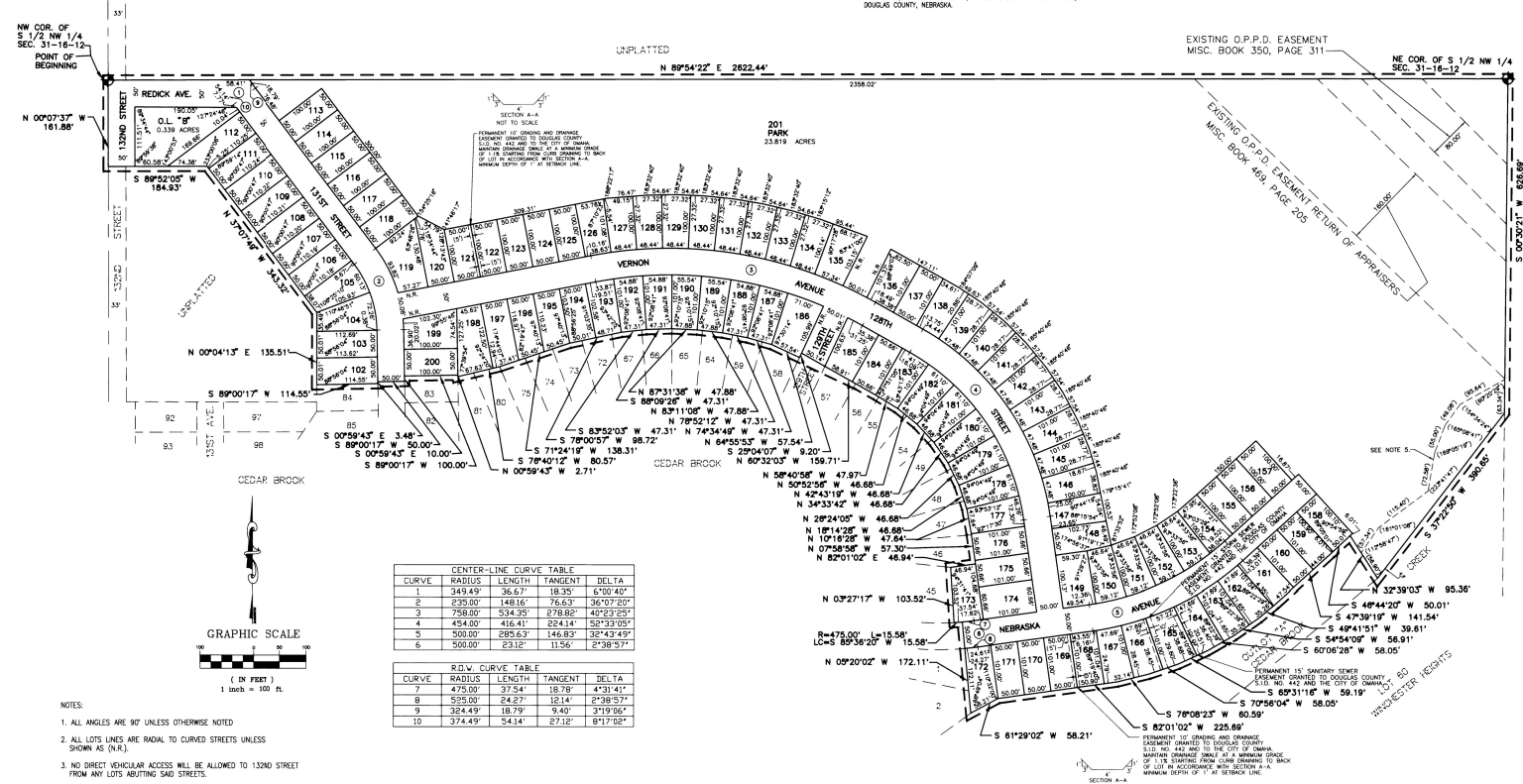


G13-#1

CEDAR BROOK

LOTS 102 THRU 201 INCLUSIVE AND OUTLOT "B"

BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH PAW. DOUGLAS COUNTY, NEBRASKA.



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	349.49	36.67	18.35	6°00'40"
2	835.00	148.61	76.63	36°07'20"
3	798.00	534.35	279.82	140°23'25"
4	454.00	416.41	224.41	52°33'05"
5	300.00	289.63	146.83	38°43'49"
6	500.00	231.2	115.6	2°38'37"

R.O.V. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	475.00	37.54	18.78	4°31'47"
8	930.00	24.27	12.14	2°18'57"
9	324.49	18.79	9.40	3°19'06"
10	374.49	54.14	27.12	8°17'02"

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STRETS UNLESS SHOWN AS (N/S)
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET FROM ANY LOTS ADJACENT SAID STRETS.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

PERPETUAL SEWER AND DRAINAGE AND CHANNEL EASEMENT GRANTED TO PAPO-WISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT 442 AND ITS SUCCESSORS AND ASSIGNS TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT, AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS, NO PERMANENT BUILDINGS, FENCES, PILLS, TREES, RETAINING WALLS OR LOOSE ROCK 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of CEDAR BROOK (lots numbered as shown) as to the Design Standards this 30th day of November, 1999.

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
 Date 11/30/99

REVIEW OF DOUGLAS COUNTY ENGINEER
 This plat of the CEDAR BROOK (lots numbered as shown) was reviewed by the Office of the Douglas County Engineer on this 12th day of November, 1999.



APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of CEDAR BROOK (lots numbered as shown) was approved by the City Planning Board on this 1st day of December, 1999.

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of CEDAR BROOK (lots numbered as shown) was approved by the City Council of Omaha on this 1st day of December, 1999.

COUNTY TREASURER'S CERTIFICATE
 This is to certify that I find no regular or special tax delinquent against the property described in the Survey Certificate and embraced in this plat as shown by the of this office.
 Date 1/3/00

EXISTING O.P.P.D. EASEMENT MISC. BOOK 350, PAGE 311
 NE COR. OF S 1/2 NW 1/4 SEC. 31-16-12

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 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 Cedar Brook (Lots 102 thru 201, inclusive, and Outlot "B") being a platting of part of the South 1/2 of the NW 1/4 of Section 31, 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 South 1/2 of the NW 1/4 of Section 31; thence N89°54'22"E (assumed bearing) along the North line of said South 1/2 of the NW 1/4 of Section 31 a distance of 2622.44 feet to the Northeast corner of said South 1/2 of the NW 1/4 of Section 31; thence S0°30'21"W along the East line of said NW 1/4 of Section 31 a distance of 628.89 feet to the Northeast corner of Lot 60, Winchester Heights, a subdivision located in the West 1/2 of said Section 31; thence S37°22'50"W along the Northern line of said Lot 60, Winchester Heights, a distance of 390.65 feet to the Southeast corner of Outlot "A", Cedar Brook, Lots 1 thru 101, inclusive, and Outlot "A"; a subdivision located in the North 1/2 of the NW 1/4 of Section 31; thence N32°59'03"W along the Easterly line of said Outlot "A", Cedar Brook (Lots 1 thru 101, inclusive, and Outlot "A"); thence along the Northernly line of said Cedar Brook (Lots 1 thru 101, inclusive, and Outlot "A") on the following described courses; thence S44°42'20"W, a distance of 50.01 feet; thence S47°39'19"W, a distance of 141.54 feet; thence S49°41'51"W, a distance of 39.61 feet; thence S54°54'08"W, a distance of 56.91 feet; thence S0°30'21"W, a distance of 58.05 feet; thence S69°31'16"W, a distance of 59.19 feet; thence S70°56'04"W, a distance of 58.05 feet; thence S70°08'23"W, a distance of 60.59 feet; thence S82°01'02"W, a distance of 225.69 feet; thence S61°29'02"W, a distance of 58.21 feet; thence N05°20'02"W, a distance of 172.11 feet; thence Westwarily, on a curve to the right with a radius of 475.00 feet, a distance of 15.58 feet, said curve having a long chord which bears S89°30'20"W, a distance of 15.58 feet; thence N03°27'17"W, a distance of 103.52 feet; thence N82°01'02"E, a distance of 46.94 feet; thence N07°58'58"W, a distance of 57.30 feet; thence N17°18'02"W, a distance of 47.84 feet; thence N18°44'28"W, a distance of 46.68 feet; thence N28°04'20"W, a distance of 46.68 feet; thence N43°33'42"W, a distance of 46.68 feet; thence N42°49'12"W, a distance of 46.68 feet; thence N50°52'56"W, a distance of 46.68 feet; thence N58°40'38"W, a distance of 47.97 feet; thence N07°58'58"W, a distance of 159.71 feet; thence N12°43'07"W, a distance of 9.20 feet; thence N64°55'53"W, a distance of 57.54 feet; thence N74°34'49"W, a distance of 47.31 feet; thence N17°52'12"W, a distance of 47.31 feet; thence N18°14'28"W, a distance of 47.88 feet; thence N87°31'38"W, a distance of 47.88 feet; thence S89°09'28"W, a distance of 47.31 feet; thence S87°52'03"W, a distance of 47.31 feet; thence S78°00'37"W, a distance of 98.72 feet; thence S71°24'19"W, a distance of 138.31 feet; thence S78°40'12"W, a distance of 80.57 feet; thence N02°59'43"W, a distance of 2.71 feet; thence S89°01'17"W, a distance of 100.00 feet; thence S00°59'43"E, a distance of 10.00 feet; thence S89°00'17"W, a distance of 50.00 feet; thence S00°59'43"E, a distance of 3.48 feet; thence S89°00'17"W, a distance of 114.55 feet to the Northeast corner of Lot 84, said Cedar Brook (Lots 1 thru 110, inclusive, and Outlot "A"); thence N00°04'13"E, a distance of 135.51 feet; thence N37°00'49"W, a distance of 343.32 feet; thence S89°02'00"W, a distance of 184.83 feet to a point on the West line of said NW 1/4 of Section 31; thence M00°07'37"W, along said West line of the NW 1/4 of Section 31, a distance of 161.88 feet to a point of beginning.
 Said tract of land contains an area of 40.365 acres, more or less.

Robert Clark Nov. 22 1999
 ROBERT CLARK, LS-419
 SURVEYOR

DEDICATION
 Know all men by these presents that we, Hearstone Homes, Inc., formerly known as Construction Sciences, Inc., owner 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 CEDAR BROOK (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, we do 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 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, or eight-foot (8') wide strip of land abutting the rear boundary lines of all 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 curbside 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.

HEARSTONE HOMES, INC.
 (Formerly known as Construction Sciences, Inc.)
 JOHN J. SMITH
 PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 On this 22nd day of Nov, 1999, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, who is personally known to me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his/her voluntary act and deed as officer of said corporation.
 Witness my hand and Notarial Seal the day and year last above written.

Homes R. Hunt
 Notary Public