




DEED 2004155769




DEC 01 2004 14:06 P 7

Nebr Doc Stamp Tax
12.1.04 Date
\$exy 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

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

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

3/4/04 12-3-04

Temp. 12.4.01

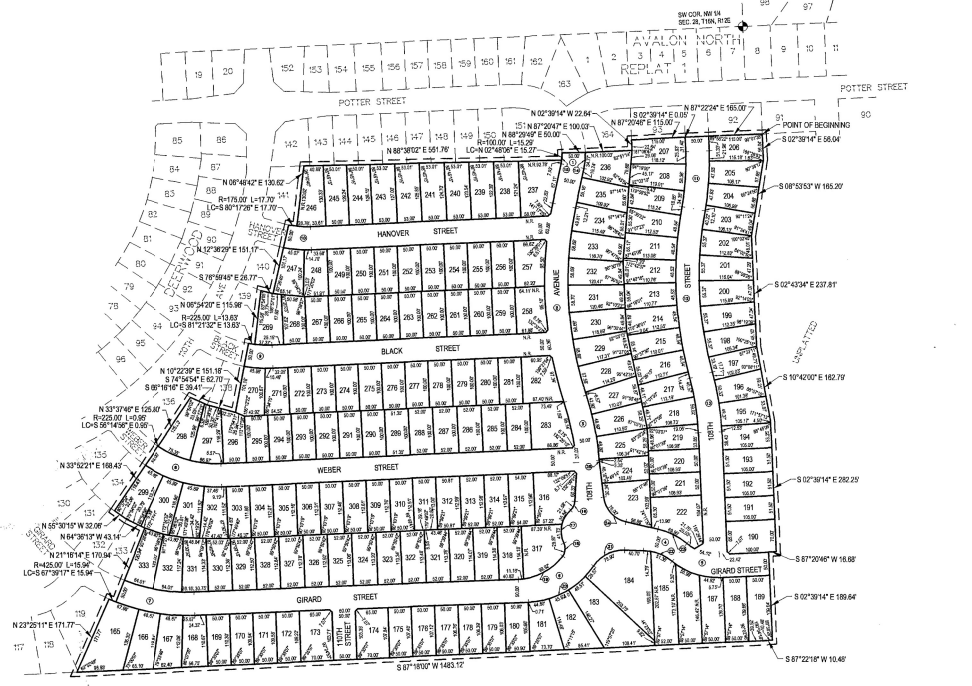
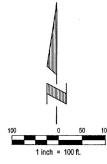
10302

DEERWOOD

LOTS 165 THRU 333 INCLUSIVE

Being a platting of part of the SE1/4 of Section 26, and also together with part of the SW1/4 of Section 26, located in Township 16 North, Range 12 East of the 6th P.M., Douglas County Nebraska

29
New SE
28
New SW



SURVEYORS 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 white plat and that a bond has been furnished by the City of Omaha to ensure platting of permanent monuments and stakes at all corners of all lots, blocks, strip parts and ends of all corners in DEERWOOD (lots numbered as shown), being a platting of part of the SE1/4 of Section 26, and also together with part of the SW1/4 of Section 26, 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 42, Assate North (Lot 1 thru 103, inclusive), a subdivision located in said SW1/4 of Section 26, said point also being a point on the West line of Lot 91, said Assate North (Lots 1 thru 93, inclusive), thence S20°29'14"E (Assumed Bearing) along said West line of Lot 91, Assate North (Lots 1 thru 93, inclusive) and the Southeast extension thereof, a distance of 50.00 feet; thence S20°33'37"W, a distance of 195.20 feet; thence S20°43'34"E, a distance of 237.81 feet; thence S19°42'00"E, a distance of 162.79 feet; thence S22°38'44"E, a distance of 232.25 feet; thence S87°54'47"W, a distance of 15.59 feet; thence S22°38'44"E, a distance of 183.84 feet to a point on the South line of said SW1/4 of Section 26; thence S87°22'19"W along said South line of the SW1/4 of Section 26, a distance of 10.48 feet to the Southeast corner of said SW1/4 of Section 26; thence S87°19'27"W along the South line of said SE1/4 of Section 26, a distance of 163.12 feet to the Southeast corner of Lot 118, Deermood, a Subdivision located in said SE1/4 of Section 26; thence Northwesterly along the Eastern corner of Lot 118, Deermood, a Subdivision located in said SE1/4 of Section 26, a distance of 117.77 feet; thence Southwesterly on a curve to the left with a radius of 420.00 feet, a distance of 115.84 feet, said curve having a long chord which bears S27°39'17"E, a distance of 15.94 feet; thence N1°15'41"E, a distance of 170.00 feet; thence N14°38'13"W, a distance of 43.14 feet; thence N43°21'15"W, a distance of 52.05 feet; thence N33°52'21"E, a distance of 163.43 feet; thence Southwesterly on a curve to the left with a radius of 220.00 feet, a distance of 295 feet, said curve having a long chord which bears S85°14'50"E, a distance of 10.85 feet; thence N33°14'45"E, a distance of 123.80 feet; thence S66°18'15"E, a distance of 30.41 feet; thence S74°45'54"E, a distance of 62.79 feet; thence N17°27'29"E, a distance of 51.14 feet; thence Southwesterly on a curve to the left with a radius of 225.00 feet, a distance of 13.63 feet, said curve having a long chord which bears S81°27'32"E, a distance of 13.63 feet; thence N49°42'29"E, a distance of 115.88 feet; thence S70°59'45"E, a distance of 28.77 feet; thence N7°30'29"E, a distance of 151.17 feet; thence Southwesterly on a curve to the left with a radius of 175.00 feet, a distance of 17.70 feet, said curve having a long chord which bears S87°17'29"E, a distance of 17.70 feet; thence N60°48'48"E, a distance of 133.80 feet; thence N85°30'27"E, a distance of 55.17 feet; thence Northwesterly on a curve to the left with a radius of 100.00 feet, a distance of 15.29 feet, said curve having a long chord which bears N27°49'59"E, a distance of 15.29 feet; thence N28°29'46"E, a distance of 50.00 feet; thence N67°29'46"E, a distance of 153.00 feet; thence N32°38'14"E, a distance of 62.64 feet; thence N87°29'46"E, a distance of 153.00 feet; thence S22°38'44"E, a distance of 105.00 feet; thence N27°24'4"E, a distance of 165.00 feet to the point of beginning.

Said tract of land contains an area of 1,303,274 square feet or 29.918 acres more or less.

Robert Clark
Robert Clark, L.S. 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 endorsed within this plat, have caused said plat to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter 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 this plat, and we do hereby dedicate to the public for public use the streets, avenues and lanes, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Owner 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 remove poles, wires, cables, conduits and other related facilities, and to locate thereon wires or cables for the carrying and transmission of electric current for light, heat and power, and for the transmission of signals and words of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a four-foot (4') wide strip of land strutting off from and side boundary lines on adjacent lots (8') wide strip of land strutting off from and side boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land strutting the rear boundary lines of all interior lots. The term interior 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 remove poles, 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 strutting off side-line 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 but do not run or later interfere with the above-stated uses or rights therein.

In witness whereof, we do set our hands.
IDA STREET, L.L.C.

Barbara Lida Shaw
BARBARA LIDA SHAW, MANAGER

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

[Signature] DATE 4/7/04
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of DEERWOOD (lots numbered as shown) is approved and released by the office of the Douglas County Engineer.

[Signature] DATE 3/23/04
DOUGLAS COUNTY ENGINEER

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 endorsed in this plat as shown by the records on file.
[Signature] DATE 11-18-04
COUNTY TREASURER



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On the 17th day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Barbara Lida Shaw, manager of IDA Street, L.L.C., who is personally known to be the person whose name is affixed to the Certification 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 Notary Seal this day and year last above written.
[Signature]
Notary Public



CURVE	GENUINE CURVE TABLE	LENGTH	TANGENT	DELTA
1	126.00	20.00	14.66	17°17'37"
2	800.00	400.00	215.99	30°10'19"
3	3000.00	1500.00	766.69	14°29'37"
4	125.00	62.50	35.81	31°58'28"
5	62.50	31.25	18.59	42°52'57"
6	141.54	70.77	41.77	52°52'32"
7	45.00	22.50	14.40	37°30'33"
8	250.00	125.00	77.47	38°59'04"
9	280.00	140.00	88.49	19°59'29"
10	290.00	145.00	92.72	19°13'11"
11	550.00	275.00	182.41	12°58'51"
12	600.00	300.00	193.62	27°33'41"
13	550.00	275.00	182.41	12°58'51"

CURVE	R.O.W. CURVE TABLE	LENGTH	TANGENT	DELTA
14	130.00	26.00	17.46	17°18'21"
15	130.00	26.00	17.46	17°18'21"
16	27.50	5.50	3.30	44°57'39"
17	63.00	12.60	8.19	72°57'19"
18	27.50	5.50	3.30	44°57'39"
19	125.00	25.00	18.92	26°32'19"
20	175.00	35.00	26.40	24°37'12"
21	115.00	23.00	17.46	17°18'21"
22	130.00	26.00	17.46	17°18'21"
23	130.00	26.00	17.46	17°18'21"
24	63.00	12.60	8.19	47°02'02"
25	63.00	12.60	8.19	47°02'02"

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of DEERWOOD (lots numbered as shown) as to the Design Standards.
[Signature] DATE 4/15/04
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
[Signature] DATE 11/14/04
CITY ENGINEER



11442 POND DRIVE, SUITE 200, OMAHA, NE 68131, 402.465.4545
ENGINEERING, INC.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

1000 N. STREET, SUITE 100, OMAHA, NE 68102
PHONE: 402.465.4545
FAX: 402.465.4546
WWW.EACONSULTING.COM

NEBRASKA REGISTERED LAND SURVEYOR 18-419 ROBERT CLARK

DEERWOOD
LOTS 165 THRU 333 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

DATE	2004
DESIGNED BY	JM
CHECKED BY	JM
DATE	4/15/04
SCALE	AS SHOWN
PROJECT	DEERWOOD
PLAT	1
DATE	4/15/04