



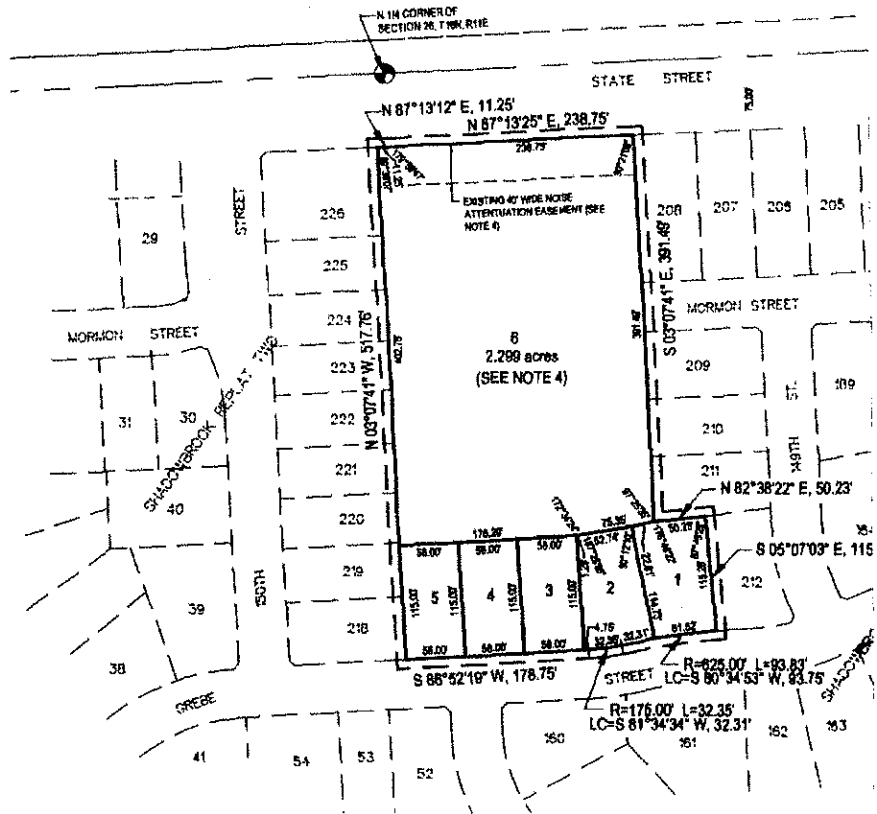
DEED 2006098753



AUG 28 2006 14:47 P 7

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

Deed FEE 41.⁰⁰ FB 0J-35288-old ^{-new.}
7 BKP _____ C/O _____ COMP SB ^(Ref. 2)
12 DEL _____ SCAN _____ FV _____



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. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 527 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 STATE 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.
5. DIRECT VEHICULAR ACCESS TO STATE STREET FROM LOT 6 WILL TERMINATE WHEN THE USE OR OWNERSHIP OF SAID LOT CHANGES.

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due in the Surveyor's Certificate and embraced in this plat as

[Signature]
 COUNTY TREASURER Date

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made Omaha Municipal Code.

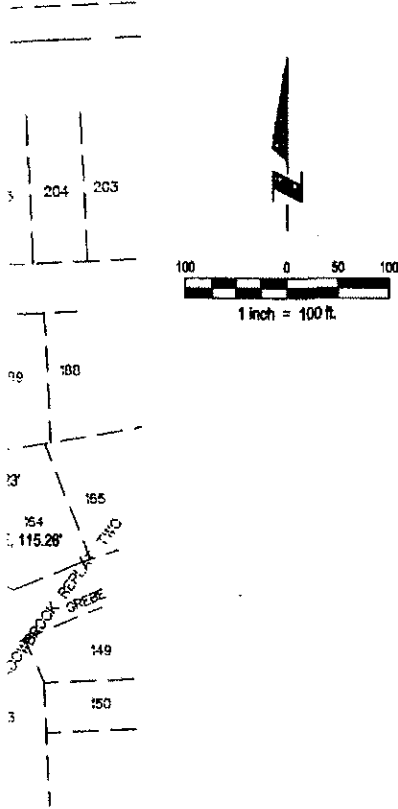
[Signature] 8-28
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

SHADOWBROOK REPL

LOTS 1 THRU 6 INCLUSIVE

BEING A REPLATTING OF LOTS 213 THRU 217 INCLUSIVE, SHADOWBROOK REPLAT T^Y SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 26; AND ALSO LOCATED I THE NE1/4 OF SAID SECTION 26; AND ALSO BEING A REPLATTING OF LOT 310, SHADO A SUBDIVISION LOCATED IN SAID PART OF THE NW1/4 OF SECTION 26; AND ALSO LOC SAID PART OF THE NE1/4 OF SAID SECTION 26; ALL LOCATED IN TOWNSHIP 16 NORTH EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 27TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Eugene J. Graves, Jr., Managing Member, of Military Road, 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.

Homer R. Hunt
Notary Public



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Janet Elpperle, 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 her voluntary act and deed.

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

Homer R. Hunt
Notary Public



is due or delinquent against the property described
plat as shown by the records of this office.

8-2-06
Date



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Fred G. Elpperle III, 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.

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

Homer R. Hunt
Notary Public



made for compliance with Chapter 53 of the

8-2-06


PLAT THREE

AT TWO, A
ATED IN PART OF
HADOWBROOK,
O LOCATED IN
ORTH, RANGE 11

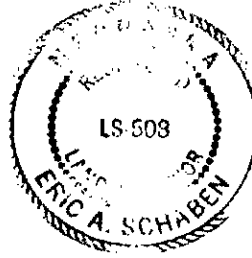
SURVEYOR'S CERTIFICATE

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 AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SHADOWBROOK REPLAT THREE (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOTS 213 THRU 217 INCLUSIVE, SHADOWBROOK REPLAT TWO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 26; AND ALSO LOCATED IN PART OF THE NE1/4 OF SAID SECTION 26; AND ALSO BEING A REPLATTING OF LOT 310, SHADOWBROOK, A SUBDIVISION LOCATED IN SAID PART OF THE NW1/4 OF SECTION 26; AND ALSO LOCATED IN SAID PART OF THE NE1/4 OF SAID SECTION 26; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

CONTAINING AN AREA OF 3.099 ACRES, MORE OR LESS.


ERIC A. SCHABEN, LS-608

June 27, 2011
DATE

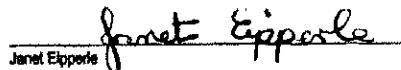


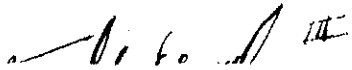
DEDICATION

Know all men by these presents that we, MILITARY ROAD, L.L.C., Janet Eipperle and Fred G. Eipperle III, 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 hereafter known as SHADOWBROOK REPLAT THREE (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, Qwest 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 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 or rights herein granted.

MILITARY ROAD, L.L.C.


BY: Eugene J. Graves, Jr., Managing Member


Janet Eipperle



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES



330 NORTH 117TH STREET, OMAHA, NE 68154
PHONE: (402) 885-4700 FAX: (402) 885-3389
www.eaeg.com

SHADOWBROOK REPLAT THREE
OMAHA, NEBRASKA

MINOR PLAT

1 inch = 100 ft.

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 27TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Eugene J. Graves, Jr., Managing Member, of Military Road, 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.

Homer R. Hunt

Notary Public



165
149
150

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 28TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Janet Eipperle, 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 her voluntary act and deed.

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

Homer R. Hunt

Notary Public



inquent against the property described
by the records of this office

2-06



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 18TH day of July, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Fred G. Eipperle III, 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.

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

Homer R. Hunt

Notary Public



Compliance with Chapter 53 of the

2-06

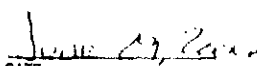
is a subdivision of SHADOWBROOK
Non 53-10 (3), Omaha Municipal Code,
order of the City of Omaha. This minor
30) days of the date of the Planning

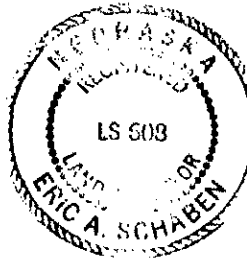
2/06

OF ALL CURVES IN SHADOWBROOK REPLAT THREE (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOTS 213 THRU 217 INCLUSIVE, SHADOWBROOK REPLAT TWO, A SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF SECTION 28; AND ALSO LOCATED IN PART OF THE NE 1/4 OF SAID SECTION 28; AND ALSO BEING A REPLATTING OF LOT 310, SHADOWBROOK, A SUBDIVISION LOCATED IN SAID PART OF THE NW 1/4 OF SECTION 28; AND ALSO LOCATED IN SAID PART OF THE NE 1/4 OF SAID SECTION 28; ALL LOCATED IN TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

CONTAINING AN AREA OF 3.098 ACRES, MORE OR LESS.


ERIC A. SCHABEN, LS 608


DATE



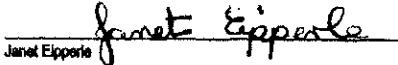
330 NORTH 117
PHONE: (402) 481-1177

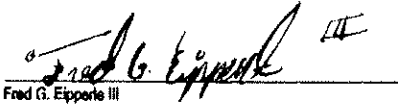
DEDICATION

Know all men by these presents that we, MILITARY ROAD, L.L.C., Janet Eipperle and Fred G. Eipperle III, 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 hereafter known as SHADOWBROOK REPLAT THREE (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, Qwest 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 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 or rights herein granted.

MILITARY ROAD, L.L.C.


BY: Eugene J. Gaffes, Jr., Managing Member


Janet Eipperle


Fred G. Eipperle III

SHADOWBROOK REPLAT THREE
OMAHA, NEBRASKA

MINOR PLAT

| | | | |
|--------------|------------|-----------|---|
| Prof No: | 2005028.01 | Revisions | |
| Date: | 05/26/2006 | Checked | |
| Designed By: | MAW | | |
| Drawn By: | LXD | | |
| Scale: | 1" = 100' | | |
| Sheet | 1 | of | 1 |

M4838