

THE COLONIES REPLAT VI

LOTS 1 THRU 30 INCLUSIVE
 BEING A REPLAT OF LOT 45, THE COLONIES REPLAT IV, A SUBDIVISION LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T.14 N.,
 R.11 E OF THE 6TH P.M., DOUGLAS COUNTY, 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 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 THE COLONIES REPLAT VI (lots numbered as shown), being a replat of Lot 45, The Colonies Replat IV, a subdivision located in the NE 1/4 of Section 2, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 45, The Colonies Replat IV, said point also being on the South right-of-way line of "F" Street, said point also being on the West line of said NE 1/4 of Section 2; thence N88°52'04"E (assumed bearing) along said South right-of-way line of "F" Street, a distance of 296.34 feet to the Northeast corner of said Lot 45, The Colonies Replat IV, said point also being the point of intersection of said South right-of-way line of "F" Street and the West right-of-way line of 150th Street; thence along the Easterly line of said Lot 45, The Colonies Replat IV on the following described courses; thence Southwesterly on a curve to the right with a radius of 382.87 feet, a distance of 174.03 feet, said curve having a long chord which bears S11°53'22"W, a distance of 172.54 feet; thence S85°05'20"E, a distance of 60.00 feet; thence Southwesterly on a curve to the right with a radius of 442.87 feet, a distance of 61.65 feet; said curve having a long chord which bears S28°53'58"W, a distance of 61.65 feet; thence S57°06'45"E, a distance of 47.52 feet; thence S85°39'57"E, a distance of 142.07 feet; thence S77°26'19"E, a distance of 62.00 feet; thence S65°36'36"E, a distance of 62.12 feet; thence S62°17'26"E, a distance of 29.41 feet; thence S27°42'34"W, a distance of 122.00 feet; thence S62°17'26"E, a distance of 11.78 feet; thence S27°42'34"W, a distance of 50.00 feet; thence N62°17'26"W, a distance of 0.35 feet; thence S27°42'34"W, a distance of 110.00 feet; thence N62°17'26"W, a distance of 62.75 feet; thence N75°28'29"W, a distance of 41.29 feet; thence N86°51'01"W, a distance of 37.09 feet; thence S10°14'30"W, a distance of 109.44 feet; thence Northwesterly on a curve to the left with a radius of 416.86 feet, a distance of 7.10 feet, said curve having a long chord which bears N80°14'47"W, a distance of 7.10 feet; thence S09°15'57"W, a distance of 255.21 feet; thence S10°11'36"W, a distance of 116.03 feet to the Southeast corner of said Lot 45, The Colonies Replat IV, said point also being on the Northern right-of-way line of Hillside Avenue; thence along said Northern right-of-way line of Hillside Avenue on the following described courses; thence N76°43'47"W, a distance of 147.58 feet; thence N53°07'23"W, a distance of 37.00 feet; thence Southwesterly on a curve to the right with a radius of 180.00 feet, a distance of 102.67 feet, said curve having a long chord which bears S73°12'53"W, a distance of 101.28 feet to the Southwest corner of said Lot 45, The Colonies Replat IV, said point also being on said West line of the NE 1/4 of Section 2; thence N00°26'41"W along the West line of said Lot 45, The Colonies Replat IV, a distance of 981.96 feet to the point of beginning.

Robert Clark, LS-419 Date June 28, 1994

REVIEW OF DOUGLAS COUNTY ENGINEER
 This plat of the THE COLONIES REPLAT VI (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 28th day of June, 1994.

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of THE COLONIES REPLAT VI (Lots numbered as shown) as to the Design Standards this 12 day of July, 1994.

I hereby certify that adequate provisions have been made for compliance with Chapter 153 of the Omaha Municipal Code.
 Date 07.14.94

DEDICATION
 Know all men by these presents that we, Construction Sciences, Inc., Owner 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 THE COLONIES REPLAT VI (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the 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; 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 of Omaha, 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 this 6 day of July, 1994.

CONSTRUCTION SCIENCES, INC.
 By: John J. Smith
 President

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 JSS
 COUNTY OF DOUGLAS

On this 6 day of July, 1994, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, Inc., 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 his voluntary act and deed as such officer of said corporation.

WITNESS My hand and Notarial Seal the day and year last above written.
Homer R. Hunt
 Notary Public
 My commission expires _____

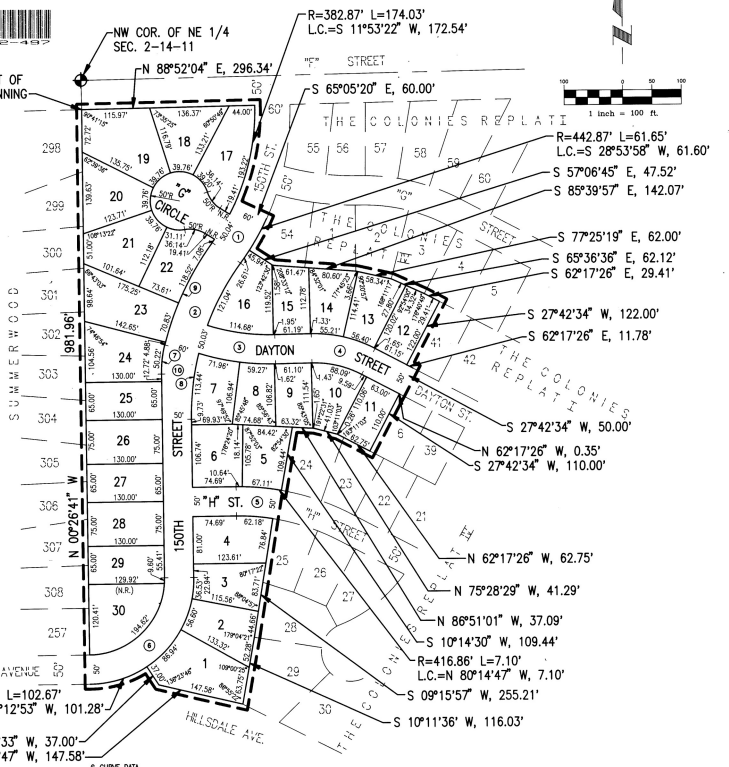
OMAHA CITY COUNCIL ACCEPTANCE
 This plat of THE COLONIES REPLAT VI (Lots numbered as shown) was approved by the City Council of Omaha on this 13th day of September, 1994.

MAYOR
 ATTEST
 City Clerk
 President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of THE COLONIES REPLAT VI (Lots numbered as shown) was approved by the City Planning Board on this 4 day of July, 1994.

CHAIRMAN OF CITY PLANNING BOARD

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 10-6-94



6 CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	412.89	182.90	92.47	117.9300°
2	412.87	182.65	92.47	226.642°
3	384.59	124.74	62.92	180.2010°
4	200.00	102.67	51.43	289.5030°
5	391.89	62.41	33.29	094.2330°
6	185.00	234.29	126.00	90.0000°
10	319.78	81.63	41.14	14.3948°

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	198.50	102.22	25.22	14.3948°
8	443.27	264.51	147.33	39.4620°
9	203.27	184.22	96.34	226.642°

- NOTES:
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HILLSDALE AVENUE FROM LOT 1, OR TO "F" STREET FROM LOTS 17, 18 AND 19.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE ADJACENT TO CURVED STREETS UNLESS SHOWN AS NONADJACENT (N.R.).



GI #21
 COLONIES REPLAT VI

ELLIOTT & ASSOCIATES
 5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-7700
 THE COLONIES REPLAT VI
 FINAL PLAT

DATE	6-27-94
BOOK	88070.9
PAGE	15
INDEXED BY	R.S.
FILED BY	JRH
RECORD	1001
PLAT	VI