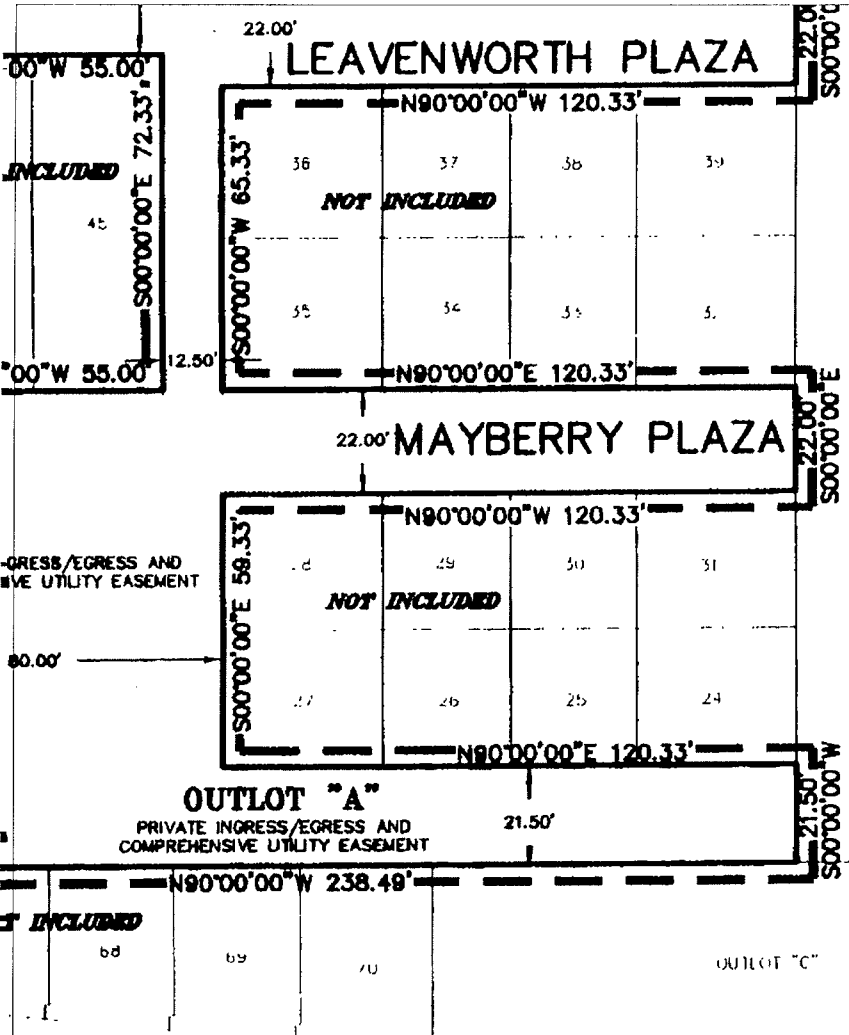
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR
 PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE
 THE RECORDS OF THIS OFFICE.
 DATED THIS 3 DAY OF February
Julius W. Adams
 COUNTY TREASURER

APPROVAL OF THE CITY PLANNING BOARD

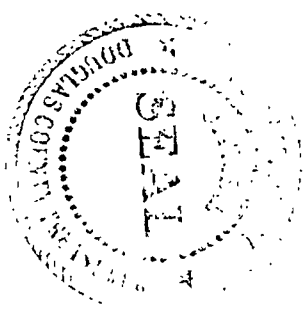
THIS PLAT OF
 THE ROWS AT SOMA REPLAT 2
 WAS APPROVED BY THE CITY PLANNING BOARD ON
 THIS 15th DAY OF March
Gregory J. ...
 CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF
 THE ROWS AT SOMA REPLAT 2
 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL
 THIS 11th DAY OF July
Waise Salazar
 MAYOR
...
 CITY CLERK
...
 CITY COUNCIL PRESIDENT



CURVE TABULATION				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	54.21	1797.50	27.11	1°43'40"
C2	29.32	1797.50	14.66	0°56'05"
C3	26.90	1797.50	13.45	0°51'27"
C4	26.85	1797.50	13.43	0°51'21"
C5	26.81	1797.50	13.40	0°51'16"
C6	26.77	1797.50	13.38	0°51'12"
C7	27.07	1797.50	13.54	0°51'46"
C8	97.95	1797.50	48.98	3°07'19"



COUNTY ENGINEER'S CERTIFICATE
 THIS PLAT OF THE ROWS AT SOMA REPLAT 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 6th DAY OF August 2006 A.D.
 COUNTY ENGINEER [Signature]

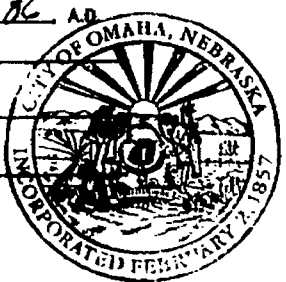
INSURER'S CERTIFICATE
 I NOTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PLATTERED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THIS OFFICE.
 3 DAY OF July 2006 A.D.
[Signature]
 UNDER 7-17-06

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF THE ROWS AT SOMA REPLAT 2 AS TO THE DESIGN STANDARDS
 THIS 16th DAY OF August 2006 A.D.
 CITY ENGINEER [Signature]

BY THE CITY PLANNING BOARD
 SOMA REPLAT 2
 BY THE CITY PLANNING BOARD OF OMAHA
 DAY OF March 2006 A.D.
[Signature]

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE
 THIS 17th DAY OF JULY 2006 A.D.
 CITY ENGINEER [Signature]

COUNCIL ACCEPTANCE
 SOMA REPLAT 2
 AND ACCEPTED BY THE CITY COUNCIL OF OMAHA
 DAY OF July 2006 A.D.
[Signature]
 PRESIDENT



NOTES:
 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE SPECIFIED.

SURVEYOR'S CERTIFICATE
 I, WILLIAM A. WHITE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, CERTIFY THAT A GROUND SURVEY TO VERIFY PREVIOUS RECENT PLATTING OF THIS PLAT OF THE ROWS AT SOMA REPLAT 2 HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THE PLAT. THE LIMITS AND BOUNDARIES OF SAID PLAT HAVE BEEN VERIFIED AND FOUND TO BE CORRECT.
 THE ROWS AT SOMA REPLAT 2, A CLUSTER SUBDIVISION, CONTAINING LOTS 71 THROUGH 102 INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A REPLAT OF LOT 71 AND OUTLOT "A", THE ROWS AT SOMA REPLAT 1, AND LOT 3, COURTLAND PLACE REPLAT 2, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, CONTAINING 2.318 ACRES, MORE OR LESS.
 WILLIAM A. WHITE JR., L.S. 810

- ENGINEERING
- PLANNING
- LAND SURVEYING



NORTH

SCALE 1" = 30'

CURVE TABULATION						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	54.21	1797.50	27.11	1°43'40"	54.20	S80°11'40"W
C2	29.32	1797.50	14.66	0°56'06"	29.32	S81°31'32"W
C3	26.90	1797.50	13.45	0°51'27"	26.90	S82°25'18"W
C4	26.85	1797.50	13.43	0°51'21"	26.85	S83°16'42"W
C5	26.81	1797.50	13.40	0°51'16"	26.81	S84°08'01"W
C6	26.77	1797.50	13.36	0°51'12"	26.77	S84°59'16"W
C7	27.07	1797.50	13.54	0°51'48"	27.07	S85°50'44"W
C8	97.95	1797.50	48.98	3°07'19"	97.93	S87°50'17"W

**THE ROWS AT SOMA REPLAT 2
FINAL PLAT**

OMAHA, NEBRASKA

DATE: 2-2-06

DESIGNED BY:

DRAWN BY:

CHECKED BY:

CREW:



SHEET NO.

1 OF 1

ENGINEER'S CERTIFICATE
OF
AT SOMA REPLAT 2
DESIGNED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON
20⁰⁶ A.D.

CITY ENGINEER OF OMAHA
APPROVE THIS PLAT OF
AT SOMA REPLAT 2
DESIGN STANDARDS
DAY OF FEBRUARY 20⁰⁶ A.D.
Paula Keay

CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR
WITH CHAPTER 83 OF THE OMAHA MUNICIPAL CODE
DAY OF JULY 20⁰⁶ A.D.
Paula

DATA IS BASED ON THE ARC DEFINITION.
DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.

LAND SURVEYOR'S CERTIFICATE
W. WHITE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY
AT A GROUND SURVEY TO VERIFY PREVIOUS RECENT PLATTINGS OF THE OUTER BOUNDARIES
AT OF
AT SOMA REPLAT 2
MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN
INSURE THE PLACING OF IRON NEBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS,
TE, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE
OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SAID SUBDIVISION ARE AS FOLLOWS:

AT SOMA REPLAT 2, A CLUSTER SUBDIVISION, CONTAINING
ROUGH 102 INCLUSIVE, AND OUTLOTS "A" AND "B", BEING
OF LOT 71 AND OUTLOT "A", THE ROWS AT SOMA REPLAT
3, COURTLAND PLACE REPLAT 2, ALL AS SURVEYED,
AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, CONTAINING
8, MORE OR LESS.

William A. White, Jr.
WHITE, JR., L.S. 510
2-2-06
DATE: