

PETITION TO VACATE A PART OF AVIAN FOREST, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and to replat and dedicate said area as Avian Forest Replat 1, Lots 1 thru 53, inclusive, and Outlot "A". The undersigned petition that the portion of said Avian Forest being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said plat as Avian Forest Replat 1, Edits 1 thru 53, inclusive and Outlot "A" and in connection therewith make the following dedications:

DEDICATION

Know all men by these presents that We, Avian Development Company, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown said subdivision to be hereafter known as AVIAN FOREST REPLAT 1 (lots 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 and further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide 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 install thereon wires or cables for the carrying and transmission of electric energy to light, heat and power and for the transmission of signals and sounds by electric signaling systems provided by a cable television system and the reception on their boundary lots and access a five foot 5 inch strip of land abutting all front and side boundary lots to eight feet 8 inch strip of land abutting the rear boundary lots to an average of 10 feet and a sixteen foot 16 inch strip of land abutting the rear boundary lots of an average of 10 feet. The term exterior lots is herein defined as those lots containing the outer boundary of the above described address. Said sixteen foot 16 inch strip of land shall be held and used as a right-of-way strip when the address lot is subdivided, whether or not used, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West and Peoples Natural Gas Company their successors and assigns to erect, install, operate, maintain, repair and remove poles, wires, cables and other related facilities and to extend thereon poles for the transmission of electric energy to light, heat and power and to install thereon poles for the transmission of electric energy and to install thereon poles for private use pertaining to buildings on all streets, avenues and circles whether public or private. No person or persons or their heirs, assigns, executors, administrators, heirs or their heirs may do any act which would interfere with the installation, use or operation of the above described facilities.

24 Oct. 1998

AVIAN DEVELOPMENT COMPANY, L.L.C.

  
By Paul Sharples, Manager

810.00'

N 00° 00' 00" E

14

11

KOHL'S SUBDIVISION

2

01 (S)

88°33'23"

230.12'

4

S 89°40'09" W, 230.12'

F

00°06'01" E

84

AVIAN FOREST

S 80°14'58" W, 80.37'

7

N 61°58'12" W, 90.01'

SAFETY SUBDIVISION

SAFETY

BEL

NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 4. THERE IS A PERMANENT INGRESS EGRESS, STORM SEWER, MAJOR DRAINAGEWAY AND SANITARY SEWER EASEMENT OVER ALL OF OUTLOT "A", GRANTED TO SARPY COUNTY S.I.D. NO. 178.

N 57°50'  
 N 32°00'  
 N 5

☉ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT
1	273.27'	278.73'	152.51'
2	150.00'	103.22'	53.75'
3	150.00'	62.93'	32.55'
4	285.00'	243.70'	129.58'
5	620.00'	181.29'	92.33'
6	100.00'	152.62'	55.07'

☉ P.O.W. CURVE DATA



**PETITION TO VACATE A PART OF AVIAN FOREST, a subdivision as surveyed, plotted and recorded in Salpury County, Missouri; and to replot and dedicate said AVIAN Forest Report II, lots 1 thru 63, inclusive; and Outlot "A".** The undersigned, as the portion of said Avian Forest being herein released, the plat and declaration of the streets, easements and other areas for public use be set aside, as set and held for naught and to replat said plat as Avian Forest Report I, lots 1 thru 63, inclusive, and Outlot "A", and in connection therewith make the following declaration:

**DEDICATION**

Know all men by these presents that Mr. Avian Development Company, L.P.C., owners of the property described in the above-captioned petition, and its heirs, assigns, successors and assigns, do hereby dedicate, release, relinquish, convey and hold to be enjoyed by the public, as a public use, the streets, easements and other areas for public use, as set forth in said plat and declaration. The undersigned, as the portion of our property as shown on this plat and declaration, do hereby dedicate, release, relinquish, convey and hold to be enjoyed by the public, as a public use, the streets, easements and other areas for public use, as set forth in said plat and declaration. This dedication, release, relinquishment, conveyance and holding to be enjoyed by the public, as a public use, shall be subject to the terms and conditions set forth in said plat and declaration, and shall be subject to the terms and conditions set forth in said plat and declaration. This dedication, release, relinquishment, conveyance and holding to be enjoyed by the public, as a public use, shall be subject to the terms and conditions set forth in said plat and declaration, and shall be subject to the terms and conditions set forth in said plat and declaration.

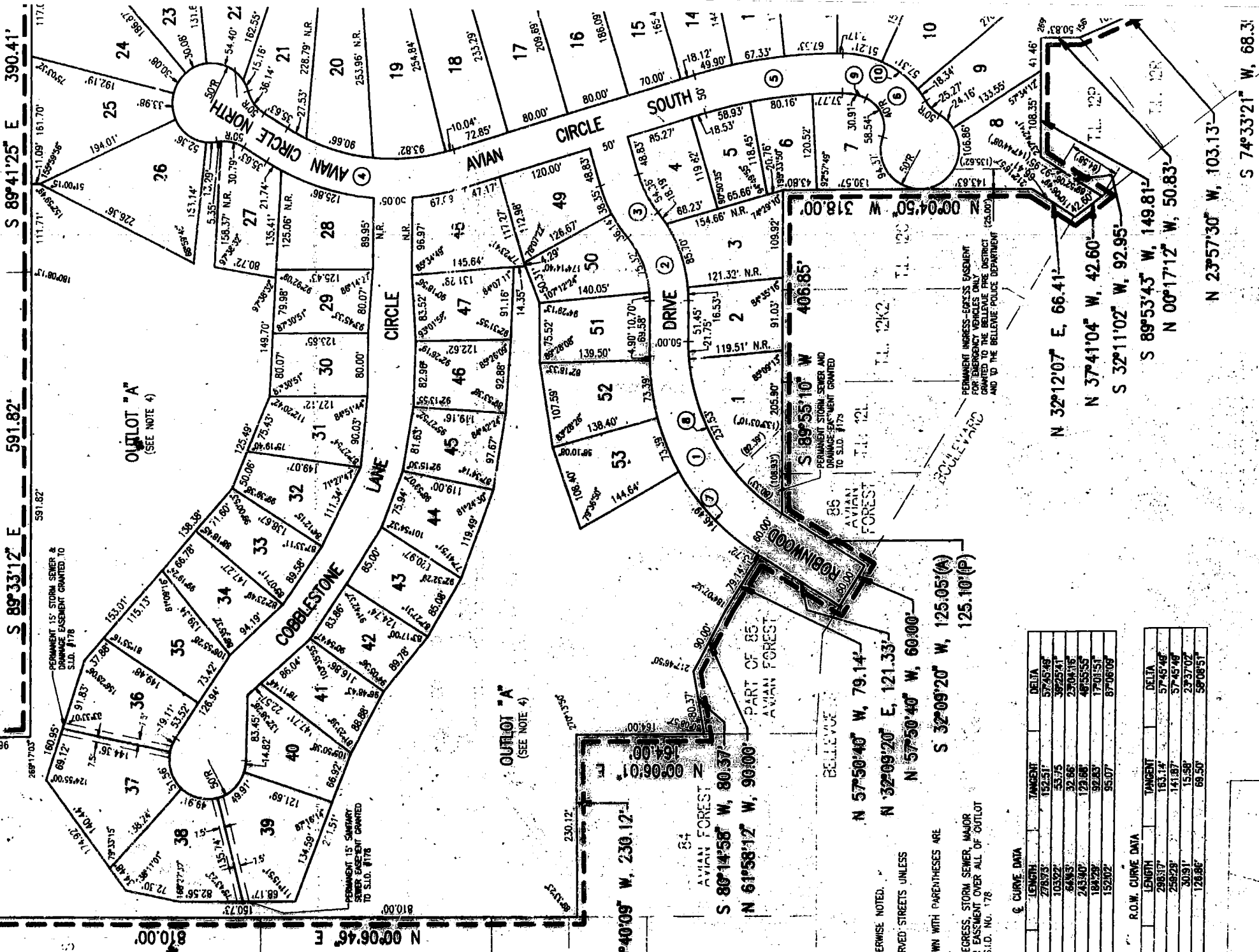
IN WITNESS WHEREOF, I do hereby sign these presents this 1st day of January, 2007.

AVIAN DEVELOPMENT COMPANY, L.P.C.

A handwritten signature in dark ink.

POINT OF BEGINNING

S 89°40'50" E, 229.31'  
S 00°16'09" E, 96.74'  
S 89°33'12" E, 591.82'



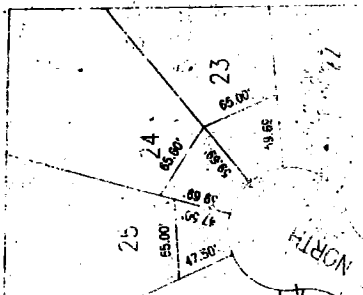
N 57°50'40" W, 79.14'  
N 32°09'20" E, 121.33'  
N 57°50'40" W, 60.00'  
S 32°09'20" W, 125.05'(A)  
125.10'(P)

G CURVE DATA

RADIUS	LENGTH	TANGENT	DELTA
276.87	276.87	152.51'	57°45'48"
150.00'	103.92'	53.75	36°25'51"
180.00'	64.83'	32.56'	23°04'16"
265.90'	243.90'	173.66'	49°55'55"
600.00'	184.29'	92.83'	17°01'51"
100.00'	152.02'	85.07'	87°06'09"

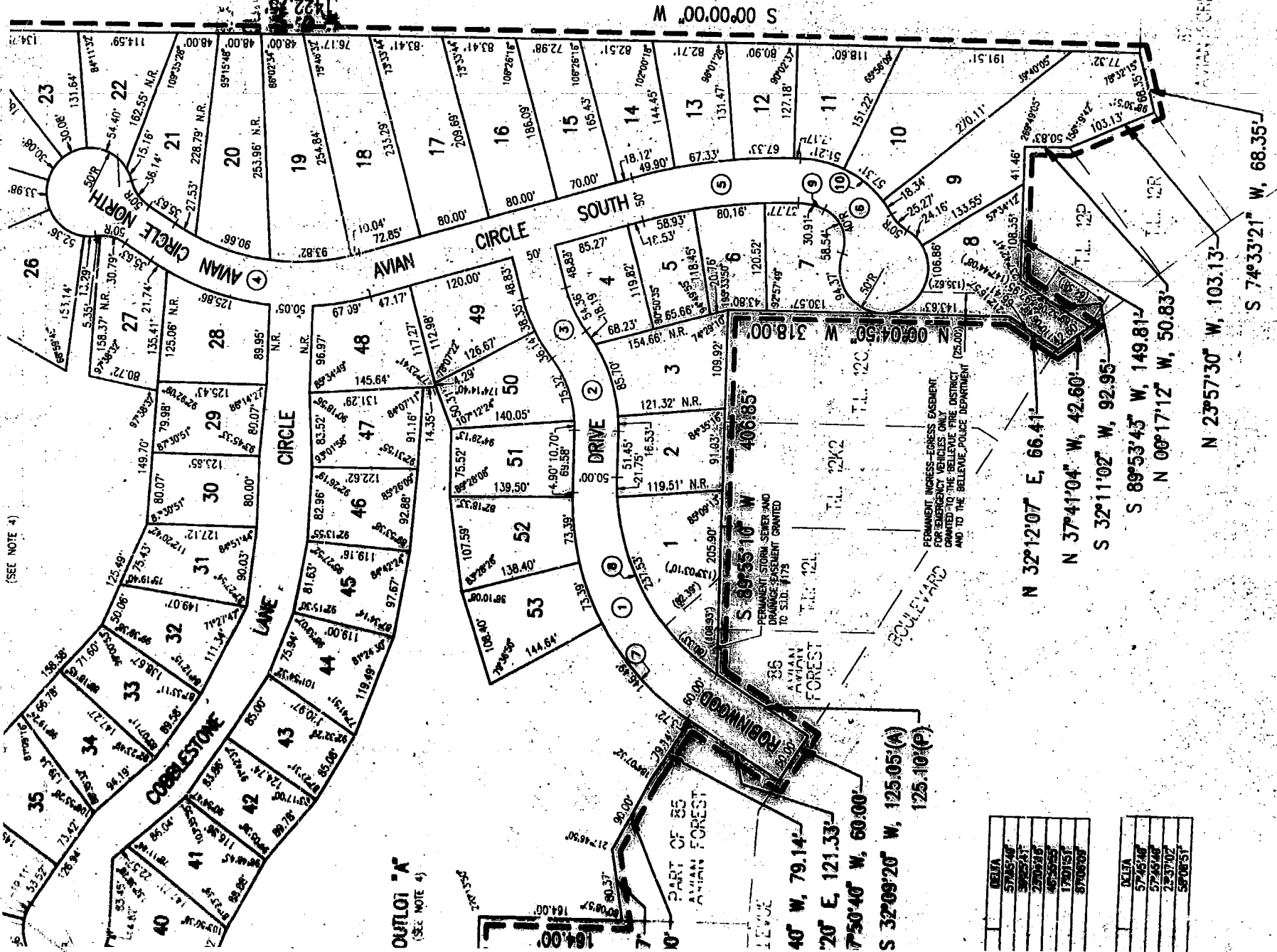
R.O.W. CURVE DATA

RADIUS	LENGTH	TANGENT	DELTA
295.75'	295.75'	163.14'	57°45'48"
257.18'	258.29'	141.87'	57°45'48"
75.00'	30.91'	15.58'	23°37'02"
125.00'	126.86'	66.50'	59°08'51"



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of AVIAN FOREST REPLAT 1 (lots numbered as shown) was



(SEE NOTE 4)

OUTLOT "A"  
(SEE NOTE 4)

DELTA
5745'48"
5823'41"
2000'16"
46'59'55"
1700'15"
8708'51"

DELTA
5745'48"
5745'48"
2000'16"
46'59'55"
1700'15"
8708'51"

40' W, 79.14'  
20' E, 121.33'  
750'40' W, 60.00'  
S 32°09'20" W, 125.05'(A)  
125.10'(P)

N 32°12'07" E, 66.41'  
N 37°41'04" W, 42.60'  
S 32°11'02" W, 92.95'

S 89°53'43" W, 149.81'  
N 00°17'12" W, 50.83'

N 23°57'30" W, 103.13'  
S 74°33'21" W, 68.35'

S 00°00'00" W

REVIEW  
This plat  
by the  
SARPY

COUN  
This is  
property  
by the  
SARPY

BELLEV  
This plat  
City Cou  
final plat  
approval  
4-10 of t

MAYOR  
ATTEST

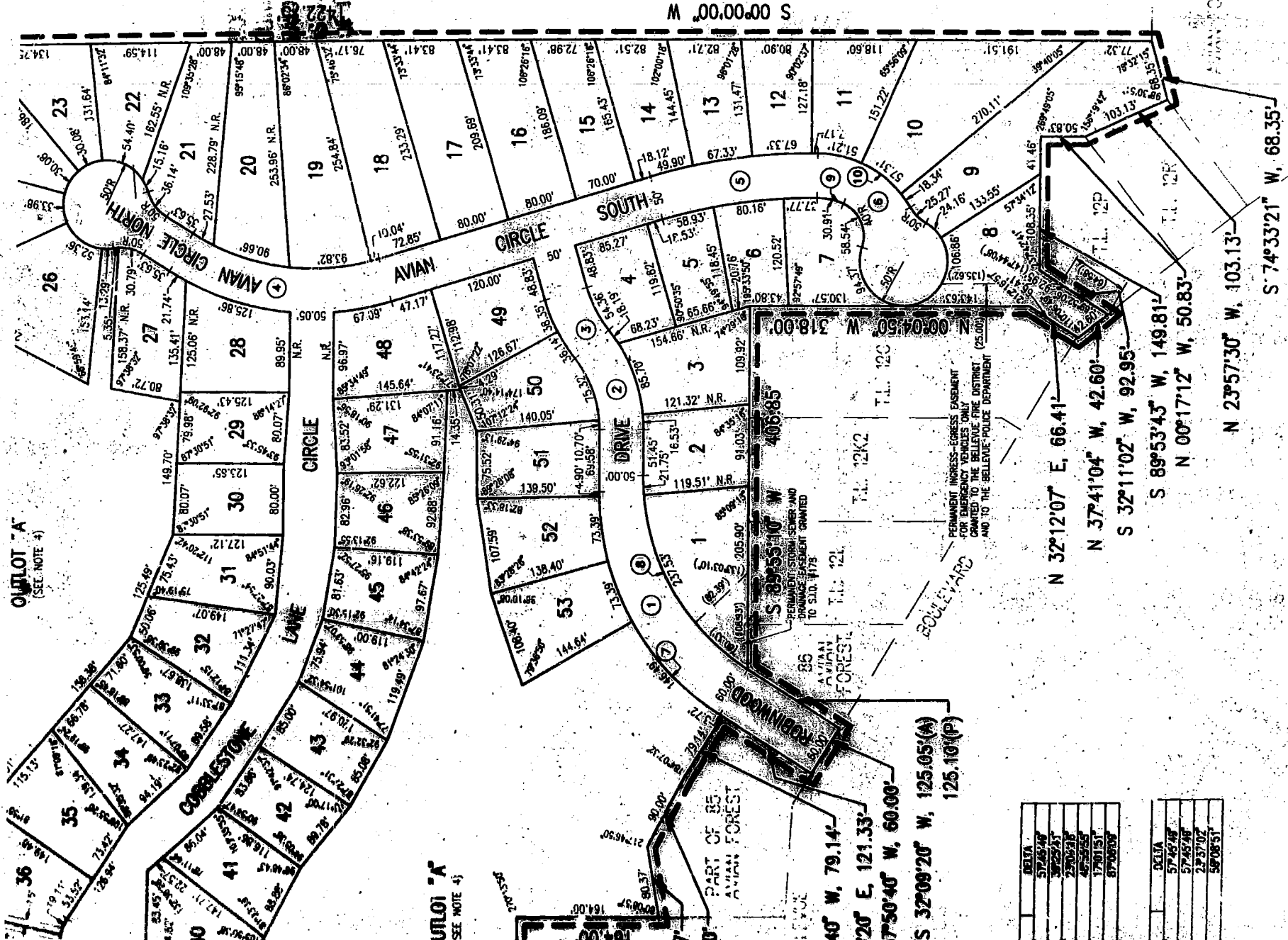
ACKNOWLEDGE  
STATE OF I  
COUNTY OF  
On this  
in and for sa  
Company I  
affixed to the  
act and deek  
WITNESS m

Notary Public

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION  
This plat of AVIAN FOREST REPLAT I (Lots numbered as shown) was approved by the  
Bellevue City Planning Commission on this day of 1996.

*Sarpy*  
COMMISSIONER OF CITY PLANNING COMMISSION

255147



OUTLOT "A"  
(SEE NOTE 4)

OUTLOT "A"  
(SEE NOTE 4)

40' W, 79.14'  
120' E, 121.33'  
7'50'40\" W, 60.00'  
S 32'09'20\" W, 125.05'(A)  
125.10'(P)

DELTA
5745'48
3825'21
2304'21
4535'25
1781'51
87'00'00

DELTA
5745'48
5745'48
2375'02
59'08'51

(PART OF LOT 237, CONTAINED)

S 00'00'00\" W

AVIAN FOREST

COUNT  
This plat  
proper  
by the

*REPLAT*  
SARIN

BELLEVA  
This plat  
City Council  
final plat  
approval  
4-10-0

MAYO  
ATTES

ACKNO  
STATE  
COUNT

On this  
and f  
Compar  
affixed  
and

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of AVIAN FOREST REPLAT (Lots numbered as shown) was approved by the



**EFA CONSULTING GROUP**  
 12001 'D' STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

**AVIAN FOREST REPLAT I**  
 BELLEVUE, NEBRASKA

LAT

96-25960

**FOREST REPLAT I**  
 LOTS 1 THRU 53 INCLUSIVE & OUTLOT "A"

LOTS 1 THRU 53, INCLUSIVE, AND ALSO PART OF LOT 85, AND ALSO ALL OF THE STREET DRIVE, SHADOW LANE, EASTER AVENUE, CHANTREL COURT AND DALE DRIVE, ALL DIVISION LOCATED IN A PART OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST, NEBRASKA.

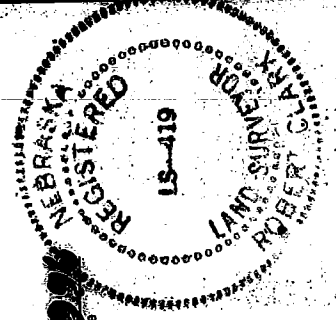
**SURVEYOR'S CERTIFICATE**

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 permanent monuments and stakes will be placed at all corners of all lots, streets, angle points and ends of all curves in Avian Forest Replat I (the lots numbered as shown) being a replat of all Lots 1 thru 83, inclusive, and also part of Lot 85; and also all of the street rights-of-way for Robinwood Drive, Shadow Lane, Easter Avenue, Chantrel Court and Dale Drive, all located in Avian Forest, a subdivision located in a part of Section 23, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28, Avian Forest; thence along the North line of said Avian Forest on the following described courses: thence S89°40'30"E (assumed bearing), a distance of 229.31 feet; thence S00°16'09"E, a distance of 36.74 feet; thence S25°23'12"E, a distance of 597.82 feet; thence S89°47'25"E, a distance of 390.41 feet to the Northeast corner of said Lot 83; Avian Forest; thence S00°00'00"W along the East line of said Avian Forest, a distance of 1423.75 feet to the Southeast corner of Lot 79; Avian Forest; said point also being on the North line of Lot 87; said Avian Forest; thence S74°33'21"W along the South line of said Lot 79, Avian Forest; said line also being said North line of Lot 87; Avian Forest; a distance of 68.38 feet to the Southwest corner of said Lot 79; Avian Forest; thence along the Southerly line of said Avian Forest on the following described courses: thence N23°57'30"W, a distance of 103.83 feet; thence N00°17'12"W, a distance of 150.68 feet; thence S89°53'43"W, a distance of 148.81 feet; thence S32°11'02"W, a distance of 92.95 feet; thence N02°31'00"W, a distance of 42.60 feet; thence N32°12'07"E, a distance of 76.41 feet; thence N00°04'50"W, a distance of 318.00 feet; thence S89°55'10"W, a distance of 308.85 feet; thence S32°08'20"W, a distance of 125.05 feet to the point of intersection of the Easterly right-of-way line of said Robinwood Drive and the Northerly right-of-way line of Bellevue Boulevard; said point also being the Southwest corner of Lot 86; Avian Forest; thence N57°50'40"W, a distance of 121.23 feet to a point on the Northerly line of said Lot 85; Avian Forest; thence N32°09'20"E, a distance of 157.50 feet to a point on the Northerly line of said Lot 85; Avian Forest; said line also being the Southerly line of said Lot 8; Avian Forest; thence along the Northerly line of Lot 85; Avian Forest, on the following described courses: thence N15°50'40"W, a distance of 79.14 feet; thence N61°58'12"W, a distance of 90.00 feet; thence S60°44'58"W, a distance of 80.37 feet to the Southwest corner of Lot 10; said Avian Forest; said point also being on the East line of Lot 84; said Avian Forest; thence N00°06'01"E along the West line of said Lot 10; Avian Forest; said line also being said East line of Lot 84; Avian Forest; a distance of 168.00 feet to the Southeast corner of said Lot 11; Avian Forest; said point also being the Northeast corner of said Lot 84; Avian Forest; thence S89°40'09"W along the North line of said Lot 84; Avian Forest; a distance of 230.12 feet to the Southwest corner of said Lot 12; Avian Forest; said point also being the Northwest corner of said Lot 94; Avian Forest; said point also being on the West line of said Avian Forest; thence N00°08'46"E along said West line of Avian Forest, a distance of 810.00 feet to the point of beginning.

Said tract of land contains an area of 28.502 acres, more or less.

*Robert Clark* 04/23/1996  
 Robert Clark, L.S. 419



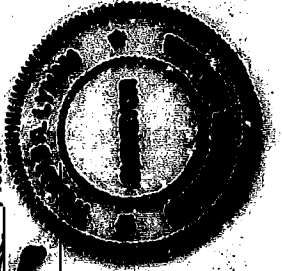
**PETITION TO VACATE A PART OF AVIAN FOREST**, a subdivision as surveyed, plotted and recorded in Sarpy County, Nebraska, and to replat and dedicate said area as Avian Forest Replat I, Lots 1 thru 53, inclusive, and Outlot "A". The undersigned petitioners, the portion of said Avian Forest being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said plat as Avian Forest Replat I, Lots 1 thru 53, inclusive, and Outlot "A", and in connection therewith make the following dedications:

**DEDICATION**

Know all men by these presents that We, Avian Development Company, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as AVIAN FOREST REPLAT I, lots numbered as shown; and we do hereby ratify and approve of the dedication of our property as shown in the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby make statements as shown on this plat. We grant herein grants a perpetual easement to the Omaha Public Power District, U.S. West 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 improve poles, wires, cables, conduits and other related facilities and to substitute hereafter wires or cables for the carrying and transmission of

Checked by *[Signature]*  
 DE *[Signature]*  
 Produced by *[Signature]*  
 504  
 254

AT (Lugs numbered as shown) was reviewed  
 15th day of APR 1996



ITE  
 or of special taxes due or delinquent against the  
 s Certificate and embraced in this plat, as shown

APR 19/1996  
 DATE

**REGISTERED SURVEYOR**

AL  
 (Lots numbered as shown) was approved by the  
 day of April, 1996. Approval of this  
 and ninety (90) days from the date of City Council  
 with the Register of Deeds as provided in Section  
 division regulations

*[Signature]*  
*[Signature]*



7L 12B1 # 12A2 # 12B3

DICATION ALL MEN BY THESE PRESENTS THAT WE SDZIC GROUP (OWNER) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS FLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND LOTS NUMBERED AS SHOWN AND WE HEREBY RATIFY A THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAN AND APPROVE OF THE PUBLIC USE OF THE STREETS AND ALIEN FOREST, RANGE 13 EAST OF THE 6TH P.M., SASKY COUNTY, NEBRASKA AS APPEARS ON THIS CERTIFICATE AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 19th DAY OF October A.D., 1957

SDZIC GROUP  
*John D. Douglas*  
*Stephen K. Douglas*

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA S.S.  
COUNTY OF Douglas

ON THIS 19th DAY OF October A.D., 1957 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME John D. Douglas AND Stephen K. Douglas WHOSE NAMES ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PART OWNER OF THE PROPERTY DESCRIBED IN THE SDZIC GROUP CERTIFICATE ON THIS FLAT AND ACKNOWLEDGED THE SAME THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL AT Douglas NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 19th DAY OF May 1958



7. L. 12A1

DICATION ALL MEN BY THESE PRESENTS THAT WE SDZIC GROUP (OWNER) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS FLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND LOTS NUMBERED AS SHOWN AND WE HEREBY RATIFY A THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAN AND APPROVE OF THE PUBLIC USE OF THE STREETS AND ALIEN FOREST, RANGE 13 EAST OF THE 6TH P.M., SASKY COUNTY, NEBRASKA AS APPEARS ON THIS CERTIFICATE AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 19th DAY OF October A.D., 1957

SDZIC GROUP  
*John D. Douglas*  
*Stephen K. Douglas*

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA S.S.  
COUNTY OF Douglas

ON THIS 19th DAY OF October A.D., 1957 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME John D. Douglas AND Stephen K. Douglas WHOSE NAMES ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PART OWNER OF THE PROPERTY DESCRIBED IN THE SDZIC GROUP CERTIFICATE ON THIS FLAT AND ACKNOWLEDGED THE SAME THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL AT Douglas NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 19th DAY OF May 1958



7. L. 12A1

DICATION ALL MEN BY THESE PRESENTS THAT WE SDZIC GROUP (OWNER) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS FLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND LOTS NUMBERED AS SHOWN AND WE HEREBY RATIFY A THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAN AND APPROVE OF THE PUBLIC USE OF THE STREETS AND ALIEN FOREST, RANGE 13 EAST OF THE 6TH P.M., SASKY COUNTY, NEBRASKA AS APPEARS ON THIS CERTIFICATE AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 19th DAY OF October A.D., 1957

SDZIC GROUP  
*John D. Douglas*  
*Stephen K. Douglas*

ACKNOWLEDGMENT OF NOTARY:

STATE OF Nebraska S.S.  
COUNTY OF Douglas

ON THIS 19th DAY OF October A.D., 1957 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME John D. Douglas AND Stephen K. Douglas WHOSE NAMES ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PART OWNER OF THE PROPERTY DESCRIBED IN THE SDZIC GROUP CERTIFICATE ON THIS FLAT AND ACKNOWLEDGED THE SAME THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL AT Douglas NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 19th DAY OF May 1958





7L 1181A / 1181B

[REDACTED]

APR 19 1967

*Henry C. ...*

[REDACTED]

[REDACTED]

[REDACTED]

*President*

*Amulso*

[REDACTED]

APR 19 1967

*Henry C. ...*

[REDACTED]

[REDACTED]

1181B

DEDICATION

TL

TO BE HELD BY THE STATE OF KANSAS FOR THE PURPOSES OF THE ACT APPROVED MARCH 13 1907

BY THE COMMISSIONERS OF THE LAND OFFICE

*John P. [unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

[REDACTED]

TO BE HELD BY THE STATE OF KANSAS FOR THE PURPOSES OF THE ACT APPROVED MARCH 13 1907

BY THE COMMISSIONERS OF THE LAND OFFICE

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

*[unclear]*

ON THIS 28th DAY OF October A.D., 1937 BEFORE ME A NOTARY PUBLIC DUTY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME

IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS COMMISSIONERS OF THE PROPERTY DESCRIBED IN THE SURVEY'S THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT ELLSWORTH IN SAID COUNTY THE DATE LAST AFORESAID.

*[Signature]*

NOTARY PUBLIC (Notary Seal)

COMMISSION EXPIRES ON THE 5th DAY OF JANUARY 1938