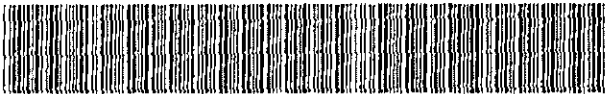




DEED 2006115439



OCT 06 2006 10:08 P 7

Nebr Doc Stamp Tax
10/6/06
Date
\$ <del>4</del> 4
By <i>JB</i>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/6/2006 10:09:26.35

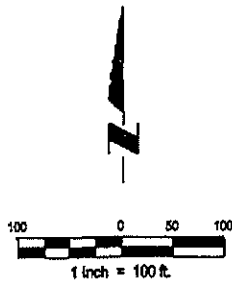


2006115439

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed  
FEE 62.50 FB 04-13730-01d  
B  $\frac{1}{55}$  BKP C/O COMP BW  
DEL SCAN FV

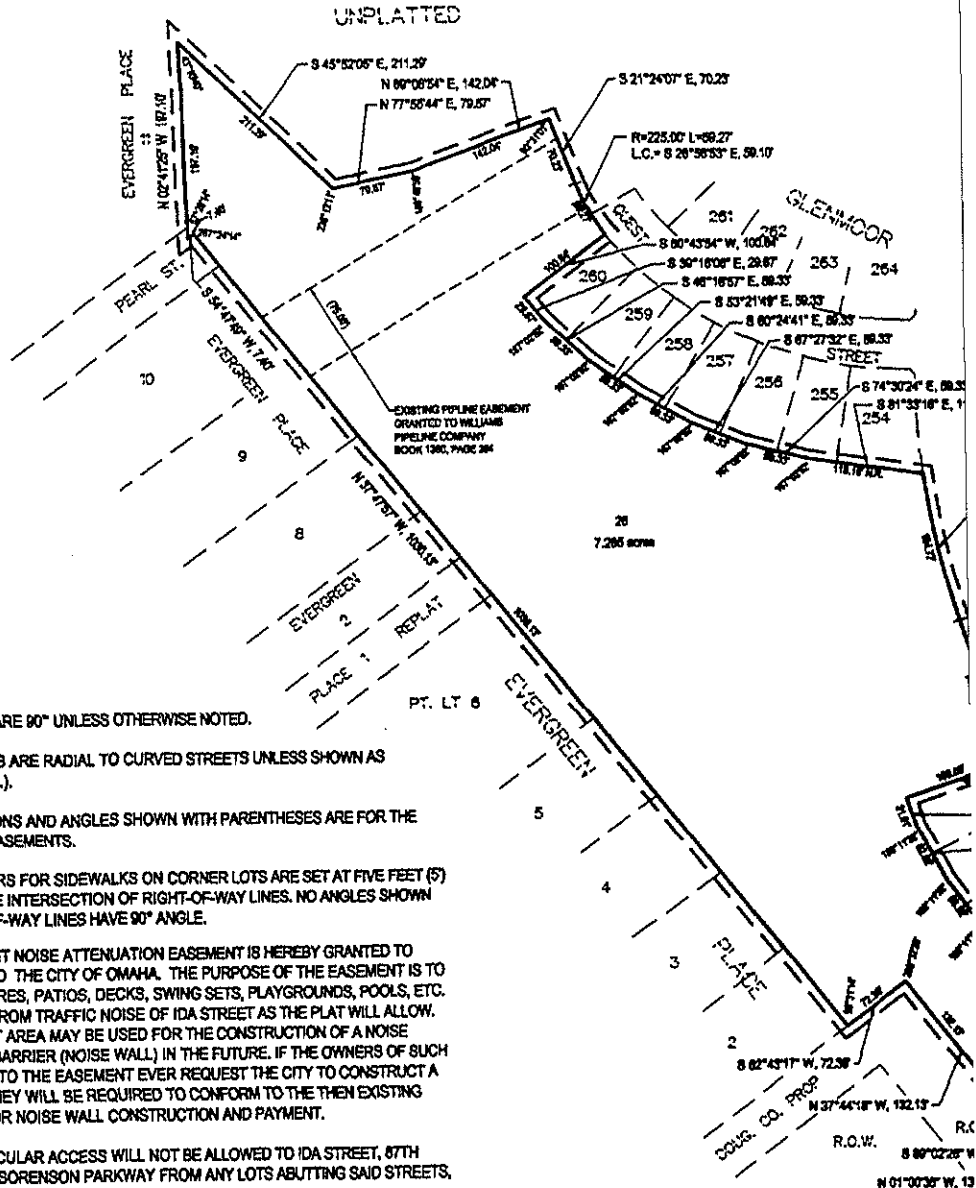
RETURN: EJA CONSULTING GROUP  
LARRY DENTON  
330 NORTH 117 ST E  
OMAHA, NE 68123



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property shown on this plat as shown by the records of this office.

*Paul A. Toupin for*  
*Julius M. Haney* 10-6-06  
COUNTY TREASURER DATE



NOTES:

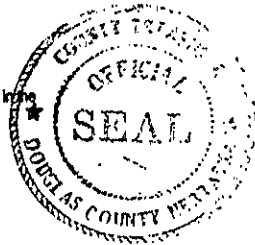
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. 530 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF IDA STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
6. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO IDA STREET, 87TH STREET OR TO SORENSON PARKWAY FROM ANY LOTS ABUTTING SAID STREETS, OR TO 90TH STREET FROM LOT 1.
7. OUTLOTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL BY THE ASSOCIATION

APPROVAL OF CITY ENGINEER OF OMAHA

GLEN

BEING A REPLATTING OF L  
SE1/4 OF SECTION 27; AND  
NW1/4 OF SAID SECTION 34  
NEBRASKA

property described in the



Dedication

Know all men by these presents that we, HEARTHSTONE HOMES INC., 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 hereafter known as GLENMOOR REPLAT ONE (lots to be numbered as shown), and we do hereby ratify 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, Qwest 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, 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 out-of-lot 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.

AND OUTLO

HEARTHSTONE HOMES, INC.

BY: John J. Smith, President

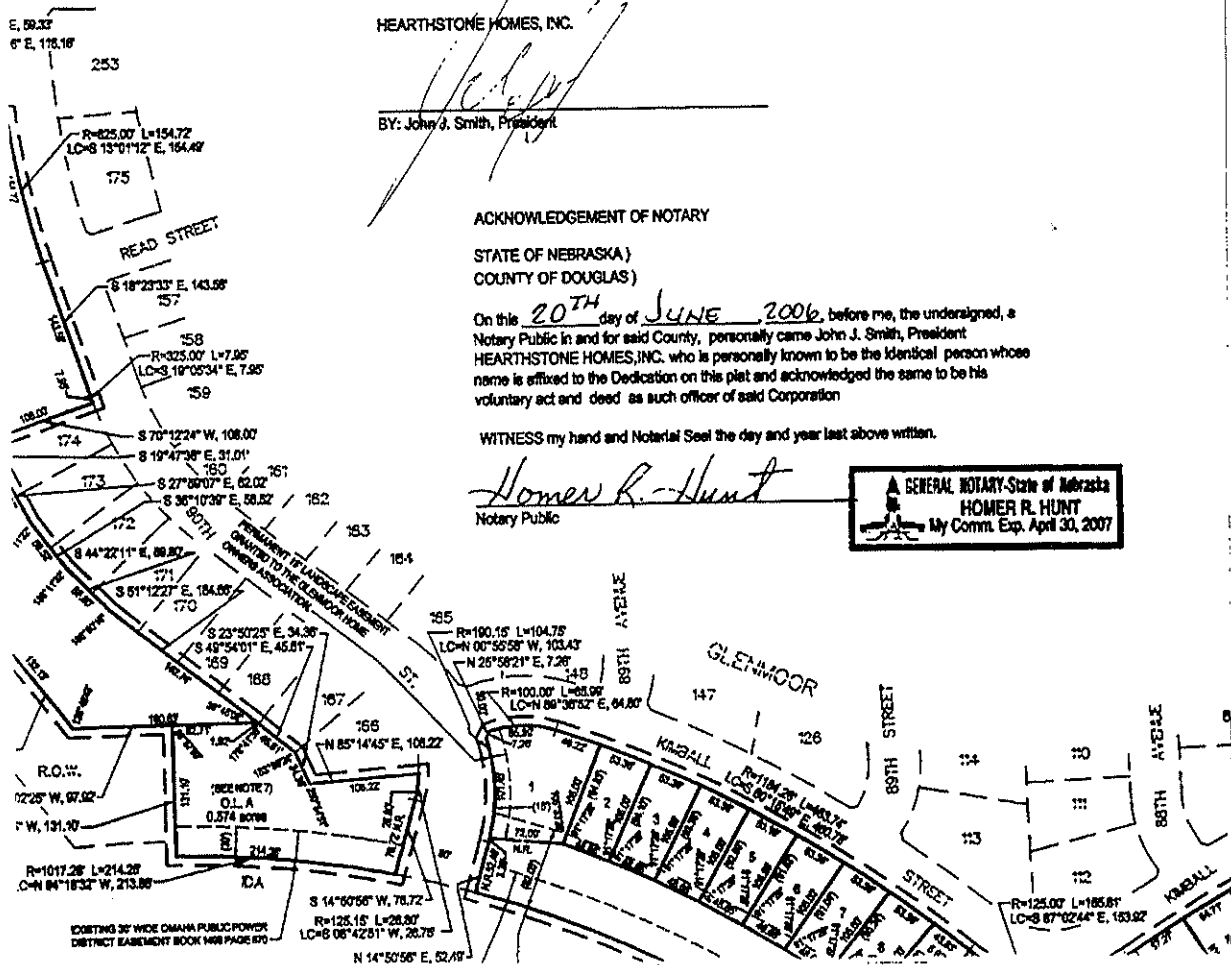
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 20<sup>TH</sup> day of JUNE, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President HEARTHSTONE HOMES, 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



# GLENMOOR REPLAT ONE

LOTS 1 THRU 26 INCLUSIVE & OUTLOTS "A" & "B"

AND OUTLOT "D",  
LOTS 1 THRU 25, INCLUSIVE, AND ALSO LOT 313, GLENMOOR, A SUBDIVISION LOCATED IN THE  
) ALSO THE SW1/4 OF SAID SECTION 27; AND ALSO THE NE1/4 OF SECTION 34; AND ALSO THE  
34; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY,

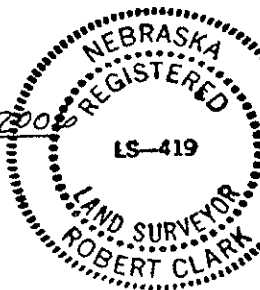
## SURVEYOR'S CERTIFICATE

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 GLENMOOR REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 1  
THRU 25, INCLUSIVE, AND ALSO LOT 313, GLENMOOR, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION  
27; AND ALSO THE SW1/4 OF SAID SECTION 27; AND ALSO THE OF NE1/4 OF SECTION 34; AND ALSO THE  
NW1/4 OF SAID SECTION 34; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M.,  
DOUGLAS COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 14.185 ACRES, MORE OR LESS.

*Robert Clark*  
ROBERT CLARK, LS-419

JUNE 14, 2006  
DATE



## OMAHA CITY COUNCIL ACCEPTANCE

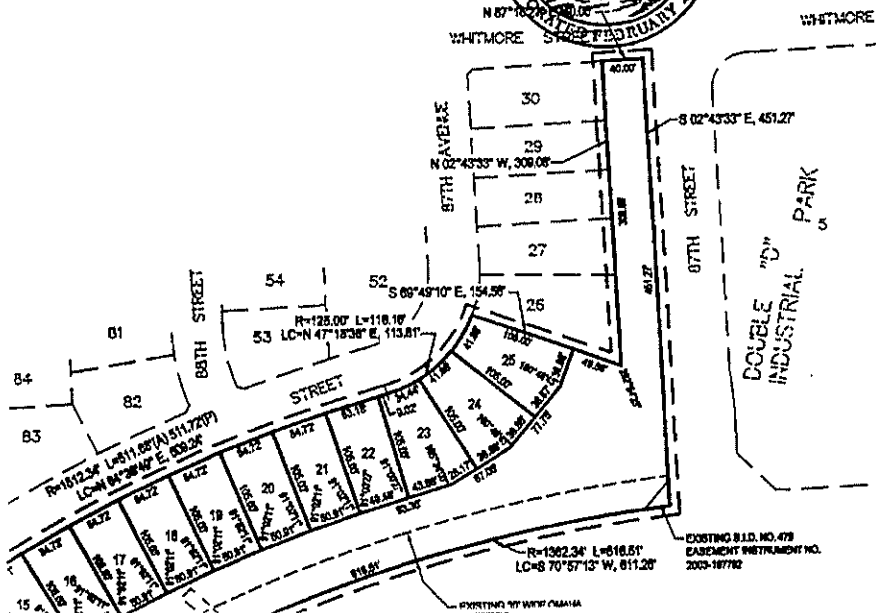
This plat of GLENMOOR REPLAT ONE (Lots numbered as shown) was approved by the City Council of Omaha.

*Mike Jahay*  
MAYOR

September 26, 2006  
DATE

*Bruce Brown*  
CITY CLERK

*Don G. Williams*  
PRESIDENT OF COUNCIL



E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES

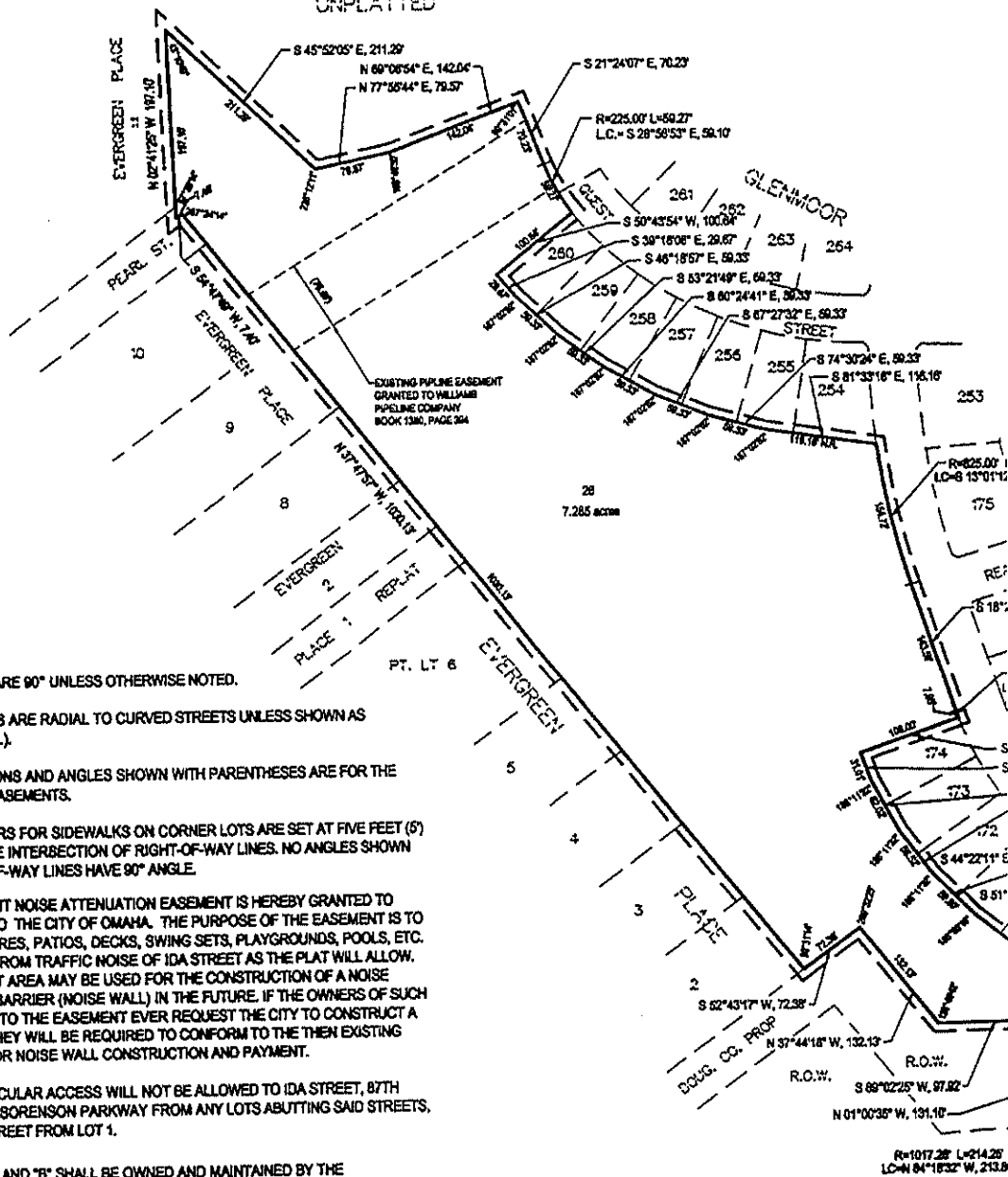


300 NORTH 117TH STREET OMAHA NE 68154  
PHONE: (402) 885-4700 FAX: (402) 885-3599

GLENMOOR REPLAT ONE  
OMAHA, NEBRASKA

FINAL PLAT

UNPLATTED



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. 630 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF IDA STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
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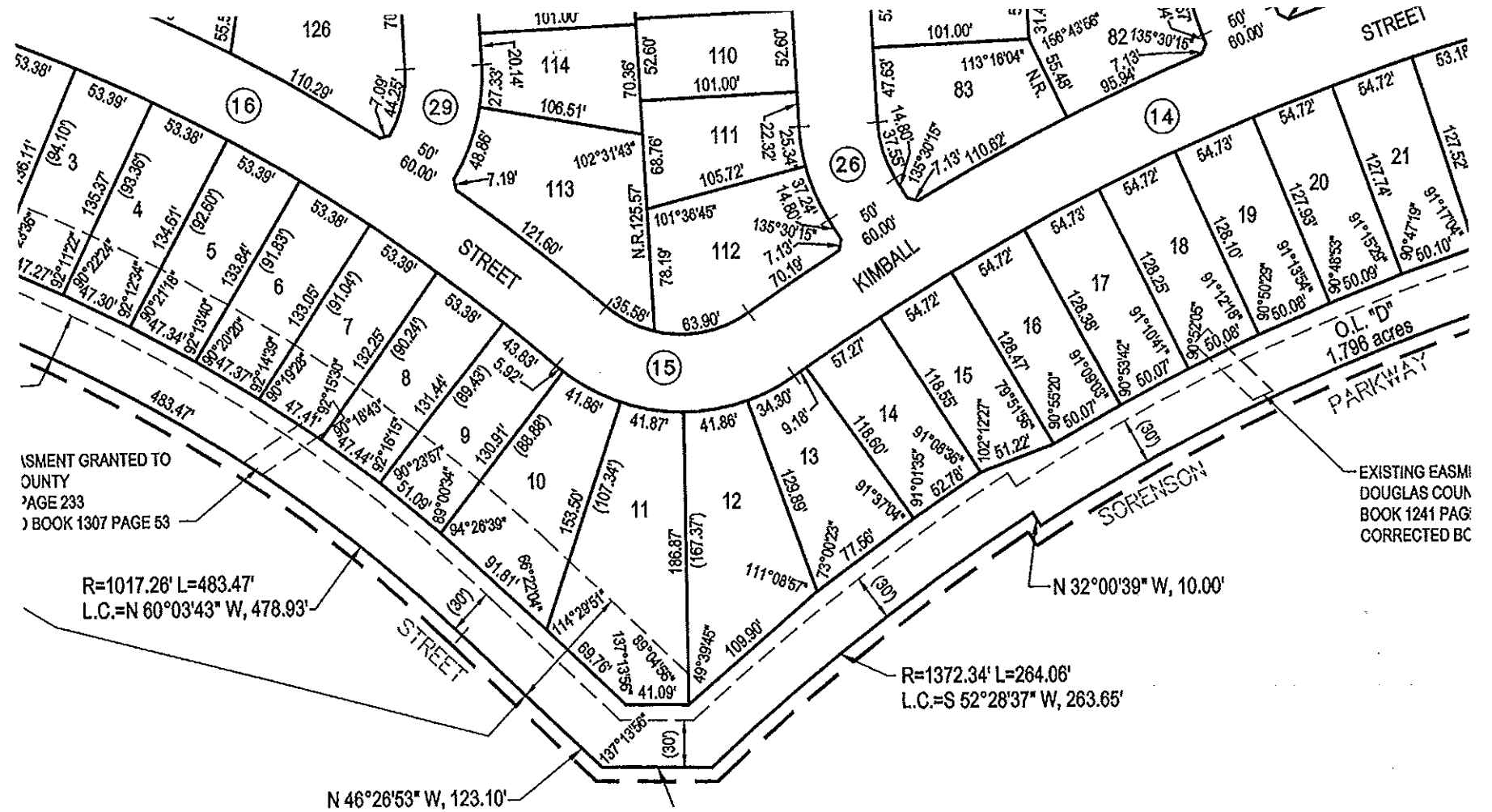
APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of GLENMOOR REPLAT ONE (lots numbered as shown) as to the Standards.

Charles Klayzick June 6, 2006  
CITY ENGINEER DATE

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

Charles Klayzick 6/6/06  
CITY ENGINEER DATE



Know all men by these presents that we, HEARTHSTONE HOMES INC., 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 hereafter known as GLENMOOR REPLAT ONE (lots to be numbered as shown), and we do hereby ratify 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, Qwest 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, 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 cut-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.

HEARTHSTONE HOMES, INC.

BY: John J. Smith, President

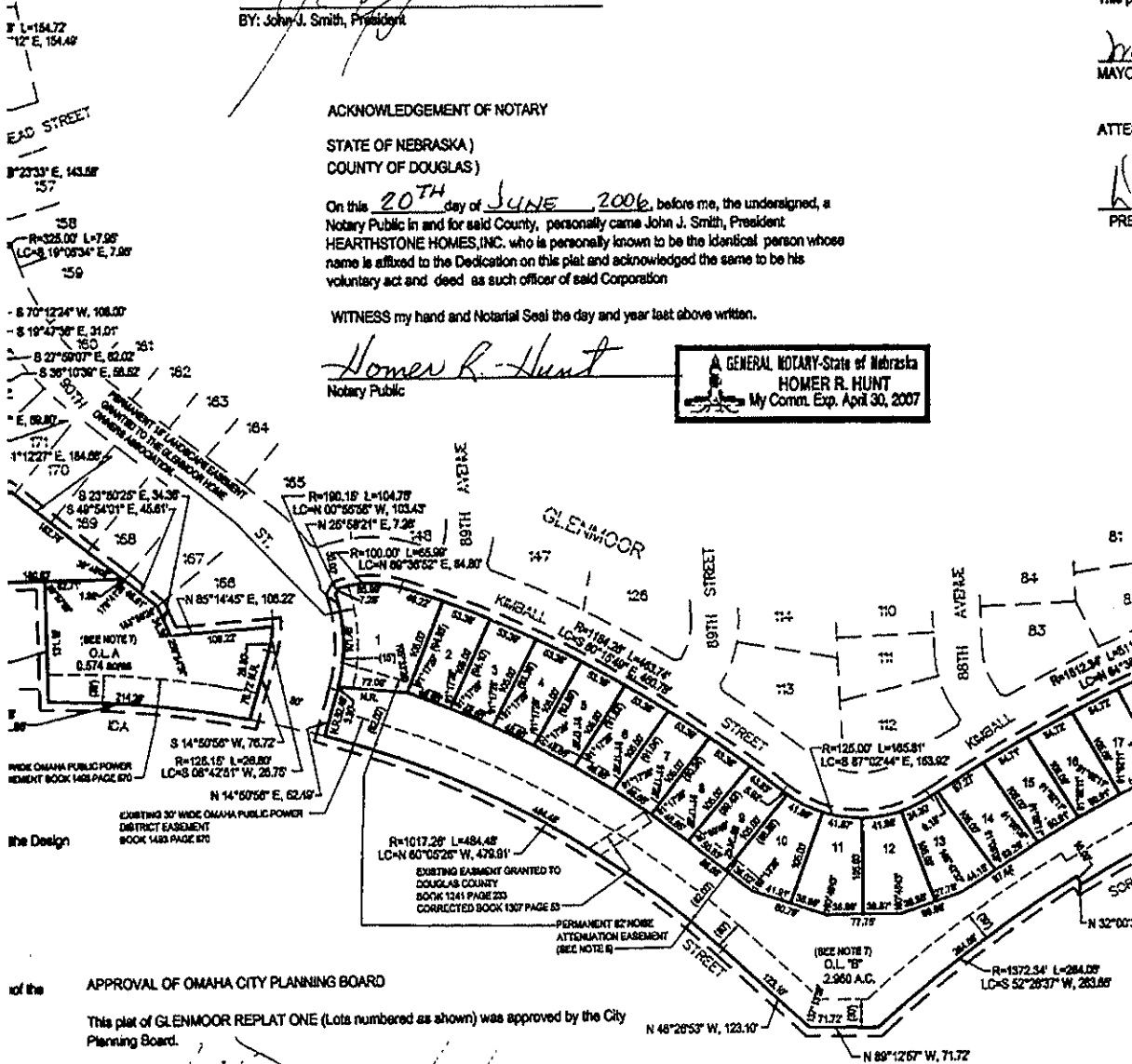
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

On this 20<sup>TH</sup> day of JUNE, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President HEARTHSTONE HOMES, 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



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of GLENMOOR REPLAT ONE (Lots numbered as shown) was approved by the City Planning Board.

CHAIRMAN OF CITY PLANNING BOARD

DATE

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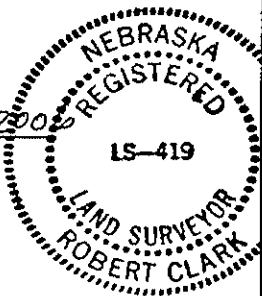
**SURVEYOR'S CERTIFICATE**

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 GLENMOOR REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 1 THRU 25, INCLUSIVE, AND ALSO LOT 313, GLENMOOR, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 27; AND ALSO THE SW1/4 OF SAID SECTION 27; AND ALSO THE NE1/4 OF SECTION 34; AND ALSO THE NW1/4 OF SAID SECTION 34; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 14.185 ACRES, MORE OR LESS.

ROBERT CLARK, LS-419

JUNE 14, 2006  
DATE



**OMAHA CITY COUNCIL ACCEPTANCE**

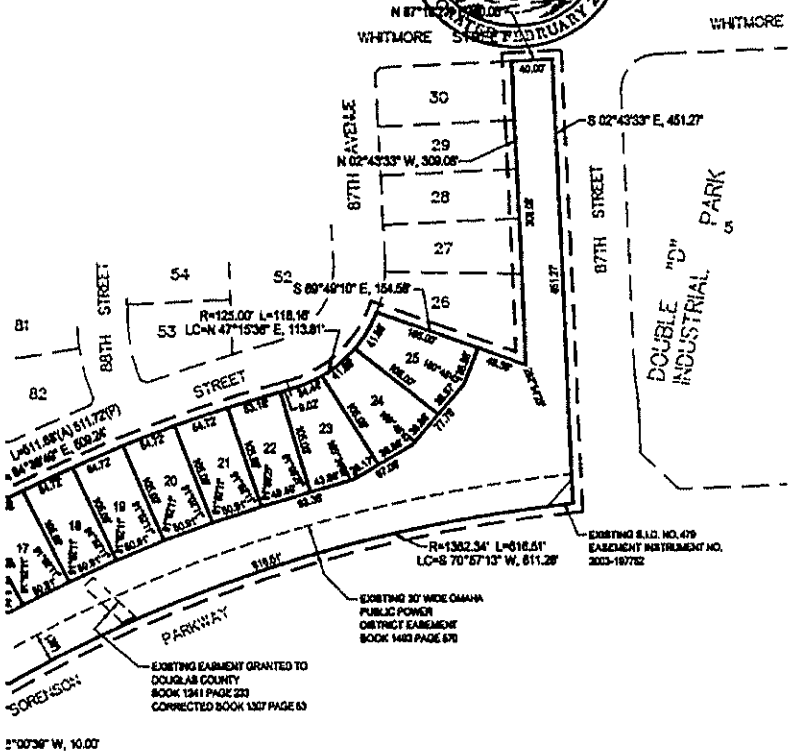
This plat of GLENMOOR REPLAT ONE (Lots numbered as shown) was approved by the City Council of Omaha.

*Mark J. Jolley*  
MAYOR

September 26, 2006  
DATE

ATTEST *Bruce Brown*  
CITY CLERK

*Don G. Wu*  
PRESIDENT OF COUNCIL

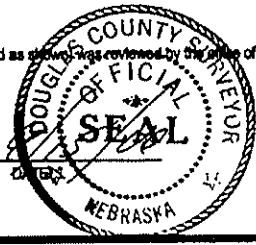


2"=100' W, 10.00'

**REVIEW OF DOUGLAS COUNTY ENGINEER**

This plat of GLENMOOR REPLAT ONE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*David M. [Signature]*  
DOUGLAS COUNTY ENGINEER



E&A C

ENGINEER

300 NORTH 11

PHONE: 642

E&A

GLENMOOR REPLAT ONE

OMAHA, NEBRASKA

FINAL PLAT

Proj No.	Date	Designed By	Drawn By	Scale	Sheet	of
2004186.01	04/12/2006	JSE	LDD	1" = 100'	1	1