

DEED 2004114422



AUG 27 2004 14:38 P 7

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
8/27/2004 14:38:13.68

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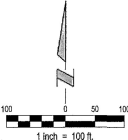
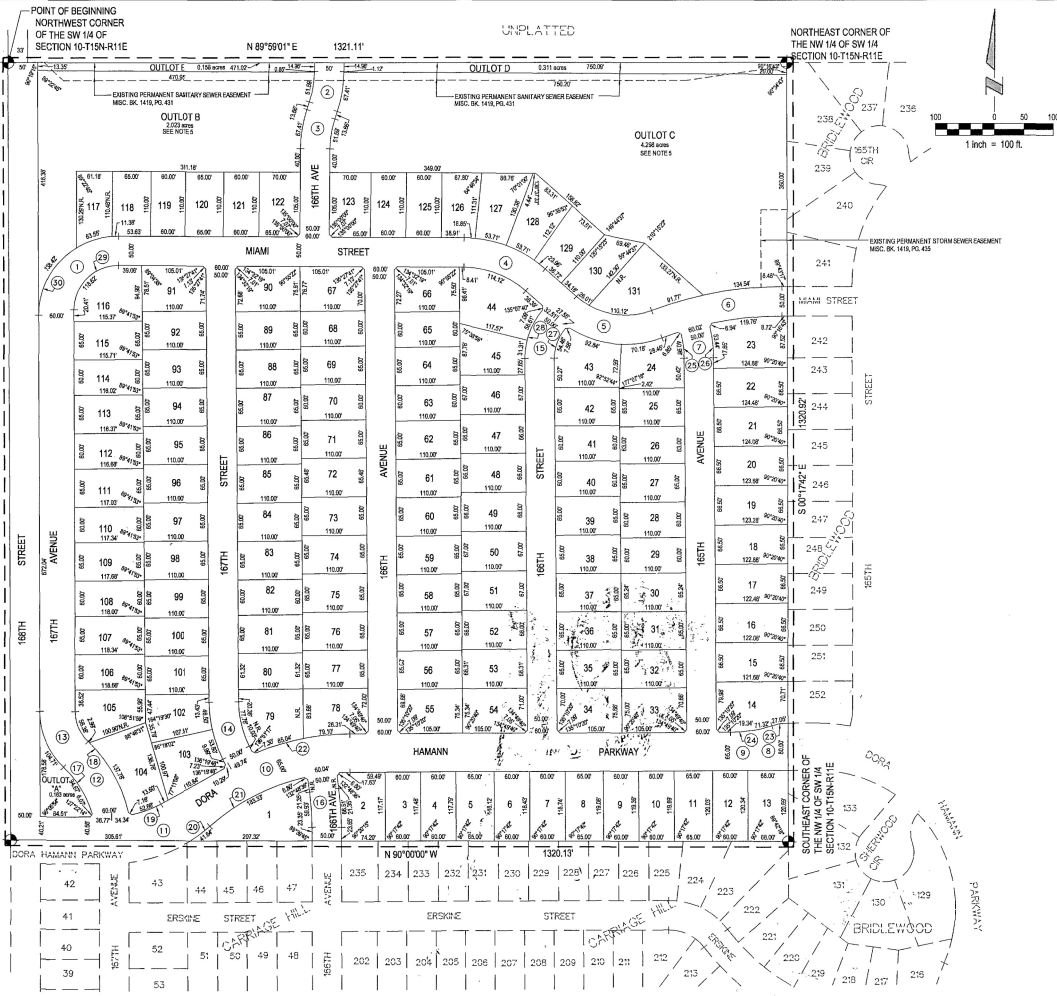
FEE 103.50 FB New MC-35226
BKP 10-15-11 C/O 5 COMP dr
DEL KS SCAN _____ FV _____

3149 8/30/04
JM.
XKSW

SHADOW GLEN

LOTS 1 THRU 131 INCLUSIVE AND OUTLOTS "A" THRU "E" INCLUSIVE
 Being a platting of the NW 1/4 of the SW 1/4 of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

newly scribed



CENTRAL CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	104.90	165.99	106.09	90°37'15"
2	188.04	45.48	30.51	18°29'46"
3	188.04	93.97	30.51	18°29'46"
4	183.04	132.18	69.12	41°22'27"
5	150.00	163.39	90.87	62°23'43"
6	400.78	271.27	109.84	26°43'19"
7	209.59	32.97	28.24	14°19'22"
8	265.37	44.67	22.39	9°38'37"
9	265.37	44.67	22.39	9°38'37"
10	392.50	223.26	144.94	28°23'23"
11	212.25	130.69	62.07	32°31'19"
12	209.69	164.33	86.64	44°54'22"
13	100.00	80.54	42.67	46°29'51"
14	191.48	89.07	45.38	29°49'51"
15	100.00	73.82	38.88	42°17'42"
16	480.29	63.22	31.69	7°32'31"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
17	170.69	94.87	48.48	30°11'22"
18	239.66	140.71	72.48	33°39'46"
19	172.58	87.00	44.45	28°53'23"
20	292.59	41.64	20.67	9°29'46"
21	390.01	281.02	138.59	41°32'22"
22	425.00	213.88	109.29	28°50'01"
23	88.00	27.68	13.63	17°38'42"
24	232.00	71.52	35.94	17°38'42"
25	184.56	49.82	20.37	12°42'19"
26	234.56	53.44	26.84	13°02'12"
27	75.00	54.49	28.49	41°39'09"
28	125.00	69.82	47.09	41°27'54"
29	75.00	118.62	75.82	90°37'15"
30	134.89	213.39	136.38	90°37'15"

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 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 Shadow Glen (the lots numbered as shown), being a platting of the NW 1/4 of the SW 1/4 of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SW 1/4 of Section 10; thence N89°59'01"E (assumed bearing) along the North line of said SW 1/4 of Section 10, said line also being the South line of the NW 1/4 of said Section 10, a distance of 1321.11 feet to the Northeast corner of Lot 238, Bridlewood (Lots 144 thru 252, inclusive), a subdivision located in said SW 1/4 of Section 10; thence S00°17'42"E along the East line of said NW 1/4 of the SW 1/4 of Section 10, said line also being the West line of said Bridlewood (Lots 144 thru 252, inclusive) and also the West right-of-way line of Dora Hamann Parkway, and also the West line of Lot 238, Bridlewood (Lots 144 thru 252, inclusive), a subdivision located in said SW 1/4 of Section 10; thence S00°17'42"E along the East line of said NW 1/4 of the SW 1/4 of Section 10, said line also being the North line of Lot 223, Carriage Hill (Lots 111 thru 235, inclusive), a subdivision located in the South 1/2 of said SW 1/4 of Section 10; thence N90°00'00"W along the South line of said NW 1/4 of the SW 1/4 of Section 10, said line also being the North line of said Carriage Hill (Lots 111 thru 235, inclusive), and also the North right-of-way line of 166th Avenue, and also the North line of Lots 47, 46, 45 and 44, Carriage Hill (Lots 1 thru 110, inclusive, and Outlot "A"), a subdivision located in said South 1/2 of the SW 1/4 of Section 10, and also the North right-of-way line of Dora Hamann Parkway and the Westley extension thereof, a distance of 1320.13 feet to the Southwest corner of said NW 1/4 of the SW 1/4 of Section 10; thence N00°20'19"W along the West line of said SW 1/4 of Section 10, a distance of 1320.54 feet to the point of beginning.

Said tract of land contains an area of 40.049 acres, more or less.

Robert Clark 11-26-03
 Robert Clark, LS - 419



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SHADOW GLEN (lots numbered as shown) as to the Design Standards.
Jerry Kiergen 12/15/03
 JERRY KIERGEN, CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
for Michael J. Macken 8/25/04
 MICHAEL J. MACKEN, CITY ENGINEER

DEDICATION

Know all men by these presents that we, Lane Building Corporation, owners of the property described in the Certification of Survey and entered 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 SHADOW GLEN (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat. We do hereby dedicate to the public for public use the streets, avenues and drives, 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, including, but not limited to, 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. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garages, sheds, 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.
 LANE BUILDING CORPORATION

Jerry L. Standford
 Jerry L. Standford, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 15th day of Dec. 2003, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Jerry L. Standford, President of Lane Building Corporation, known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer and corporation.

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

Homer R. Hunt
 Homer R. Hunt, Notary Public



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SHADOW GLEN (lots numbered as shown) was approved by the City Planning Board.
Richard J. Brown 11/15/03
 RICHARD J. BROWN, CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SHADOW GLEN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
Richard J. Brown 11/25/03
 RICHARD J. BROWN, DOUGLAS COUNTY ENGINEER

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESSES ARE FOR THE LOCATION OF EASEMENTS.
- A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO S.I.D. NO. 497 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOTS "B" AND "C".
- OUTLOTS "A", "B" AND "C" 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 "B" AND "C" THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS AS A CHECK OR NATURAL DRAINAGE CHANNEL SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS "B" & "C" 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.

COUNTY TREASURERS CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in this plat as shown by the records of this office.
Subir J. Singh 8/27/04
 SUBIR J. SINGH, COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SHADOW GLEN (lots numbered as shown) was approved by the City Council of Omaha.
David J. Sorenson 4/27/04
 DAVID J. SORENSON, MAYOR
Jim Nohel
 JIM NOHEL, PRESIDENT OF COUNCIL



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

738 SOUTH 97TH STREET, SUITE 101
 LINCOLN, NEBRASKA 68516
 PHONE: (402) 484-4000
 FAX: (402) 484-2718

SHADOW GLEN
 OMAHA, NEBRASKA

FINAL PLAT

Form No.	2003 (5.1)	Date	
Drawn By	09-05-03	Checked By	
Designed By		Drawn By	
Scale	1" = 100'	Sheet	1 of 1