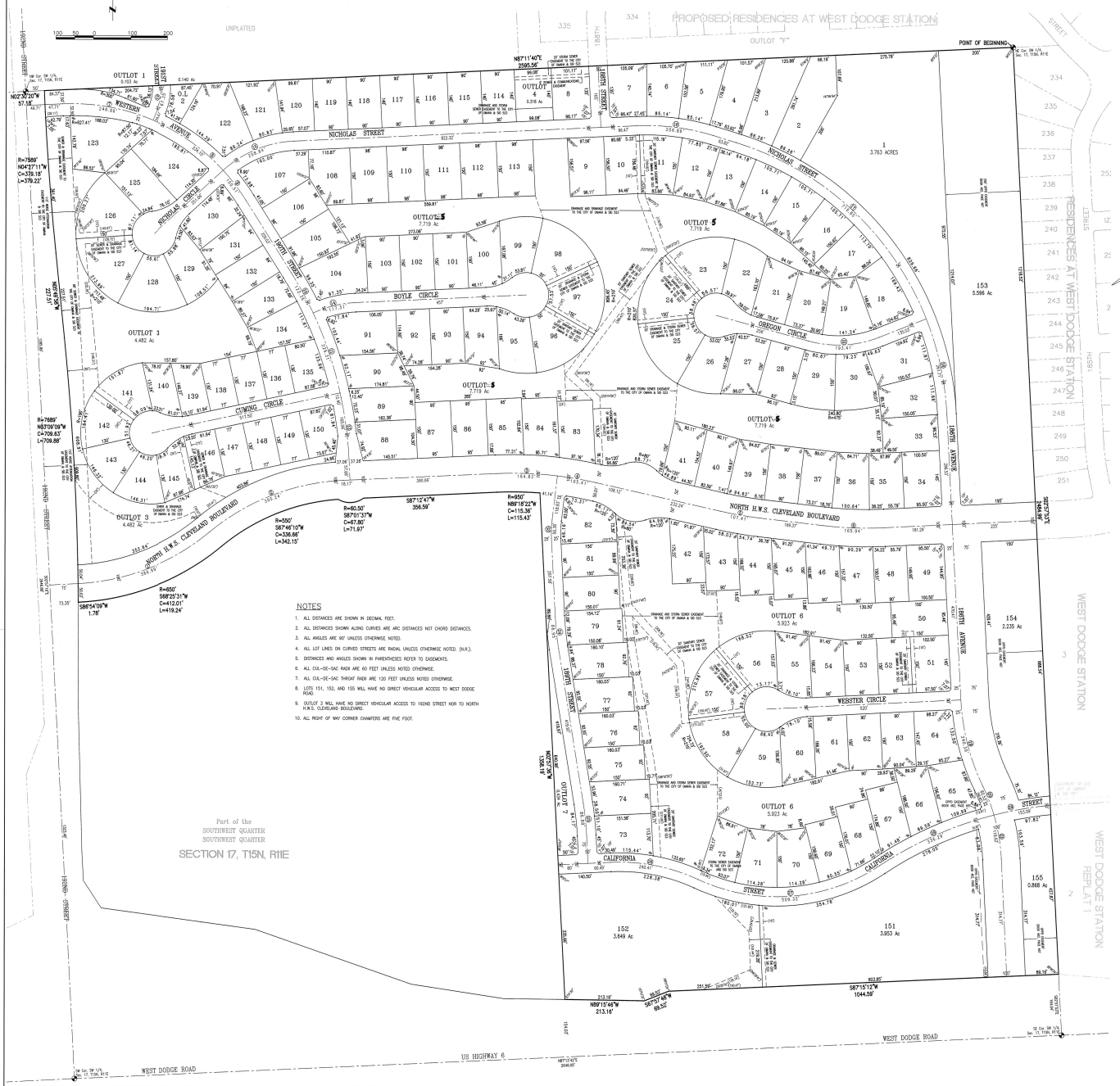
G20 #23
Five Fountains
(Lots 1-155, OL 1-7)

FIVE FOUNTAINS

DEED 2006106173

SEP 14 2006 15:48 P 19

Lots 1 through 155, inclusive AND Outlots 1 through 7, inclusive, being a platting of that part of the Southwest Quarter of Section 17, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 60 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 120 FEET UNLESS NOTED OTHERWISE.
8. LOTS 151, 152, AND 155 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD.
9. OUTLOT 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 192ND STREET NOR TO NORTH H.W.S. CLEVELAND BOULEVARD.
10. ALL RIGHT OF WAY CORNER CHAMFERS ARE FIVE FOOT.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	800.00'	388.89'	385.31'	38°53'18"
2	800.00'	590.24'	383.40'	37°51'54"
3	1000.00'	164.82'	164.64'	09°26'38"
4	1000.00'	105.41'	105.37'	06°02'33"
5	1000.00'	107.41'	107.36'	06°09'14"
6	1000.00'	165.94'	165.75'	09°30'28"
7	550.00'	246.98'	244.88'	25°43'38"
8	550.00'	234.10'	232.33'	24°23'12"
9	550.00'	100.51'	100.37'	10°28'14"
10	1000.00'	122.36'	122.28'	07°00'38"
11	1000.00'	226.31'	225.85'	12°58'00"
12	1000.00'	165.06'	164.87'	09°27'38"
13	150.00'	67.35'	66.79'	25°43'38"
14	300.00'	117.31'	116.57'	22°24'18"

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
15	300.00'	208.84'	204.55'	39°52'16"
16	600.00'	206.89'	205.87'	19°45'25"
17	800.00'	716.85'	693.10'	51°21'25"
18	800.00'	261.71'	260.54'	18°44'36"
19	800.00'	240.30'	238.70'	22°56'45"
20	500.00'	82.53'	82.44'	09°27'28"
21	500.00'	119.02'	118.74'	13°38'09"
22	300.00'	193.41'	190.08'	36°56'21"
23	800.00'	86.88'	86.84'	06°13'31"
24	800.00'	86.95'	86.88'	06°13'38"
25	300.00'	56.36'	56.30'	09°37'52"
26	500.00'	240.41'	238.10'	27°32'54"
27	500.00'	209.32'	207.05'	24°00'00"
28	1000.00'	336.29'	334.70'	19°16'04"
29	1000.00'	153.08'	152.94'	08°46'17"

COUNTY ENGINEER'S CERTIFICATE

This plat of FIVE FOUNTAINS was reviewed by the Douglas County Engineer's Office.

9/20/06
Date

Douglas County Engineer

DOUGLAS COUNTY SURVEYOR SEAL NEBRASKA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office.

Dated this 6th day of September, 2006.

Douglas County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

APPROVAL OF CITY PLANNING BOARD

This plat of FIVE FOUNTAINS was approved by the City Planning Board of the City of Omaha, Nebraska, this

31st day of August, 2006.

Chairman, City Planning Board

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments (5/8" x 24" rebars with 1¾" yellow plastic cap) will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as FIVE FOUNTAINS, Lots 1 through 155, inclusive AND Outlots 1 through 7, inclusive, being a platting of that part of the Southwest Quarter of Section 17, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of the said Southwest Quarter of Section 17 and the northwest corner of Lot 234, RESIDENCES OF WEST DODGE STATION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 02°57'53" East (bearings referenced to the Nebraska State Plane System NAD 83) for 2484.98 feet along the east line of the said Southwest Quarter of Section 17, the west line of Lots 234 through 251, inclusive, RESIDENCES OF WEST DODGE STATION, the west line of Lot 3, WEST DODGE STATION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the west line of Lot 2, WEST DODGE STATION REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska to the north right of way line of West Dodge Road (US Highway 6); Thence South 87°15'12" West for 1044.59 feet along said north right of way line; Thence South 67°57'48" West for 69.52 feet along said north right of way line; Thence North 89°15'48" West for 213.16 feet along said north right of way line to the west line of the East Half of the said Southwest Quarter of Section 17; Thence North 02°57'36" West for 1338.19 feet along said west line; Thence along a curve to the left (having a radius of 950.00 feet and a long chord bearing North 89°18'22" West for 115.36 feet) for an arc length of 115.43 feet; Thence South 87°12'47" West for 356.59 feet; Thence along a curve to the right (having a radius of 60.50 feet and a long chord bearing South 87°01'37" West for 67.80 feet) for an arc length of 71.97 feet; Thence along a curve to the left (having a radius of 550.00 feet and a long chord bearing South 67°46'10" West for 336.66 feet) for an arc length of 342.15 feet; Thence along a curve to the right (having a radius of 650.00 feet and a long chord bearing South 68°25'31" West for 412.01 feet) for an arc length of 419.24 feet; Thence South 86°54'09" West for 1.78 feet to the east right of way line of 192nd Street; Thence north along said east right of way line for the following four (4) courses: (1) Thence along a curve to the left (having a radius of 7689.00 feet and a long chord bearing North 03°09'09" West for 709.63 feet) for an arc length of 709.88 feet; (2) Thence North 00°46'38" West for 227.51 feet; (3) Thence along a curve to the right (having a radius of 7589.00 feet and a long chord bearing North 04°27'11" West for 379.18 feet) for an arc length of 379.22 feet; (4) Thence North 02°30'20" West for 57.18 feet to the north line of the said Southwest Quarter of Section 17; Thence North 87°11'40" East for 2595.56 feet along said north line of the Southwest Quarter of Section 17 and the Point of Beginning. Containing 110.202 acres.

Robert D. Proett, LS 379

Date: August 29, 2006

LAND SURVEYOR ROBERT D. PROETT LS-379 NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, FIVE FOUNTAINS, LLC, a Nebraska limited liability company, OWNER and BANK OF THE WEST, MORTGAGEE, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as FIVE FOUNTAINS (Lots 1 through 155, inclusive AND Outlots 1 through 7, inclusive); 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 the streets as shown on the plat and do affirm the existing easements shown hereon by reference to the recorded document. We do further grant a perpetual easement to the Omaha Public Power District, QWEST Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, crossarms, downguys and anchors, 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 cable television systems, and the reception thereon, over, through, under, and across the power and communication easements shown hereon, a five foot (5') wide strip of land abutting the front and side boundary lot lines and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots. We do further grant a perpetual easement to MUD, 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-sacs. No permanent buildings, trees, retaining walls, or loose rock 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.

FIVE FOUNTAINS, LLC, OWNER

Michael L. Riedmann, Managing Member

BANK OF THE WEST, MORTGAGEE

Richard D. Osher, Senior Vice President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 30 day of August, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Riedmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of FIVE FOUNTAINS, LLC, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY - State of Nebraska ALICE A. LAWRENCE My Comm. Exp. May 19, 2008

State of Nebraska } SS
County of Douglas }

On this 29 day of August, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Richard D. Osher, who is personally known to me to be the identical person whose name is affixed to the above instrument as Senior Vice President of BANK OF THE WEST, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Notary Public

LINDA SCHUETTE General Notary State of Nebraska My Commission Expires Feb 5, 2010

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of FIVE FOUNTAINS (Lots 1 through 155, inclusive AND Outlots 1 through 7, inclusive) as to the design standards

this 31st day of AUGUST 2006.

City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

SEPTEMBER 12th, 2006
Date

City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plat of FIVE FOUNTAINS was approved and accepted by the City Council of Omaha, Nebraska, this

day of , 2006.

President of City Council

Mayor

Attest:

City Clerk

CITY OF OMAHA CITY CLERK'S OFFICE RECEIVED SEP 13 2006

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WWW.LRA-INC.COM

FIVE FOUNTAINS (Lots 1 – 155, inclusive, and Outlots 1 – 7, inclusive)
Douglas County, Nebraska

FINAL PLAT

drawn by JHD
designed by RDP
reviewed by PAR
reference
04106.dwg\04106f101.dwg
revisions

job number-tasks 04106.01 / 003
book page 04108
date August 29, 2006
sheet 1 of 1