

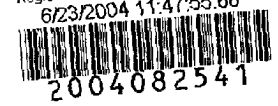


DEED 2004082541



JUN 23 2004 11:47 P ?

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
6/23/2004 11:47:55.68



2004082541

**THIS PAGE INCLUDED FOR INDEXING
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deed a
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FEE 90.00 FB 01-60000 old
 BKPR 26-16-11 C/O _____ COMP _____
 DEL _____ SCAN _____ FV _____

NE
 NW
 SE
 SW

/ NW

RD ENGINEERING
11920 BURT St., Suite 180
OMAHA, NE 68154

SHADOWBROOK

LOTS 1 THRU 108 INCLUSIVE & OUTLOT "A"
Being a platting of part of the NW 1/4 of Section 26 and also the included portion of Leaman Street right-of-way, all located in, Township 16 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 Shadowbrook (the lots numbered as shown) being a platting of part of the NW 1/4 of Section 26 and also the included portion of Leaman Street right-of-way, all located in, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeastly corner of Lot 130, Meadow Ridge Replat One, a subdivision located in said NW 1/4 of Section 26, said point also being on the Northernly right-of-way line of Sheffield Drive; thence along the Easternly line of said Meadow Ridge Replat One, and also along the South right-of-way line of N. 153rd Street, and also along the South right-of-way line of N. 152nd Avenue, on the following described courses; thence N00°10'29"W (assumed bearing), a distance of 310.00 feet; thence N19°37'40"W, a distance of 101.94 feet; thence N41°39'57"W, a distance of 399.17 feet; thence N06°21'03"W, a distance of 126.66 feet; thence N52°47'52"E, a distance of 172.64 feet; thence N55°50'04"W, a distance of 42.25 feet; thence N54°54'50"E, a distance of 116.32 feet; thence N50°53'49"E, a distance of 60.27 feet; thence N62°11'17"E, a distance of 114.74 feet; thence S32°40'31"E, a distance of 30.93 feet; thence N60°38'39"E, a distance of 110.18 feet to the Southeastly corner of Lot 139, said Meadow Ridge Replat One, said point also being on the Westernly right-of-way line of N. 152nd Street, said point also being on the Easternly line of Meadow Ridge, a subdivision located in said NW 1/4 of Section 26, thence along said Easternly line of Meadow Ridge, and also said Westernly and the Southernly right-of-way line of N. 152nd Street on the following described courses; thence Southeastly on a curve to the left with a radius of 150.00 feet, a distance of 16.80 feet, said curve having a long chord which bears S33°08'30"E, a distance of 16.89 feet; thence N49°14'15"E, a distance of 50.15 feet; thence N49°14'21"E, a distance of 114.56 feet; thence S40°16'39"E, a distance of 65.15 feet; thence N49°39'03"E, a distance of 114.93 feet to the Easternly corner of Lot 153, said Meadow Ridge; thence N40°20'57"W along the Northernly line of said Lot 153, Meadow Ridge, a distance of 10.87 feet to the point of intersection of the Southernly and Easternly right-of-way line of Leaman Street; thence Northwesterly along said Southernly right-of-way line of Leaman Street, said line also being the Northernly line of Lot 153, Meadow Ridge, on a curve to the left with a radius of 126.00 feet, a distance of 176.12 feet, said curve having a long chord which bears N80°42'48"W, a distance of 161.91 feet to the Northwesterly corner of said Lot 153, Meadow Ridge, said point also being the Northernly corner of Lot 152, said Meadow Ridge; thence S58°52'07"W along said Southernly right-of-way line of Leaman Street, said line also being the Northernly line of said Lot 152, Meadow Ridge, a distance of 104.86 feet; thence S14°17'59"W, along said Northernly line of Lot 152, Meadow Ridge, said line also being said Southernly right-of-way line of Leaman Street, a distance of 7.21 feet to the point of intersection of said Southernly right-of-way line of Leaman Street, and the Easternly right-of-way line of N. 152nd Street; thence N29°30'55"W, along said Easternly right-of-way line of N. 152nd Street, a distance of 60.09 feet to the point of intersection of said Southernly right-of-way line of N. 152nd Street and the Northernly right-of-way line of Leaman Street, said point also being on the Southernly line of Lot 154, said Meadow Ridge; thence S78°17'17"E, along said Southernly line of Lot 154, Meadow Ridge, said line also being said Northernly right-of-way line of Leaman Street, a distance of 6.99 feet; thence N58°55'20"E, along said Southernly line of Lot 154, Meadow Ridge, said line also being said Northernly right-of-way line of Leaman Street, a distance of 103.48 feet; thence Southeastly along said Northernly right-of-way line of Leaman Street, said line also being said Southernly line of Lot 154, Meadow Ridge, on a curve to the right with a radius of 115.00 feet, a distance of 246.57 feet, said curve having a long chord which bears S80°42'48"E, a distance of 226.68 feet to the Southernly corner of said Lot 154, Meadow Ridge; thence N49°39'03"E along the Southeastly line of said Lot 154, Meadow Ridge, a distance of 59.36 feet to the Easternly corner of said Lot 154, Meadow Ridge, said point also being on the Westernly right-of-way line of Military Road; thence S41°17'52"E along said Westernly right-of-way line of Military Road, a distance of 636.51 feet to the point of intersection of said Southernly right-of-way line of Military Road and the Northernly right-of-way line of Sheffield Drive; thence along said Northernly right-of-way line of Sheffield Drive, on the following described courses; thence S49°34'22"W, a distance of 254.90 feet; thence Southeastly on a curve to the left with a radius of 160.00 feet, a distance of 13.39 feet, said curve having a long chord which bears S47°03'50"W, a distance of 13.38 feet; thence S44°46'46"W, a distance of 449.66 feet; thence Southeastly on a curve to the right with a radius of 285.00 feet, a distance of 68.56 feet, said curve having a long chord which bears S52°11'22"W, a distance of 68.37 feet; thence S59°36'13"W, a distance of 378.09 feet to the point of beginning.

Said tract of land contains an area of 1,036,965 sq ft or 23.805 acres, more or less.

Robert Clark, L.S. 419 - 419
Date
FEB 5 2004
Date

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of SHADOWBROOK (lots numbered as shown) as to the Design Standards.

Michael J. Macken 4/5/04
CITY ENGINEER DATE

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

Michael J. Macken 6/23/04
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of SHADOWBROOK (lots numbered as shown) was approved by the City Planning Board.

Chairman of City Planning Board DATE 2/1/04

DEDICATION

Know all men by these presents that we, STATE STREET, L.L.C., 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 SHADOWBROOK (lots to be 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, 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, 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 out-of-lot easement areas. 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.
STATE STREET, L.L.C.

Barbara Udes Shaw, Manager

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SHADOWBROOK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Robert Clark, L.S. 419 - 419
DATE 2/5/04
DOUGLAS COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Robert Clark, L.S. 419 - 419
DATE 6-1-04
COUNTY TREASURER

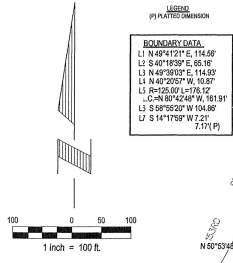
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 6th day of June 2004 before me, the undersigned, a Notary Public in and for said County, personally came Barbara Udes Shaw, manager member of State Street, L.L.C., 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 L.L.C.

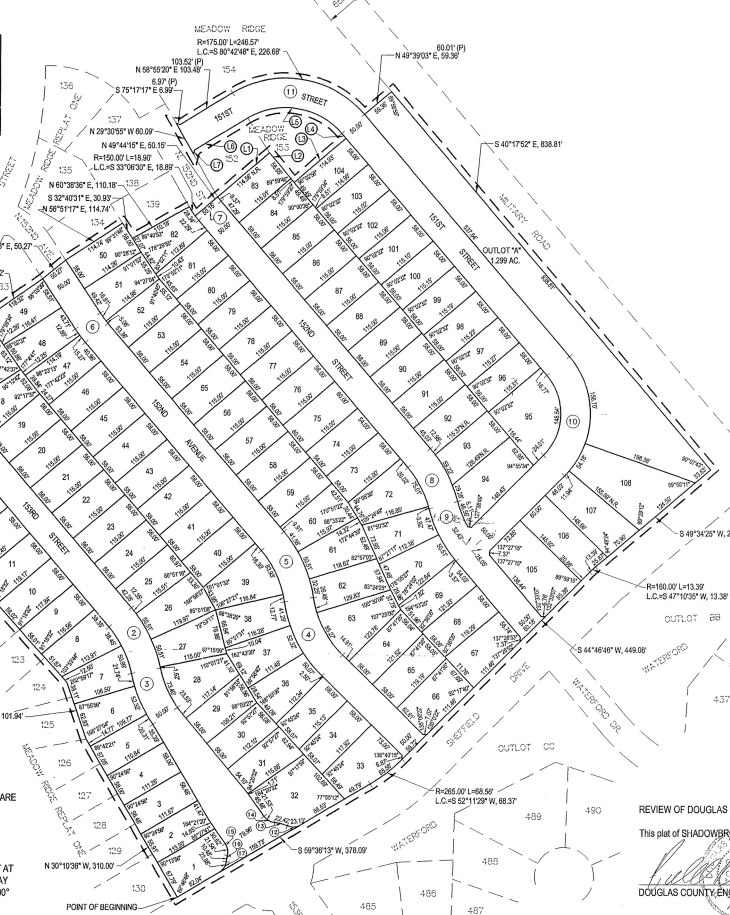
WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public
Maura K. Green
MAY 11 2004



BOUNDARY DATA

L1	N 49°41'21" E, 114.69
L2	S 48°19'01" E, 65.99
L3	N 49°39'05" E, 114.87
L4	N 40°20'57" W, 103.87
L5	S 81°02'11" E, 178.32
L6	S 48°40'42" W, 161.91
L7	S 48°52'02" W, 104.86
L8	S 14°17'59" W, 72.71



- 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 SHEFFIELD DRIVE FROM ANY LOTS ADJUTING SAID STREET.
 5. 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.

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00	10.79	5.47	3°08'31"
2	200.00	102.21	62.25	39°18'59"
3	200.00	83.88	42.67	24°01'46"
4	200.00	120.71	66.52	36°38'19"
5	200.00	119.62	65.71	31°04'42"
6	200.00	25.09	12.82	7°09'42"
7	125.00	9.48	4.74	4°20'38"
8	200.00	96.27	46.98	36°59'51"
9	200.00	90.27	45.62	35°51'39"
10	124.99	186.68	114.70	85°08'58"
11	150.00	211.39	127.50	80°42'43"

ROW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	25.00	23.13	12.48	53°00'09"
13	75.00	22.42	11.29	17°07'43"
14	25.00	21.53	11.48	49°20'52"
15	25.00	21.54	11.49	49°22'09"
16	75.00	10.49	5.29	9°00'12"
17	25.00	22.88	12.31	52°28'51"
18	158.25	28.51	14.30	10°19'28"
19	100.00	12.70	6.38	7°06'42"
20	100.00	15.99	7.99	9°08'31"
21	81.29	17.19	8.61	12°06'49"

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SHADOWBROOK (lots numbered as shown) was approved by the City Council of Omaha.

Attest: [Signature] Mayor
[Signature] City Clerk
DATE April 27, 2004
PRESIDENT OF CITY COUNCIL



DEED 200402541
FEB 90
BKP 20-1-11
DEL SCAN PV

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

1715 SOUTH 20TH STREET, SUITE 101
OMAHA, NE 68107
PHONE: (402) 402-2717
FAX: (402) 402-2719

SHADOWBROOK
LOTS 1 THRU 108 INCLUSIVE & OUTLOT "A"
OMAHA, NEBRASKA

FINAL PLAT

Date	Drawn By	Checked By	Scale	Sheet
2003/06/21	JR	JR	1" = 100'	1 of 1

SHADOWBROOK - (1-108, O.C.A.)
G17-54