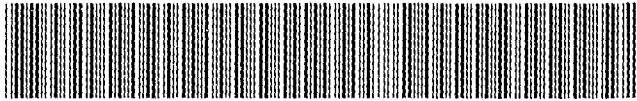



DEED 2004069670



MAY 28 2004 12:20 P 7

Nebr Doc Stamp Tax
<u>528.01</u>
Date
<u>\$-exy</u>
By <u>CC</u>

Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 5/28/2004 12:20:45.75

 2004069670

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

L 7 deed FEE #7 13100 FB New-06-44225
192 BKP 9-15-11/10 COMP OLD 01-60000
 DEL MS SCAN bkpg- 6/2/04 FV W

RD ENGINEERING
 11920 BURT ST, Ste. 180
 OMAHA, NE 68154

DEDICATION

Know all men by these presents that we, WILLOWS DEVELOPMENT 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 THE WILLOWS (lots numbered as shown), and we do hereby ratify and approve of the dedication 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 other company which has been granted a franchise to place 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.

In witness whereof, we do set our hands.

WILLOWS DEVELOPMENT L.L.C.

Barbara Lides Shaw
BARBARA LIDES SHAW, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 2nd day of April 2004, before me, the undersigned, a Notary Public in and for said County, personally came Barbara Lides Shaw, Managing Member of Willows Development, 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 their voluntary act and deed as said officer of said L.L.C.

Muhle & Slathoff
Notary Public

COUNTY TREASURERS CERTIFICATE

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

Debra J. Jolley
COUNTY TREASURER

THE WILLOWS

(LOTS 1 THROUGH 187, INCLUSIVE AND OUTLOTS A THROUGH D, INCLUSIVE)
BEING A PLATTING OF PART OF THE SE1/4 OF SECTION 9,
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE WILLOWS (lots numbered as shown) as to the Design Standards.

Michael J Mackna 4/6/04
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

Michael J Mackna 5/28/04
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE WILLOWS (lots numbered as shown) was approved by the City Planning Board.

11-5-03
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

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

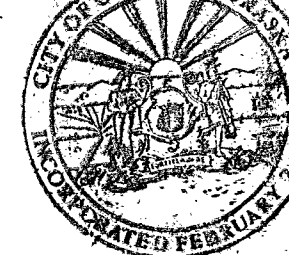
DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL

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

Debra J. Jolley
MAYOR

Attest: Debra J. Jolley
CITY CLERK



NOTES:
1. ALL DISTANCES LABELED ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.

2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.

3. ALL LOT LINES ARE RADIAL LOT LINES UNLESS NOTED AS NR.

4. ALL ANGLES ARE 90° ANGLES UNLESS OTHERWISE NOTED.

5. DIRECT VEHICULAR ACCESS TO 168TH STREET WILL NOT BE ALLOWED FROM ANY LOT ABUTTING SAID STREET.

6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.I.D. #406 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS A, B, & D.

7. THE RESPONSIBILITY FOR MOWING AND MAINTAINING VEGETATION ON THE AREAS OF LOTS 21 THRU 45 INCLUSIVE CANNOT GRADE OR INSTALL ANY STRUCTURES, INCLUDING FENCES, OR PLANT TREES OR SHRUBS WITHIN THE CHANNEL MAINTENANCE AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT.

8. THE PROPERTY OWNERS OF LOTS 21 THRU 45 INCLUSIVE CANNOT GRADE OR INSTALL ANY STRUCTURES, INCLUDING FENCES, OR PLANT TREES OR SHRUBS WITHIN THE CHANNEL MAINTENANCE AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT.

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 The Willows (lots numbered as shown), being a platting of part of the SE1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SE1/4 of Section 9, thence N02°56'39"W (assumed bearing) along the West line of said SE1/4 of Section 9, a distance of 33.00 feet to a point on the Northern right-of-way line of Blondo Street, said point also being the Point of Beginning; thence continuing along said West line of said SE1/4 of Section 9, a distance of 1597.82 feet to the Southwest corner of Lot 60, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence N87°03'23"E along the Southern right-of-way line of said Lot 60, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 91.35 feet; thence N69°40'20"E along said Southern right-of-way line of Lot 60, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 151.65 feet to the Southeast corner of Lot 61, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), and also the Southern line of Lot 59, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 81.96 feet to the Southwest corner of Lot 61, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S72°15'00"E along the Southern line of said Lot 61, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 151.65 feet to the Southeast corner of Lot 61, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), said point also being on the Western right-of-way line of 173rd Street; thence South along said Western right-of-way line of 173rd Street to the point of intersection of said Western right-of-way line of 173rd Street and the Southern right-of-way line of said 173rd Street, thence S81°02'28"E along said Southern right-of-way line of 173rd Street, a distance of 50.00 feet to the point of intersection of said Southern right-of-way line of 173rd Street and the Eastern right-of-way line of said 173rd Street; thence N08°57'35"E along said Eastern right-of-way line of 173rd Street, a distance of 38.92 feet to the Southwest corner of Lot 84, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S81°02'28"E along the Southern line of said Lot 84, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 121.17 feet to the Southeast corner of said Lot 84, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence N15°20'16"E along the Eastern line of said Lot 84, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 4.54 feet to the Southwest corner of Outlot "A", said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence N87°22'19"E along the Southern line of said Outlot "A", Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 118.52 feet; thence N23°25'46"E along said Southern line of Outlot "A", Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 25.28 feet to the Southwest corner of Lot 85, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S68°34'14"E along the Southern line of said Lot 85, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive) and the Eastern line of Lot 143, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 70.00 feet to a point on the Southern right-of-way line of Sherwood Avenue; thence Northeast along said Southern right-of-way line of Sherwood Avenue on the following described courses; thence Northwesterly on a curve to the right with a radius of 275.00 feet, a distance of 16.30 feet, said curve having a long chord which bears N25°07'40"E, a distance of 16.30 feet; thence N26°49'34"E, a distance of 26.36 feet; thence Northwesterly on a curve to the right with a radius of 275.00 feet, a distance of 17.27 feet, said curve having a long chord which bears N44°33'48"E, a distance of 16.56 feet; thence N62°18'03"E, a distance of 76.48 feet; thence Northwesterly on a curve to the right with a radius of 175.00 feet, a distance of 131.94 feet, said curve having a long chord which bears N83°53'58"E, a distance of 128.84 feet; thence Southwesterly on a curve to the left with a radius of 303.00 feet, a distance of 7.20 feet, said curve having a long chord which bears S75°10'55"E, a distance of 7.20 feet to the Northwest corner of Lot 149, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S88°12'38"E along the Southern right-of-way line of 170th Street, a distance of 54.13 feet to a point on the Eastern right-of-way line of said 170th Street, said point also being the Southwest corner of Lot 148, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S69°22'10"E along the Southern line of said Lot 148, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), and also the Southern line of Lot 149, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 148.31 feet; thence S80°27'15"E along said Southern line of Lot 149, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), and also the Southern line of said Lot 150, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 133.28 feet; thence N88°12'41"E along said Southern line of Lot 150, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 55.25 feet; thence S41°27'16"E, a distance of 55.25 feet; thence Southwesterly along said Western right-of-way line of 168th Avenue on a curve to the right with a radius of 175.00 feet, a distance of 16.98 feet, said curve having a long chord which bears S45°43'56"E, a distance of 16.98 feet to the point of intersection of said Western right-of-way line of 168th Avenue and the Southern right-of-way line of said 168th Avenue; thence N47°02'53"E along said Southern right-of-way line of 168th Avenue, and also the Southern line of Lot 152, said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 235.90 feet to a point on the Southwest line of Outlot "C", said Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), said point also being the Southeast corner of said Lot 152, Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive); thence S48°50'54"E along said Southwest line of Outlot "C", Manchester Park (Lots 1 thru 184 Inclusive & Outlots "A" thru "D" Inclusive), a distance of 88.48 feet to a point on the Western right-of-way line of 168th Street; thence S32°57'17"E along said Western right-of-way line of 168th Street, a distance of 344.30 feet; thence S87°34'32"W, a distance of 467.04 feet; thence S02°57'17"E, a distance of 793.43 feet to a point on said Northern right-of-way line of Blondo Street; thence S87°34'32"W along said Northern right-of-way line of Blondo Street, a distance of 1134.93 feet; thence S02°57'17"E along said Northern right-of-way line of Blondo Street, a distance of 17.00 feet; thence S87°34'32"W along said Northern right-of-way line of Blondo Street, a distance of 1000.42 feet to the point of beginning.

Said tract of land contains an area of 67.364 acres, more or less.

4-2-04
Date:

Robert Clark
Robert Clark, LS-419

CURVE TABLE with columns: CURVE, DELTA, RADIUS, ARC LENGTH, CHORD, CHORD BEARING. Contains data for curves A through 22.

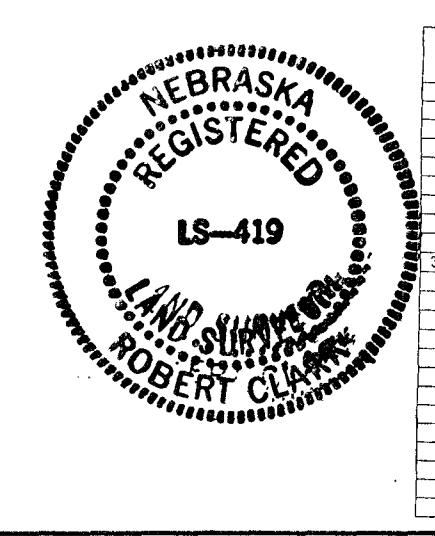
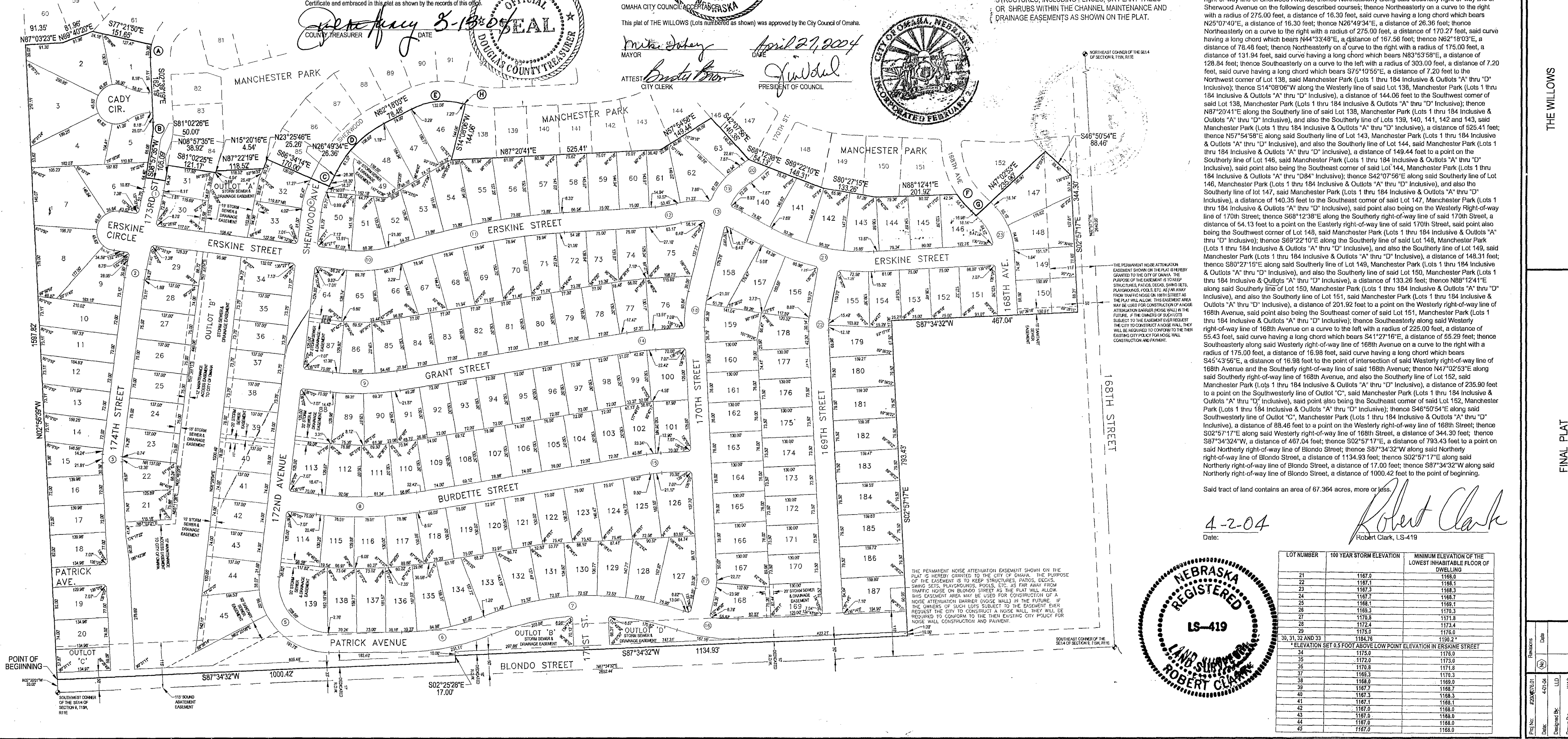
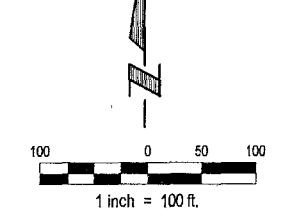


Table with 3 columns: LOT NUMBER, 100 YEAR STORM ELEVATION, MINIMUM ELEVATION OF THE LOWEST INHABITABLE FLOOR OF DWELLING. Lists elevations for lots 21 through 45.

Vertical sidebar containing 'E&A CONSULTING GROUP, INC.' logo, 'SURVEYORS' logo, 'ENGINEERS • PLANNERS • SURVEYORS' text, and 'THE WILLOWS FINAL PLAT' text.