



DEED 2005053143



MAY 09 2005 15:04 P 9

Nebr Doc Stamp Tax
<u>59.05</u> Date
<u>\$ 274</u>
By <u>CL</u>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/9/2005 15:04:01.67



2005053143

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

Deed FEE 274<sup>00</sup> Nov-06-34/5/6  
FB 01-60000-01d

9 BKPH-15-11 CL COMP  
458 DEL MS SCAN FV MS  
bkpg CL 5/11/05

RETURN: E. A Consulting Group, Inc.  
12001 Q Street  
Omaha NE 68137

NORTHWEST CORNER OF THE EAST 1/2 OF THE NW 1/4 SECTION 4-T15N-R1E

NORTHEAST CORNER OF NW1/4 SECTION 4, TOWNSHIP 15 NORTH, RANGE 11 EAST

POINT OF BEGINNING OF THE WEST 1/2 OF THE NE1/4 SECTION 4-T15N-R1E

# SAGEWOOD

## LOTS 1 THRU 455 INCLUSIVE & OUTLOTS "A" & "B"

BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 4, AND ALSO THE SW1/4 OF THE NE1/4 OF SAID SECTION 4, AND ALSO THE NE1/4 OF SAID SECTION 4, AND ALSO THE SE1/4 OF THE NW1/4 OF SAID SECTION 4, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

### SURVEYORS CERTIFICATE

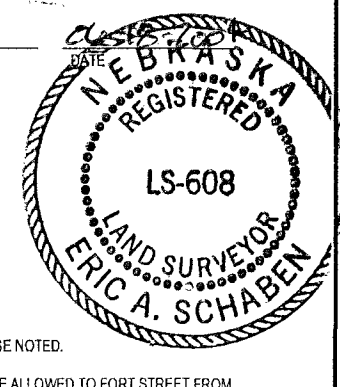
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STRIKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SAGEWOOD (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 4, AND ALSO THE SW1/4 OF THE NE1/4 OF SAID SECTION 4, AND ALSO THE NE1/4 OF SAID SECTION 4, AND ALSO THE SE1/4 OF THE NW1/4 OF SAID SECTION 4, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH-EAST CORNER OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4; THENCE S00°23'51"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4, A DISTANCE OF 2815.15 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 202, QUAIL RUN (LOTS 1 THRU 202, INCLUSIVE), A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 4, A DISTANCE OF 1332.54 TO THE SOUTHWEST CORNER OF LOT 2, THE THOMSEN MULE WEST (LOTS 2 THRU 155, INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 4; THENCE S89°52'05"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 4, SAID LINE ALSO BEING THE NORTH LINE OF SAID THOMSEN MULE WEST (LOTS 2 THRU 155, INCLUSIVE), A DISTANCE OF 1332.54 TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NW1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 51, SAID THE THOMSEN MULE WEST (LOTS 2 THRU 155, INCLUSIVE); THENCE N07°10'16"E ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NW1/4 OF SECTION 4, A DISTANCE OF 2596.79 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NW1/4 OF SECTION 4, THENCE N89°28'21"E ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 4, A DISTANCE OF 1316.23 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NW1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4, THENCE N89°27'52"E ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 4, A DISTANCE OF 1318.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 8,872,828 SQUARE FEET OR 157,778 ACRES MORE OR LESS.

ERIC A. SCHABEN L.S. 608

NOTES:  
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PORT STREET FROM ANY LOTS ABUTTING SAID STREET, OR TO NORTH AVENUE, CLEVELAND BOULEVARD FROM LOTS 138, 445 & 451; OR TO 174TH STREET FROM LOTS 23, 24, 25, 27 & 28; OR TO 177TH STREET FROM LOTS 1, 2 & 3.  
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).  
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.  
5. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD-END STREETS.  
6. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.  
7. OUTLOTS A & B SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVISION SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THIS FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY 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. AS A NATURAL DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.  
8. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 509 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 FORT 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.  
9. PERPETUAL DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 30 & 31 AND ALSO BETWEEN LOTS 45 & 46 SHALL BE PERPETUALLY MAINTAINED.  
10. PERPETUAL SEWER AND DRAINAGE AND CHANNEL BLANKET EASEMENT OVER LOTS 452 & 453 IS GRANTED TO THE PAPA-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 509 AND ITS SUCCESSORS AND ASSIGNS TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT, AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS. NO PERMANENT BUILDINGS, FENCES, PILLS, TREES, RETAINING WALLS, OR LOOSE ROCK 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 FORESAID USES OR RIGHTS HEREIN GRANTED.  
11. A PERMANENT RECREATION TRAIL BLANKET EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 509 AND TO THE CITY OF OMAHA OVER ALL OF LOTS 452 & 453.



**DEDICATION**  
Know all men by these presents that we, SAGEWOOD Development Company, LLC, a Nebraska Limited Liability Corporation, owner of the property described in the Certification of Survey and embosomed within the plat, has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SAGEWOOD (lots to be 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 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, Quest 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 except those side boundary lot lines which are occupied by the common wall between the duplex units on Lots 285 thru 325, inclusive, and Lots 336 thru 357, inclusive, and Lots 422 thru 431, inclusive, and also except those side boundary lot lines of Lots 138 thru 149, inclusive, to avoid the gas line easement; 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, except Lots 138 thru 149, inclusive, to avoid the gas line easement. 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 subdivided, platted and recorded, and we do hereby 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 of rights herein granted.

In Witness whereof, we do set our hands.  
SAGEWOOD DEVELOPMENT COMPANY, LLC  
A Nebraska Limited Liability Corporation

By: *Robert P. Horgan*  
Robert P. Horgan, Manager  
CJ INVESTMENTS, LLC  
A Nebraska Limited Liability Corporation  
Managing Member

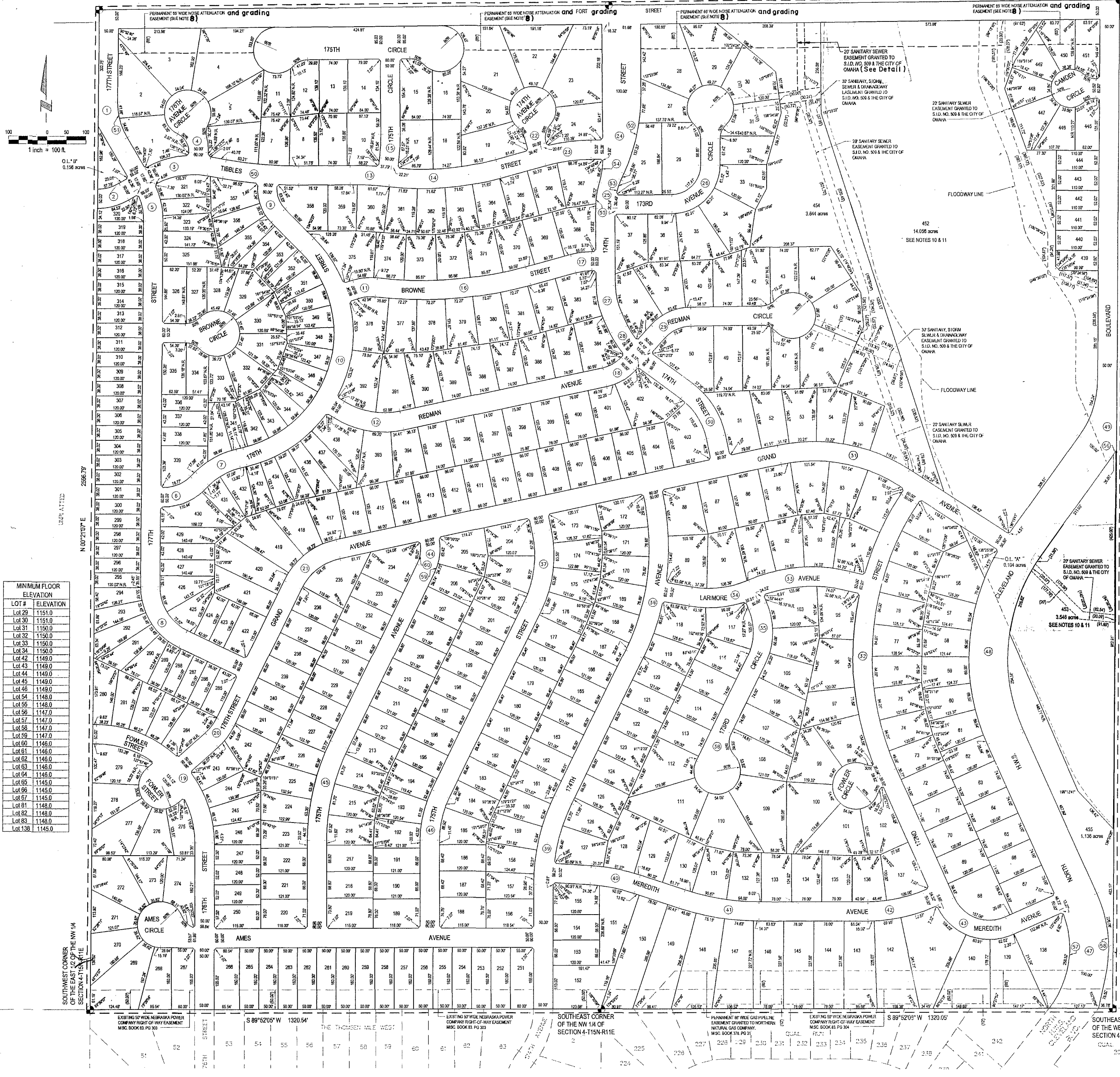
**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 10th day of JUNE, 2004, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert P. Horgan, Manager of CJ Investments, LLC, a Nebraska Limited Liability Corporation Managing Member of SAGEWOOD Development Company, LLC, a Nebraska Limited Liability Corporation, known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledge the execution thereof to be his voluntary act and deed as such officer of said limited liability corporation.  
WITNESS My hand and Notarial Seal the day and year last above written.  
*Homer R. Hunt*  
HOMER R. HUNT  
Notary Public  
A GENERAL NOTARY STATE OF NEBRASKA  
My Comm. Exp. April 30, 2007

Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. Lists curve data for various lots and streets.

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Table with 2 columns: LOT #, ELEVATION. Lists elevations for lots 1 through 138.



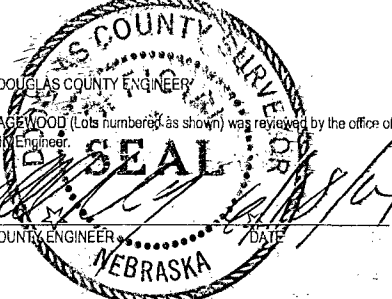
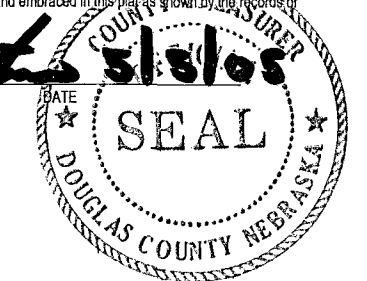
OMAHA CITY COUNCIL ACCEPTANCE  
This plat of SAGEWOOD (Lots numbered as shown) was approved by the City Council of Omaha.  
*Mike Jaleny* Mayor  
*Joel Volz* President of Council  
November 16, 2004

COUNTY TREASURER'S CERTIFICATE  
This is to certify that I find no regular or special taxes due or delinquent on this property described in the Surveyor's Certificate and embosomed within this plat.  
*Eric Schaben*  
COUNTY TREASURER  
November 16, 2004

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of SAGEWOOD (Lots numbered as shown) as to the Design Standards.  
*Janey Viscogel*  
CITY ENGINEER  
10/14/04

APR ROVAL OF OMAHA CITY PLANNING BOARD  
This plat of SAGEWOOD (Lots numbered as shown) was approved by the City Planning Board.  
*John Jeleny*  
CHAIRMAN CITY PLANNING BOARD  
11/10/04

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of SAGEWOOD (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.  
*Chris Karpovich*  
CITY ENGINEER  
5/6/2005



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

SAGEWOOD  
OMAHA, NEBRASKA