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10/28/03  
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By JB

RICHARD N. JARECH  
REGISTER OF DEEDS  
JAN 1 2004

RECEIVED

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

Deed  
B 11/167  
FEE 138.50  
BKP 29-16-1-18  
DEL \_\_\_\_\_  
CUI-41790  
FB 01-68220 ) add  
CIO \_\_\_\_\_ COMP LM  
SCAN \_\_\_\_\_ FV \_\_\_\_\_  
BKP 10-31-03

# DEERWOOD

## FINAL PLAT OF LOTS 1 THRU 164, INCLUSIVE & OUTLOT A

### SURVEYOR'S 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 BOUNDARY HAS BEEN FURNISHED TO THE CITY OF OMAHA TO DISBURSE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN DEERWOOD (THE LOTS NUMBERED AS SHOWN, BEING A PLATTING OF WELCHER ACRES AND PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29, THENCE S89°00'00"E (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2221.61 FEET, THENCE S22°41'17"E, A DISTANCE OF 188.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°37'02", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 50.07 FEET, A CHORD LENGTH OF 49.74 FEET AND AN ARC BEARING OF N78°39'14"E, THENCE ON SAID CURVE, A DISTANCE OF 50.07 FEET, THENCE S89°59'00"E, A DISTANCE OF 21.13 FEET, THENCE S00°01'30"W, A DISTANCE OF 90.84 FEET, THENCE N89°59'00"W, A DISTANCE OF 100.03 FEET, THENCE N89°59'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 84°52'34", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 15.39 FEET, A CHORD LENGTH OF 15.27 FEET AND A CHORD BEARING OF S08°28'59"W, THENCE ON SAID CURVE, A DISTANCE OF 15.39 FEET, THENCE N89°10'00"E, A DISTANCE OF 150.18 FEET, THENCE S08°28'59"W, A DISTANCE OF 130.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°47'48", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 17.70 FEET, A CHORD LENGTH OF 17.70 FEET AND A CHORD BEARING OF N77°38'30"E, THENCE ON SAID CURVE, A DISTANCE OF 17.70 FEET, THENCE S15°17'22"W, A DISTANCE OF 151.17 FEET, THENCE N74°18'52"W, A DISTANCE OF 15.84 FEET, THENCE S89°59'00"W, A DISTANCE OF 115.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°28'18", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 13.63 FEET, A CHORD LENGTH OF 13.63 FEET AND A CHORD BEARING OF N78°40'36"W, THENCE ON SAID CURVE, A DISTANCE OF 13.63 FEET, THENCE S13°03'31"W, A DISTANCE OF 151.18 FEET, THENCE N72°14'01"W, A DISTANCE OF 62.70 FEET, THENCE N83°30'23"W, A DISTANCE OF 30.41 FEET, THENCE S38°10'30"W, A DISTANCE OF 126.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°14'35", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 0.95 FEET, A CHORD LENGTH OF 0.95 FEET AND A CHORD BEARING OF N63°34'04"W, THENCE ON SAID CURVE, A DISTANCE OF 0.95 FEET, THENCE S89°59'00"W, A DISTANCE OF 118.43 FEET, THENCE S02°42'22"E, A DISTANCE OF 32.06 FEET, THENCE S81°55'20"E, A DISTANCE OF 43.14 FEET, THENCE S23°57'07"W, A DISTANCE OF 170.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°08'01", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 15.84 FEET, A CHORD LENGTH OF 15.84 FEET AND A CHORD BEARING OF N64°58'25"W, THENCE ON SAID CURVE, A DISTANCE OF 15.84 FEET, THENCE S08°59'00"W, A DISTANCE OF 115.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THENCE S89°59'00"W ON SAID SOUTH LINE, A DISTANCE OF 115.89 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER, THENCE N02°23'17"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1322.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 48.07 ACRES MORE OR LESS.

DATED THIS 29 DAY OF JULY, 2003, A.D.



KYLE C. LEE, L.S. 609  
ENGINEERING DESIGN CONSULTANTS  
2200 FLETCHER AVENUE, SUITE 102  
LINCOLN, NE 68504

### 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 "N".
4. ALL ANGLES ARE 90° ANGLES UNLESS OTHERWISE NOTED.
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 114TH STREET FROM LOT 2 AND OUTLOT A.

SCALE: 1"=100'

### APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF DEERWOOD (LOTS 1 THRU 164, INCLUSIVE & OUTLOT A) AS TO THE DESIGN STANDARDS THIS 1 DAY OF August, 2003, A.D.  
*Henry Kellegren*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 28 DAY OF OCTOBER, 2003.  
*Michael O Mackenna*  
CITY ENGINEER

### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF DEERWOOD (LOTS 1 THRU 164, INCLUSIVE & OUTLOT A) WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 24 DAY OF May, 2003, A.D.  
*Frank Jettner*  
CITY PLANNING BOARD MEMBER

### OMAHA CITY COUNCIL ACCEPTANCE

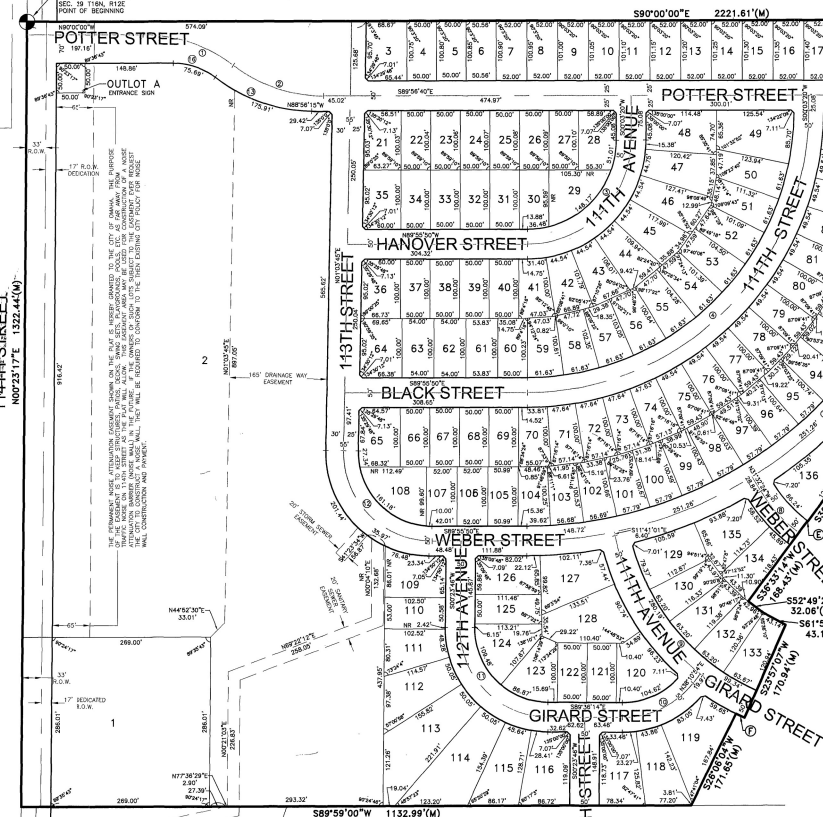
THIS PLAT OF DEERWOOD (LOTS 1 THRU 164, INCLUSIVE & OUTLOT A) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OMAHA THIS 26 DAY OF August, 2003, A.D.  
*Miss Jettner*  
MAYOR  
*Jim Walsh*  
CITY COUNCIL PRESIDENT

### COUNTY-ENGINEER'S CERTIFICATE

THIS PLAT OF DEERWOOD (LOTS 1 THRU 164, INCLUSIVE & OUTLOT A) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 26 DAY OF July, 2003, A.D.  
*Carol J. Gahan*  
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. DATED THIS 22 DAY OF October, 2003, A.D.  
*Carol J. Gahan*  
COUNTY TREASURER



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
A	22°57'02"	125.00	50.07	49.74 N78°39'14"E
B	08°45'54"	100.00	15.29	15.27 S02°28'59"W
C	05°47'48"	125.00	17.70	17.70 N77°38'30"E
D	03°28'18"	225.00	13.63	13.63 N78°40'36"W
E	00°14'35"	225.00	0.95	0.95 N63°34'04"W
F	02°08'57"	425.00	15.84	15.84 N64°58'25"W
G	32°33'17"	290.00	163.86	160.85 N71°13'22"W
H	37°30'48"	250.00	163.68	160.77 N71°12'06"W
I	30°00'50"	175.00	274.93	247.52 S45°03'45"W
J	30°00'51"	475.00	746.25	671.84 S45°03'44"W
K	03°03'24"	200.00	19.87	19.87 N77°10'58"W
L	25°32'42"	250.00	111.46	110.54 N64°10'08"W
M	30°00'00"	725.00	1136.83	1025.30 S45°04'10"W
N	17°14'22"	250.00	95.59	95.00 N42°29'35"W
O	54°21'52"	400.00	379.54	365.46 S38°51'57"E
P	52°12'52"	150.00	136.70	132.02 S64°17'20"W
Q	11°07'00"	150.00	235.62	212.13 S44°36'14"E
R	30°59'59"	150.00	238.72	213.95 S44°26'03"E
S	36°38'59"	275.00	175.91	172.92 N70°36'46"W
T	91°02'56"	125.00	198.64	178.39 N44°24'22"W
U	08°19'09"	150.00	21.78	21.76 S63°01'09"W
V	37°42'44"	115.00	75.69	74.33 S71°08'38"E