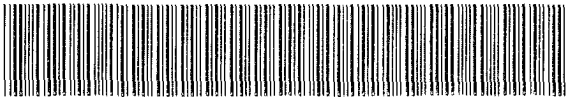




BK 2085 PG 431



DEED 1998003649

RECEIVED

MAR 30 4 01 PM '98

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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PAGE DOWN FOR BALANCE OF INSTRUMENT

New DJ - 36824

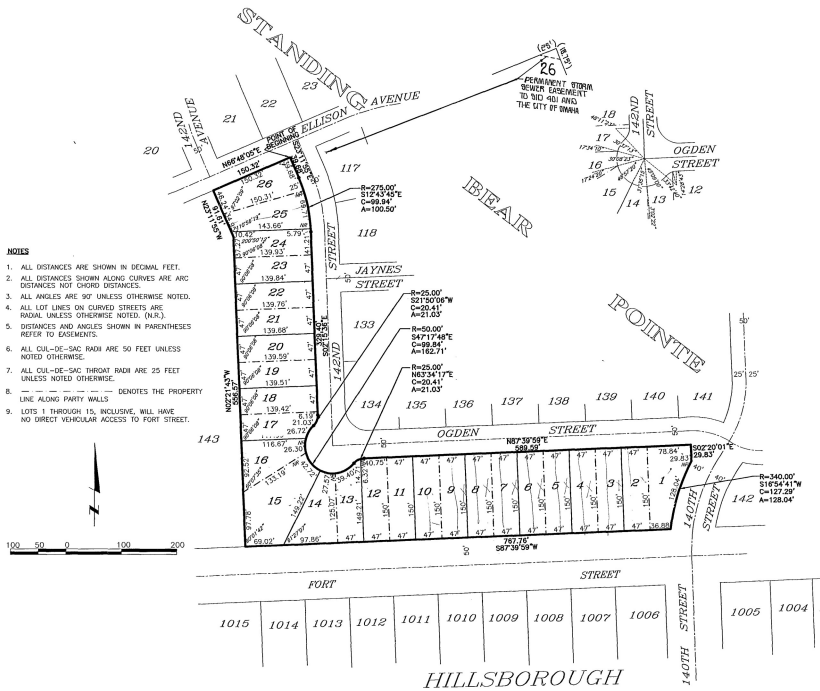
FEE _____ FB *05-36810 (old)*

BKP _____ CO _____ COMP _____ *UP*

DEL *IN* SCAN *dc* FY _____

STANDING BEAR POINTE REPLAT 1

LOTS 1 THROUGH 26, INCLUSIVE, BEING A
REPLATING OF LOTS 1 THROUGH 16, INCLUSIVE,
STANDING BEAR POINTE, A SUBDIVISION, AS SURVEYED,
PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LIFT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (D.R.)
 - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 - ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
 - ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
 - LINE ALONG PARTY WALLS DENOTES THE PROPERTY LINE.
 - LOTS 1 THROUGH 15, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO FORT STREET.



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of the subdivision and that a bond has been procured with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of all curves on all lots and streets in the subdivision as shown on STANDING BEAR POINTE REPLAT 1 (Lots 1 through 26, inclusive) being a replating of lots 1 through 16, inclusive, STANDING BEAR POINTE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by certain said books of records beginning at the point of intersection of the south right of way line of Edison Avenue with the east right of way line of 142nd Street, Thence South 23°11'55" East (bearings referenced to the Final Plat of STANDING BEAR POINTE) for 38.68 feet along the said east right of way line, Thence along a curve to the right (having a radius of 25.00 feet and a long chord bearing South 27°24'45" East for 99.34 feet) for an arc length of 100.50 feet along said east right of way line, Thence South 02°15'39" East for 329.40 feet along said east right of way line, Thence along a curve to the right (having a radius of 25.00 feet and a long chord bearing South 21°50'05" West for 20.41 feet) for an arc length of 21.03 feet along the west right of way line of the cul-de-sac, Thence along a curve to the left (having a radius of 25.00 feet and a long chord bearing South 47°17'47" East for 98.84 feet) for an arc length of 100.50 feet along the west right of way line of the cul-de-sac, Thence North 67°30'29" East for 589.59 feet along the south right of way line of Ogden Street, Thence along a curve to the left (having a radius of 340.00 feet and a long chord bearing South 19°54'41" West for 127.29 feet) for an arc length of 128.04 feet along the west right of way line of 140th Street to the north right of way line of the street, Thence South 87°30'29" West for 197.16 feet along the east line of said Lot 143, to the southeast corner of Lot 143, STANDING BEAR POINTE, Thence North 02°21'15" West for 256.27 feet along the east line of said Lot 143 to an angle point therein, Thence North 27°11'55" West for 81.21 feet to the northeast corner of said Lot 143 and the south right of way line of Edison Avenue, Thence North 69°48'05" East for 150.32 feet to the Point of Beginning. Contains 4.35 acres.

Robert D. Fretz, L.S. 379 Date July 11, 1997

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Standing Bear Development Corp., a Nebraska Corporation, OWNER, and Douglas County Bank & Trust Co., MORTGAGEE, being the sole OWNER and MORTGAGEE of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown herein, said subdivision to be hereafter known as STANDING BEAR POINTE REPLAT 1; and we do hereby ratify and approve of the dedication of our property as shown on this plat and we do hereby dedicate to the public the streets as shown on this plat and do hereby grant the easements and the personal easements for the installation, maintenance, repair, replacement, relocation, extension, and use of all communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a cable television system to the subdivision, their successors and assigns, to install, operate, maintain, repair, replace, relocate, extend, and use of all kinds including signals provided by cable television systems, and the reception thereof, and across a five foot (5') wide strip of land abutting the front side boundary line thereof and a sixteen foot (16') wide strip of land abutting the rear boundary line of all exterior lots that are adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon poles for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all out-to-roads. No permanent buildings, trees, retaining walls, or fence rock walls shall be placed in the above described 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.

Standing Bear Development Corp. Douglas County Bank & Trust Co., MORTGAGEE
A Nebraska Corporation, OWNER
Edward R. Young, Vice-President Paul T. Friesen, Vice-President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska) ss
County of Douglas) ss

On this 11th day of July, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Edward R. Young, who is personally known to me to be the President of Standing Bear Development Corp., a Nebraska Corporation, and he is identified to the above instrument as Vice-President of DOUGLAS COUNTY BANK & TRUST CO., and he did acknowledge the execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date first aforesaid.

Notary Public: JOYCE A. SHANEK, My Comm. Exp. May 25, 2000

COUNTY ENGINEER'S CERTIFICATE

This plat of STANDING BEAR POINTE REPLAT 1 was approved and accepted by the Douglas County Engineer's Office on this 11th day of July, 1997.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of STANDING BEAR POINTE REPLAT 1 on this 11th day of July, 1997.

COUNTY TREASURER'S CERTIFICATE

This is to certify that I had no objections or special taxes due or delinquent against the property described in the Land Surveyor's Certificate of this date, and in the presence of this office, this 11th day of July, 1997.

APPROVAL OF OMAHA CITY COUNCIL

This plat of STANDING BEAR POINTE REPLAT 1 was approved and accepted by the City Council of Omaha, Nebraska, on this 11th day of July, 1997.

APPROVAL OF CITY PLANNING BOARD

This plat of STANDING BEAR POINTE REPLAT 1 was approved by the City Planning Board of the City of Omaha, Nebraska, on this 11th day of July, 1997.

drawn by
JEF
designed by
RDP
reviewed by
revisions

path\lflname
9808\9808101
references
880101

lamp, rynearson & associates, inc.
planners
54770 west dodge road, suite 100
omaha, nebraska 68164-2039
ph. 402-486-2488
fx. 402-486-2730

FINAL PLAT
STANDING BEAR POINTE REPLAT 1
DOUGLAS COUNTY, NEBRASKA

job number-photos
98008-7246
book page
date
JUNE 18, 1997
sheet
1 of 1