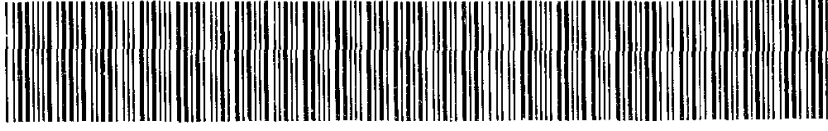


DEED 2004155769



DEC 01 2004 14:06 P 7

Nebr Doc Stamp Tax
12.104
Date
\$214
By CC

Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 12/1/2004 14:06:53.76

 2004155769

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

deed 120.50
 FB 00-08756 08802
 BK 28-16-12
 FB 01-60000-01d
 BK 29-16-100
 COMP
 171
 DEL MS SCAN FV

RD Engineering
 11920 Burt St. #180
 OMAHA, NE 68154

BK 12-3-04

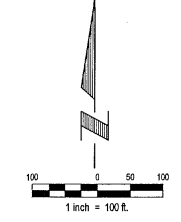
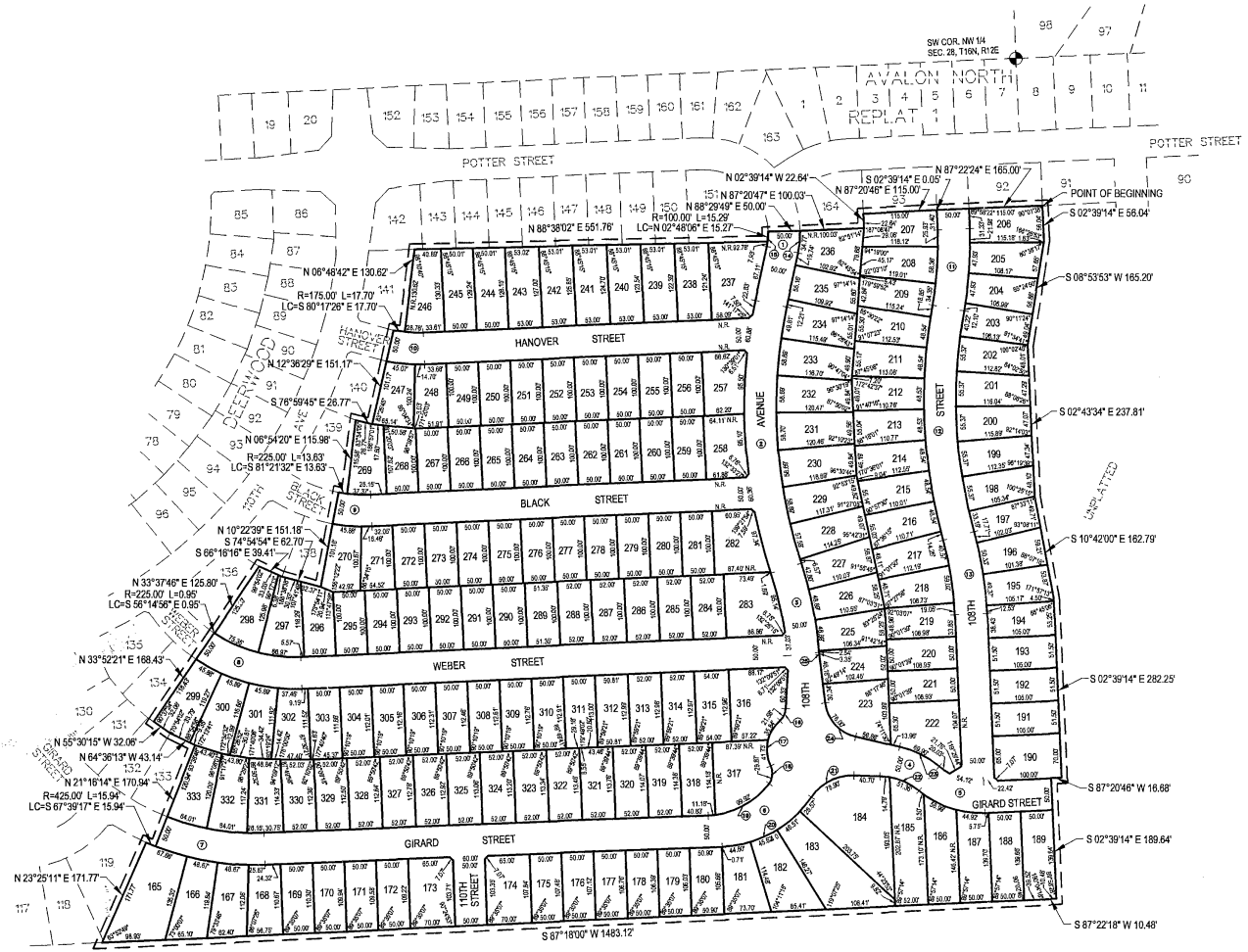
Temp. 12.4.01

10302

DEERWOOD

LOTS 165 THRU 333 INCLUSIVE
Being a platting of part of the SE1/4 of Section 29, and also together with part of the SW1/4 of Section 28, all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County Nebraska

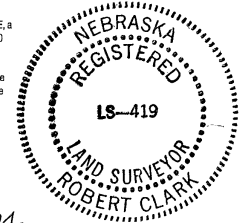
29
N E W S E
28
N W S W



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 DEERWOOD (the lots numbered as shown), being a platting of part of the SE1/4 of Section 29, and also together with part of the SW1/4 of Section 28, all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 92, Avalon North (Lots 1 thru 93, inclusive), a subdivision located in said SW1/4 of Section 28, said point also being a point on the West line of Lot 91, said Avalon North (Lots 1 thru 93, inclusive); thence S02°39'14\"



Robert Clark
Robert Clark, LS-419
MARCH 17, 2004
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 hereinafter known as DEERWOOD (lots to be numbered as shown), and we do hereby certify 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, 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 them over or under 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 of 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 them over or under the carrying and 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 Lides Shaw
BARBARA LIDES SHAW, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 20th day of March 2004, before me, the undersigned, a Notary Public in and for said County, personally came Barbara Lides 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 his 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



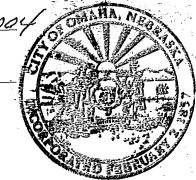
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00	28.00	14.56	13°17'21"
2	800.00	420.57	215.26	30°07'15"
3	560.00	138.46	69.60	14°22'27"
4	125.00	69.70	35.81	31°59'28"
5	125.00	92.88	48.59	42°28'37"
6	141.94	148.38	81.77	59°33'32"
7	400.00	194.47	83.40	23°33'20"
8	280.00	138.17	62.40	30°20'04"
9	250.00	56.88	28.46	12°49'20"
10	200.00	53.13	26.72	15°13'11"
11	500.00	124.29	62.41	12°36'51"
12	800.00	261.59	133.82	23°33'41"
13	500.00	124.29	62.41	12°36'51"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
14	150.00	34.77	17.48	13°16'50"
15	100.00	23.22	11.66	13°18'21"
16	27.50	21.58	11.38	44°37'39"
17	80.50	77.87	45.19	73°27'57"
18	27.50	20.67	10.80	62°13'57"
19	125.00	111.02	56.52	60°35'03"
20	175.00	165.30	89.40	54°07'12"
21	77.50	78.60	43.25	58°20'00"
22	100.00	66.19	34.34	37°54'02"
23	150.00	69.90	35.00	28°42'00"
24	62.50	78.00	43.49	69°40'02"
25	62.50	3.35	1.68	3°04'26"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR LOT 222. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

OMAHA CITY COUNCIL ACCEPTANCE
This plat of DEERWOOD (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Doherty
MAYOR
DATE: September 24, 2004
Jim Toland
CITY CLERK
PRESIDENT OF COUNCIL



APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of DEERWOOD (lots numbered as shown) as to the Design Standards.

for *Michael Macken* 4/5/04
CITY ENGINEER
DATE

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

Henry Vierogger 11/14/04
CITY ENGINEER
DATE

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of DEERWOOD (Lots numbered as shown) was approved by the City Planning Board.

John W. ...
CHAIRMAN OF CITY PLANNING BOARD
DATE: 4/7/04

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of DEERWOOD (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Robert ...
DOUGLAS COUNTY ENGINEER
DATE: 3/23/04

DOUGLAS COUNTY ENGINEER'S SEAL

COUNTY TREASURERS 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: 11-12-04



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1300 Q STREET
OMAHA, NEBRASKA
PHONE: (402) 864-4077
FAX: (402) 865-5888

DEERWOOD
LOTS 165 THRU 333 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Proj. No.	20030201	Sheet	1
Date	03/17/04	Scale	1" = 100'
Drawn By	JSE	Check	
Checked By		Scale	
State	NE	Sheet	1 of 1