



DEED 2004125568



SEP 22 2004 14:52 P 7

Nbr Doc
Stamp Tax
9-22-04
Date
sexoy
By <i>cl</i>

Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 9/22/2004 14:52:17.58  
  
 2004125568

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

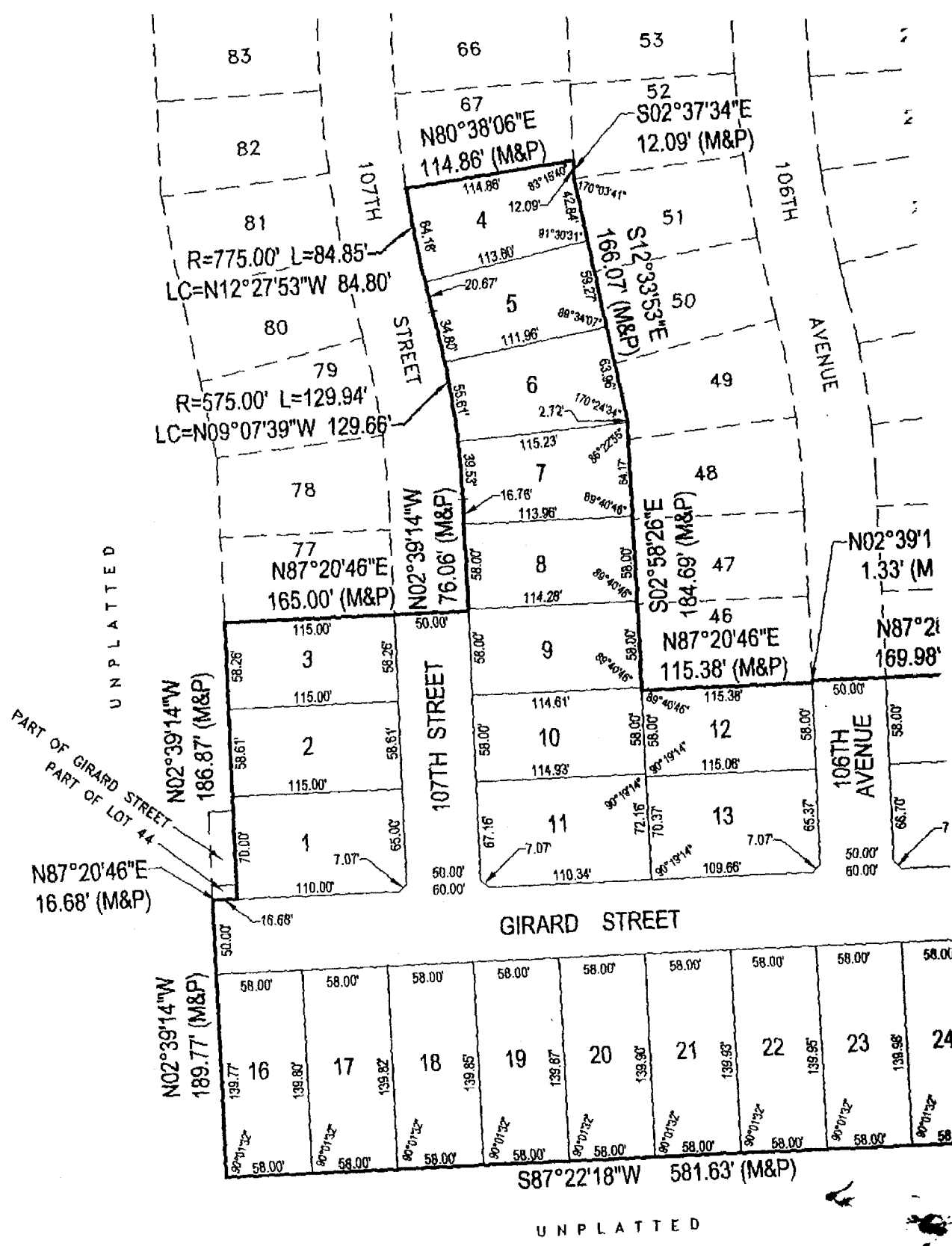
*F* deed  
 $\frac{7}{46}$

FEE 58.00 FB 00-0358-old  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMPT per LW  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

*(RIDE Engineering  
 11930 Burt St. #180  
 Omaha, NE 68154  
 402-505-4355*

Temp. 12.4.01

*V10226*



COUNTY ENGINEER'S CERTIFICATE  
 THIS PLAT OF AVALON NORTH REPLAT TWO (LOTS 1 THROUGH 24 INCLUSIVE) WAS REVIEWED  
 BY THE DOUGLAS COUNTY ENGINEERS OF FIDE  
 \_\_\_\_\_  
 COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE  
 THIS PLAT OF AVALON NORTH REPLAT TWO  
 OMAHA  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 ATTEST  
 CITY CLERK

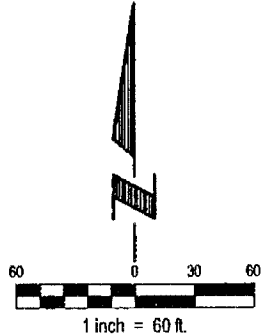
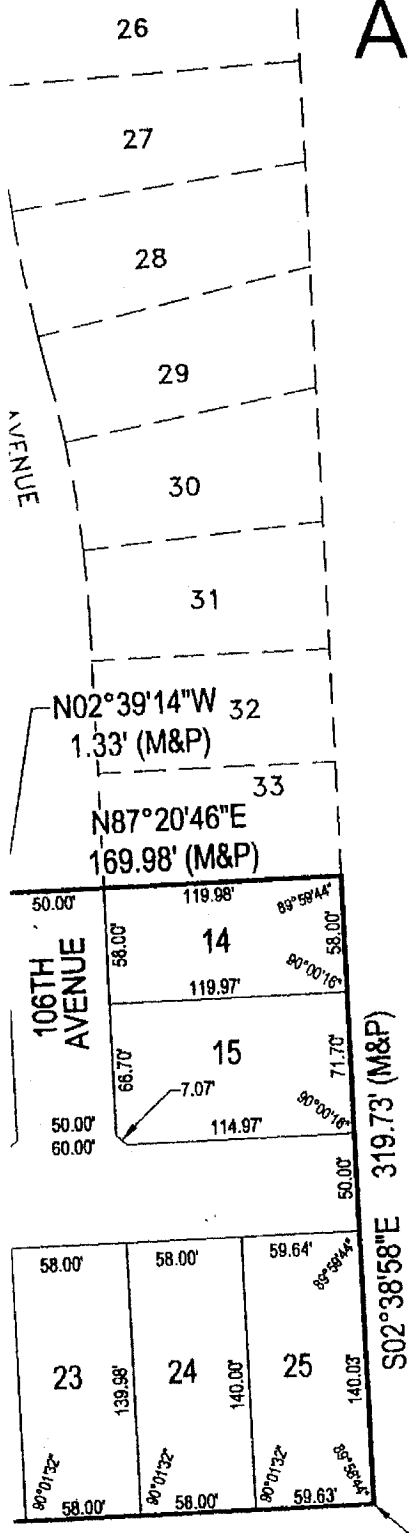
COUNTY TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT I HAVE RECEIVED...

APPROVAL OF CITY PLANNING BOARD

# AVALON NORTH REPLAT TWO

LOTS 1 THRU 25 INCLUSIVE

BEING A REPLATTING OF LOTS 34 THRU 43, INCLUSIVE, AND PART OF LOT 44, AND ALL OF LOT 45, AND ALL OF LOTS 68 THRU 78, INCLUSIVE, ALL IN AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 28, AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAY OF GIRARD STREET, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.



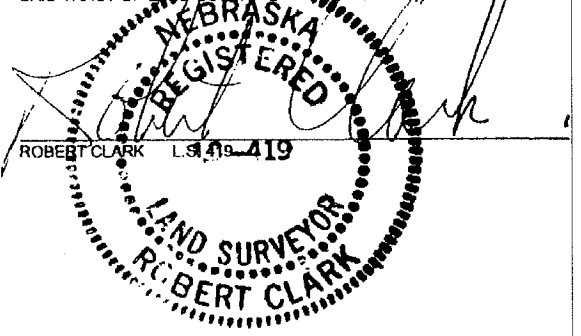
UNPLATTED

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE E AND THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN AVALON NORTH AND PART OF LOT 44, AND ALL OF LOT 45, AND ALL OF LOTS 68 THRU SECTION 28; AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT OF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 35, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), AND ALSO THE SOUTHWEST CORNER OF SAID LOT 44, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A DISTANCE OF 189.77 FEET; THENCE AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) AND THE SOUTHERLY LINE OF SAID LOT 78, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) AND THE EASTERLY EXTENSION SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 73, A 107TH STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT INCLUSIVE, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) ON THE EAST A CURVE TO THE LEFT WITH A RADIUS OF 575.00 FEET, A DISTANCE THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF DISTANCE OF 84.80 FEET TO THE NORTHWEST CORNER OF SAID LOT SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE); THENCE N80°38' BEING THE SOUTHERLY LINE OF SAID LOT 67, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHERLY LINE OF SAID LOT 73, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHERLY LINE OF SAID LOT 68, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A DISTANCE OF 12.09 FEET TO THE SOUTHWEST CORNER OF LOT 51, SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) 1 THRU 93, INCLUSIVE, SAID LINE ALSO BEING SAID WESTERLY LINE INCLUSIVE, SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) ON A DISTANCE OF 184.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 46, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE); THENCE N87° BEING THE SOUTH LINE OF SAID LOT 46, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 106TH AVENUE; THENCE N02°39'14\"/>

SAID TRACT OF LAND CONTAINS AN AREA OF 233,338 SQUARE FEET



### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF AVALON NORTH REPLAT TWO (LOTS 1 THROUGH 25, INCLUSIVE) AS TO THE DESIGN STANDARDS.

*Lenny Kieringer* 2/13/14  
 CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

for *Michael J. Jacobson* 9/21/04  
 CITY ENGINEER DATE

### CITY COUNCIL ACCEPTANCE

AVALON NORTH REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF

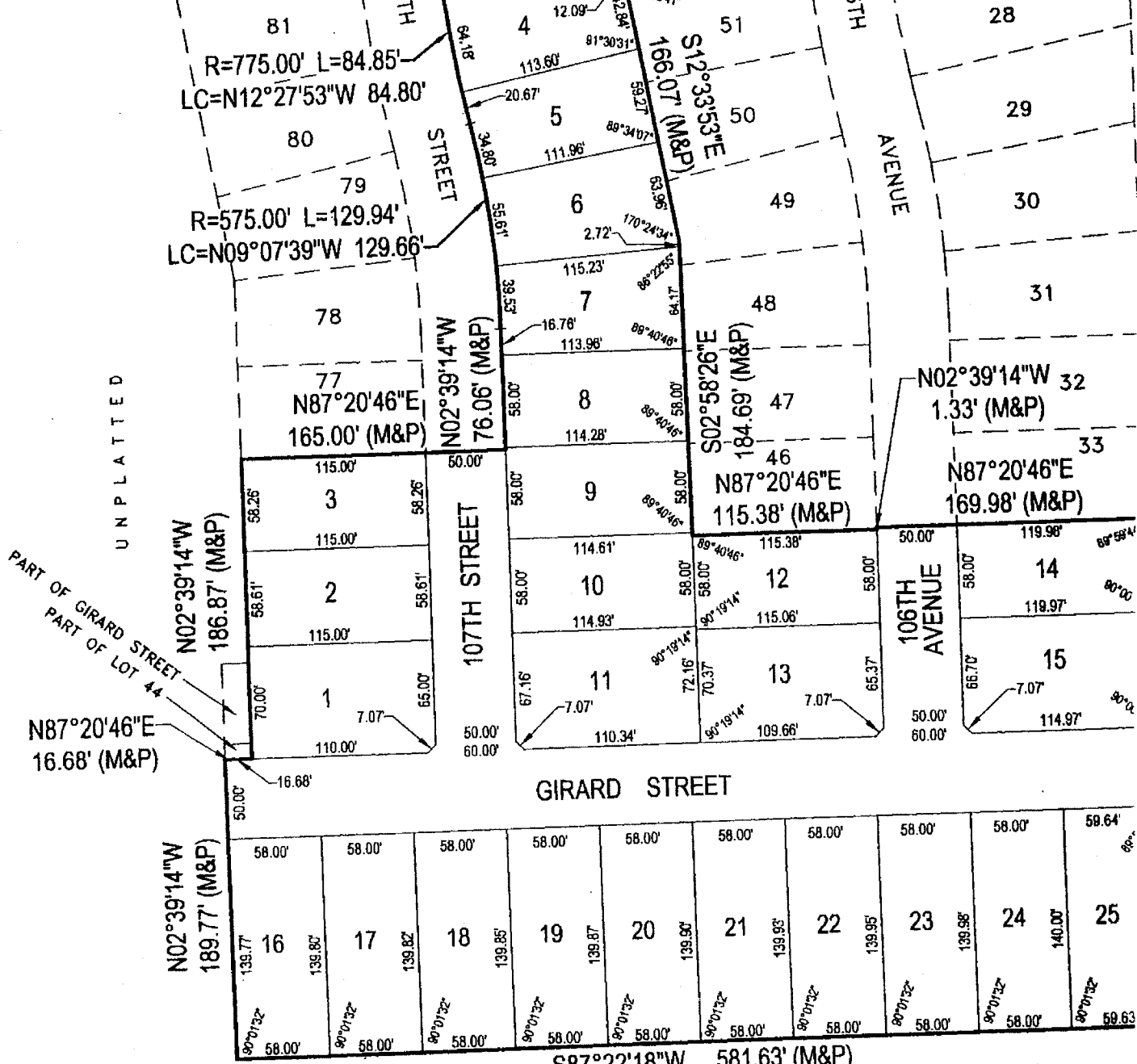
*John* DATE  
*August 24, 2004*  
 PRESIDENT OF COUNCIL



### 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 ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED AS (N.R.).
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

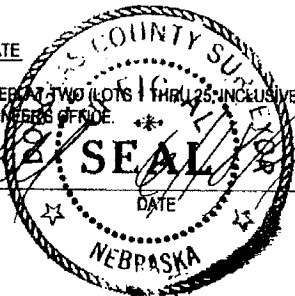




COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF AVALON NORTH REPLAT TWO (LOTS 1 THROUGH 33, INCLUSIVE) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

COUNTY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF AVALON NORTH REPLAT TWO (LOTS NUMBERED / OMAHA

MAYOR

ATTEST CITY CLERK

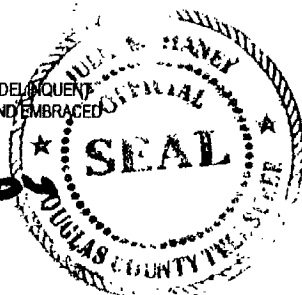


COUNTY TREASURER'S CERTIFICATE

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.

COUNTY TREASURER

DATE



APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF AVALON NORTH REPLAT TWO (LOTS 1 THROUGH APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA

CHAIRMAN

DATE



ION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, LAT TWO (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF ALL OF LOTS 34 THRU 43, INCLUSIVE, LUSIVE, ALL IN AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A SUBDIVISION LOCATED IN THE SW1/4 OF WAY OF GIRARD STREET; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 8TH P.M., DOUGLAS

LOTS 1 THRU 93, INCLUSIVE); THENCE S87°22'18"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LINE OF LOTS 36 THRU 44, INCLUSIVE, SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A DISTANCE OF (LOTS 1 THRU 93, INCLUSIVE); THENCE N02°39'14"W ALONG THE WEST LINE OF SAID LOT 44, AVALON NORTH 3'E, A DISTANCE OF 16.68 FEET; THENCE N02°39'14"W ALONG THE WEST LINE OF SAID LOTS 75 AND 76, ION THEREOF, A DISTANCE OF 186.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 76, AVALON NORTH RNER OF LOT 77, SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE); THENCE N87°20'46"E ALONG THE ND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 77, AVALON OF, A DISTANCE OF 165.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 107TH STREET, ORTH (LOTS 1 THRU 93, INCLUSIVE); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LON NORTH (LOTS 1 THRU 93, INCLUSIVE), AND ALSO THE WESTERLY LINE OF SAID LOTS 68 THRU 72, IG DESCRIBED COURSES; THENCE N02°39'14"W, A DISTANCE OF 76.08 FEET; THENCE NORTHWESTERLY ON 4 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°07'39"W, A DISTANCE OF 129.66 FEET; FEET, A DISTANCE OF 84.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N12°27'53"W, A LON NCRTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 67, NG THE NORTHERLY LINE OF SAID LOT 68, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID LINE ALSO 93, INCLUSIVE), A DISTANCE OF 114.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 68, AVALON NORTH RNER OF SAID LOT 67, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE); THENCE S02°37'34"E ALONG THE 3), SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 52, SAID AVALON NORTH (LOTS 1 THRU 93, JD LOT 52, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE NORTHWEST NCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 68 THRU 74, INCLUSIVE, AVALON NORTH (LOTS 51, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), AND ALSO THE WESTERLY LINE OF LOTS 50 THRU 46, OWING DESCRIBED COURSES; THENCE S12°33'53"E, A DISTANCE OF 166.07 FEET; THENCE S02°58'26"E, A AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LONG THE NORTH LINE OF SAID LOT 45, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID LINE ALSO CLUSIVE), A DISTANCE OF 115.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 45, AVALON NORTH RNER OF SAID LOT 46, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING ON THE WEST ST LINE OF SAID LOT 46, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), SAID LINE ALSO BEING SAID .EST 487°20'46"E ALONG THE WESTERLY EXTENSION OF AND THE NORTH LINE OF SAID LOT 34, AVALON, ORTH ION OF AND THE SOUTH LINE OF LOT 33, SAID AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A DISTANCE H (LOTS 1 THRU 93, INCLUSIVE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 33, HE EAST LINE OF SAID LOT 34, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), AND ALSO THE EAST SAID LOT 35, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), A DISTANCE OF 319.73 FEET TO THE POINT OF

ACRES, MORE OR LESS.

7-04

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, IDA STREET, 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 HEREAFTER KNOWN AS AVALON NORTH REPLAT TWO (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. 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.

IDA STREET, L.L.C.

*Barbara Udes Shaw* June 18, 2004  
 BARBARA UDES SHAW, MANAGER DATE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 ON THIS 18th DAY OF June, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARBARA UDES SHAW, MANAGER MEMBER, OF IDA STREET, 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 SUCH OFFICER OF SAID L.L.C.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

*Jane L McDonald*  
 NOTARY PUBLIC



E&A CONSULTING  
 ENGINEERS • PLANNER



12001 Q STREET  
 OMAHA, NE 68137  
 PHONE: (402) 895-4700  
 FAX: (402) 895-3599

AVALON NORTH REPLAT TWO

S.& I.D. NO. 490  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Proj. No:	2003202.01	Date:	4-7-04	Designed By:	WAC	Drawn By:	WAC/DEF	Scale:	1" = 100'	Sheet	1	of	1
	Revisions		(0)										

6/11/2005