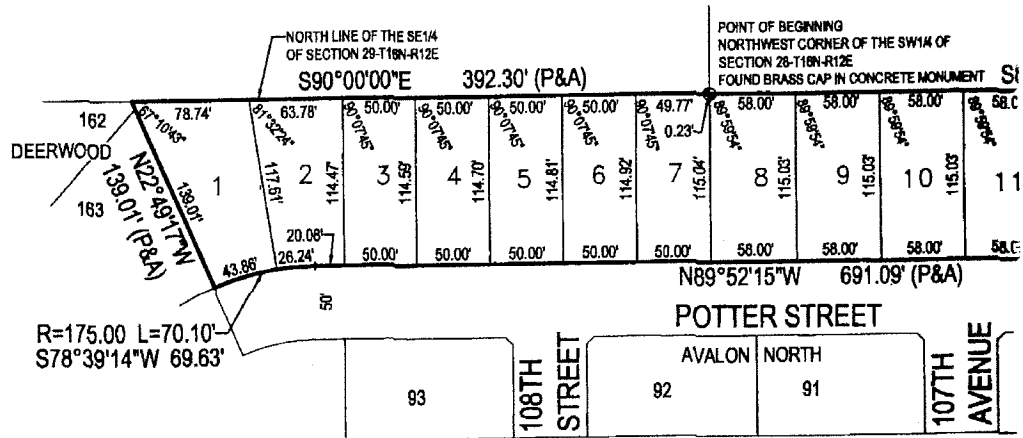


AVALON NORTH REF

LOTS 1 THRU 14 INCLUSIVE

BEING A REPLATTING OF LOTS 1 THRU 13, INCLUSIVE, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) LOCATED IN THE SE1/4 OF SECTION 29, AND THE SW1/4 OF SECTION 28; ALL LOCATED IN TOWNSHIP 12 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, IDA STREET, L.L.C., OWNERS OF THE PROPERTY DESCRIBED BY 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 ONE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY REPLY 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 UTILITIES DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO OPERATE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO 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 ELECTRICITY FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS OF 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 OF ALL INTERIOR LOTS; EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS; 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 THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN CONSIDERED TO 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
BARBARA UDES SHAW, MANAGER

March 30, 2004
DATE

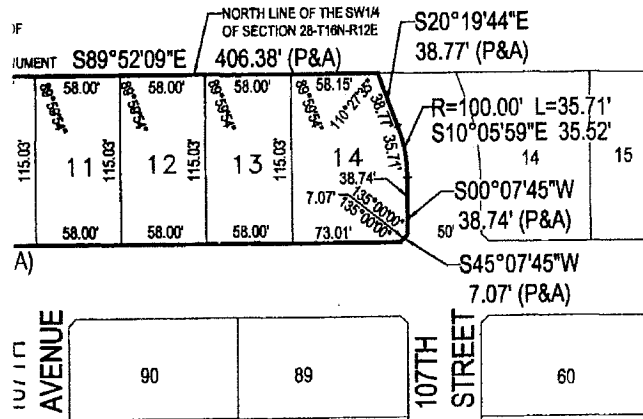
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

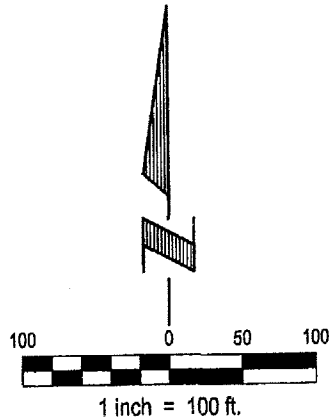
ON THIS 30 DAY OF March, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARBARA UDES SHAW, MANAGER MEMBER, OF IDA STREET, L.L.C., WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS REFERRED TO IN THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME

PLAT ONE

3, INCLUSIVE), A SUBDIVISION
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SAID TRACT OF LA

Robert Clark
ROBERT CLARK I

APPROVAL OF OM

THIS PLAT OF AVAL
INCLUSIVE) IN COM
PER SECTION 7.08,
PLAT IS NOT RECO

City Planning Director
CITY PLANNING DIR

APPROVAL OF CIT

I HEREBY CERTIFY
COMPLIANCE WITH

Michael
CITY ENGINEER

COUNTY TREASUR

THIS IS TO CERTIF
AGAINST THE PRC
IN THIS PLAT AS S

County Treasurer
COUNTY TREASUR

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

CERTIFICATE

CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN OBTAINED FROM THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF THE PLAT, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN AVALON NORTH REPLAT ONE (THE LOTS NUMBERED BEING A REPLATTING OF LOTS 1 THRU 13, INCLUSIVE, AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE), AVALON SOUTH (LOTS 1 THRU 93, INCLUSIVE), AVALON WEST (LOTS 1 THRU 93, INCLUSIVE), AVALON EAST (LOTS 1 THRU 93, INCLUSIVE), ALL LOCATED IN THE SE1/4 OF SECTION 29, AND THE SW1/4 OF SECTION 28; ALL LOCATED IN TOWNSHIP 16 NORTH AND RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.

SAID LAND CONTAINS AN AREA OF 2.089 ACRES, MORE OR LESS.

Robert Clark
SURVEYOR LS 419

MARCH 30, 2004
DATE



OMAHA CITY PLANNING DIRECTOR

AVALON NORTH REPLAT ONE WAS APPROVED AS A SUBDIVISION OF AVALON NORTH (LOTS 1 THRU 93, INCLUSIVE) IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PURSUANT TO SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA. THIS MINOR SUBDIVISION PLAT IS VOID IF THIS PLAT IS NOT RECORDED WITHIN THIRTY (30) DAYS OF THE DATE OF THE PLANNING DIRECTOR'S SIGNATURE.

[Signature] 5/17/04
CITY PLANNING DIRECTOR DATE

CITY ENGINEER OF OMAHA

CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE PROTECTION OF THE PUBLIC WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

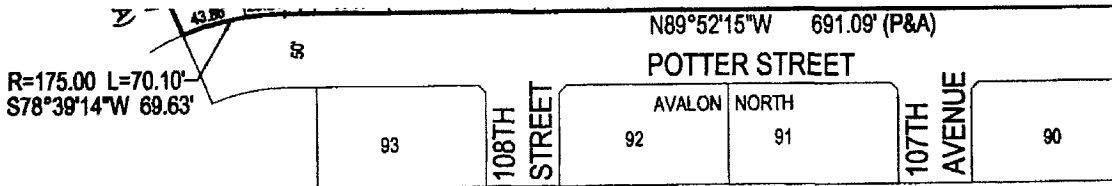
[Signature] 5/14/04
CITY ENGINEER DATE

SURORER'S CERTIFICATE

CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED BY THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

[Signature] 5-6-04
TAX OFFICER DATE





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 ONE (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 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.

IDA STREET, L.L.C.

Barbara Udes Shaw
 BARBARA UDES SHAW, MANAGER

March 30, 2004
 DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 30 DAY OF March, 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..

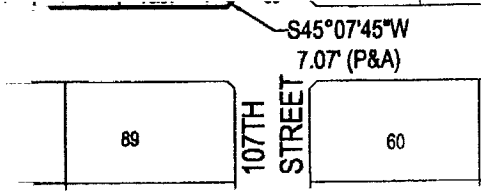
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Michele A. Staples
 NOTARY PUBLIC

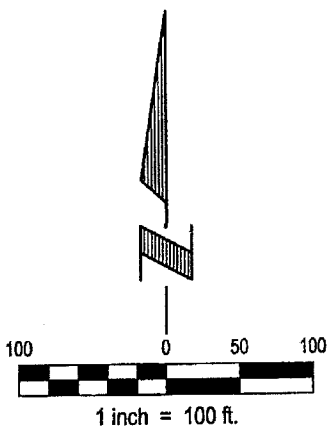


Proj No:	2003202.01	Revisions	
Date:	3/29/2004	(No)	Date
Designed By:	WAC		
Drawn By:	DEF		
Scale:	1" = 100'		
Sheet	1 of 1		

MINOR PLAT



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APPROVAL OF OMAHA CITY PLANNING

THIS PLAT OF AVALON NORTH REPLAT ONE (INCLUSIVE) IN COMPLIANCE WITH SECTION 7.08, HOME RULE CHAPTER 7.08, HOME RULE CHARTER IS NOT RECORDED WITHIN THE

[Signature]
CITY PLANNING DIRECTOR

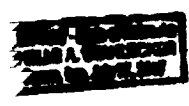
APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT ADEQUATE COMPLIANCE WITH CHAPTER 53 OF THE OMAHA CITY CHARTER IS

[Signature]
for CITY ENGINEER

NOTES:

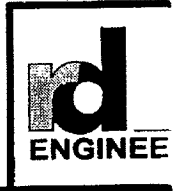
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO OBJECTION AGAINST THE PROPERTY DESCRIBED IN THIS PLAT AS SHOWN BY THE RECORDS

[Signature]
COUNTY TREASURER



<p>AVALON NORTH REPLAT ONE</p> <p>S. & I.D. NO. 490 DOUGLAS COUNTY, NEBRASKA</p>	 <p>12001 Q STREET OMAHA, NE 68131 PHONE: (402) 895-3550 FAX: (402) 895-3550</p>
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