



THIS PAGE INCLUDED FOR

INDEXING

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NAME OF ADDITION

EAGLE RUN

4

LEGAL DESCRIPTION LOTS 1 THRU 144 INCLUSIVE

(PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 12 EAST)

DEEDS_____ COMPUTER ONLY

MORTGAGE _____ COMPUTER ONLY

PLAT _____ BOOK 1855 PAGE 83

PLAT CABINET 4-38

FIELD BOOK # MC-09990

1 1 3 2 9 TELERED IN NUMERICAL INCEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

1

PLAT IN PLAN OF BOOM



KNOW ALL MEN THESE PRESENTS:

That we, Maenner/Horgan Development Company, sole Owners and proprietors, and Douglas County Bank and Trust Company, Mortgagee, of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as EAGLE RUN, the lots to be numbered as shown (Lots 1 through 144 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets, circles and avenues as shown herein and we do also grant the easements shown on the plat to the agencies designated and their assigns for the purposes noted. We do further grant a perpetual easement in favor of and granting to the Omaha Public Power District, and any company which has been granted a franchise to provide a Cable Television System within the boundaries of this plat, and the Northwestern Bell Telephone Company their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the transmission of signals and sounds for all kinds including signals provided by a Cable Television System, and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots; and eight (8) foot wide strip of land abutting the rear boundary lines of all interiors lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the described addition. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the 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 (5) foot wide strip of land abutting all cul-de-sac streets. No permanent building or retaining walls shall be placed in the above described 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 hereby set our hands this day <u>1374</u> of <u>(anthann</u>, 1989, A.D. FOR



Dan K. Gomez, Commercial Loan Officer Douglas County Bank and Trust Company STATE OF NEBRASKA

COUNTY OF DOUGLAS

SS

On this <u>Advance</u>, 1989, A.D., before me a Notary Public in and for said County, personally came the above named Dan K. Gomez, Commercial Loan Officer, for Douglas County Bank and Trust Company, a Nebraska Corporation, who is personally known to me to be the identical person whose name is affixed to the instrument as Commercial Loan Officer of said Corporation, and he acknowledges the execution therefore to be his voluntary act and deed as such officer and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.



CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA

SS

COUNTY OF DOUGLAS

On this <u>/</u>3th day of <u>farman</u>, 1989, A.D., before me a Notary Public in and for said County, personally came the above named Robert P. Horgan, President, Maenner/Horgan Development Company, a Nebraska Corporation, who is personally known to me to be the identical person whose name is affixed to the instrument as President of said Corporation, and he acknowledges the execution therefore to be his voluntary act and deed as such officer and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.



I hereby approve this plat of EAGLE RUN as to the Design Standards this 24^{+n} day of Februar, 1989, A.D.

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 25 day of 1/2, 1989, A.D.



APPROVAL OF THE CITY PLANNING BOARD

This plat of EAGLE RUN, was approved by the City Planning Board of the City of Omaha this 8+h day of February, 1989, A.D.

Michael A. Vahey

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 the plat as shown by the records of this office.

Dated this 253 day of <u>JULY</u>, 1989, A.D.

ON IGA/

SEAL

I, Charles W. Ahern, a registered Land Surveyor in the State of Nebraska, do hereby certify that a survey of the outer boundaries of this plat of EAGLE RUN has been made and I shall install permanent iron pins (1-inch x 24-inch pinched pipe) at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished to the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of EAGLE RUN the limits and boundaries of said subdivision are as follows:

A tract of land being all of the Northwest Quarter (NW 1/4) of Section 7, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, except that portion taken for roadway purposes. Said tract of land is more particularly described as follows:

Beginning at a point on the South line of the Northwest Quarter (NW 1/4) of said Section 7 and said point being 33.00 feet East of the West Quarter (W 1/4) corner; thence N00°00'00"E (Assumed Bearing) along a line 33.00 feet East of and parallel to the West line of said Northwest Quarter (NW 1/4) and said line also being the Easterly right of way line of 132nd Street; a distance of 2182.59 feet to a point; thence N24°13'40"E continuing along the Easterly right of way line of 132nd Street a distance of 65.80 feet to a point; thence N00°00'00"E continuing along the Easterly right of way line of 132nd Street a distance of 285.22 feet to a point which intersects with the South right of way line of West Maple Road; thence N89°47'11"E along the South right of way of West Maple Road a distance of 240.43 feet to a point; thence N00°12'49"W continuing along the Southerly right of way of West Maple Road a distance of 40.00 feet to a point; thence N89°47'53"E continuing along the South right of way of West Maple Road a distance of 500.00 feet to a point; thence N88°42'39"E continuing along the South right of way line of West Maple Road a distance of 900.16 feet to a point; thence N89°47'11"E continuing along the South right of way of West Maple Road a distance of 400.00 feet to point; thence S20°46'11"E continuing along the Southerly right of way line of West Maple Road a distance of 256.32 feet to a point; thence N89°48'05"E continuing along the South right of way line of West Maple Road a distance of 373.24 feet to a point on the East line of the said Northwest Quarter (NW 1/4) of said Section 7; thence SOO°29'03"E along the East line of said Northwest Quarter (NW 1/4) a distance of 2347.38 feet to the Southeast Corner of said Northwest Quarter (NW 1/4); thence S89°51'10"W along the South line of said Northwest Quarter (NW 1/4) a distance of 2551.18 feet to the point of beginning, said tract of land contains 147.59 acres more or less.

Dated this _____34 Vanvary day of , 1989. noulis W(Her Charles W. Ahern Registered Land Surveyor LS 112

COUNTY SURVEYOR'S CERTIFICATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of EAGLE RUN was approved and accepted by the City Council of Omaha this _____ day of ______, 198 , 1989, A.D.



PREPARED BY KIRKHAM MICHAEL & ASSOCIATES

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LS.-112

K.M.A. NO. B880548 F.B. 1554





