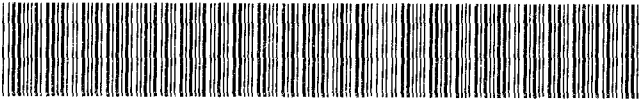


DEED 2004150955



NOV 19 2004 10:05 P 9

Nebr Doc Stamp Tax
11-19-04
Date
\$ EX-4
By <i>LS</i>

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
11/19/2004 10:05:47.76



2004150955

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed a*

FEE 7.00

*old New DC - 31619*  
FB - 01-600002

*9* BKP 4-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_

*1/25* DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

*NE / NE*

*P.A.  
12001 Q STREET  
OMAHA NE. 68137*

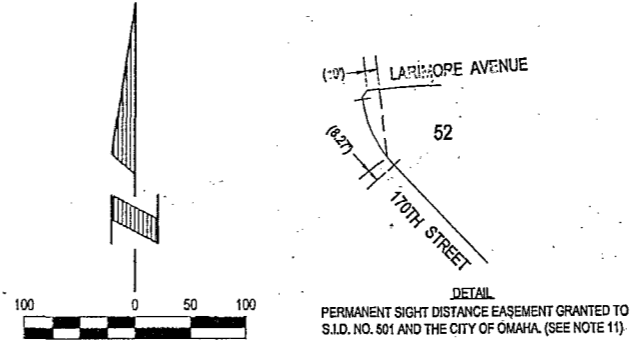
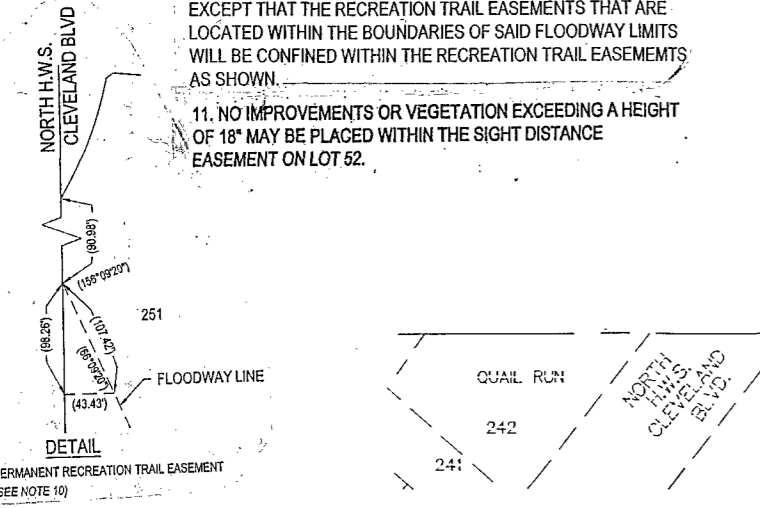
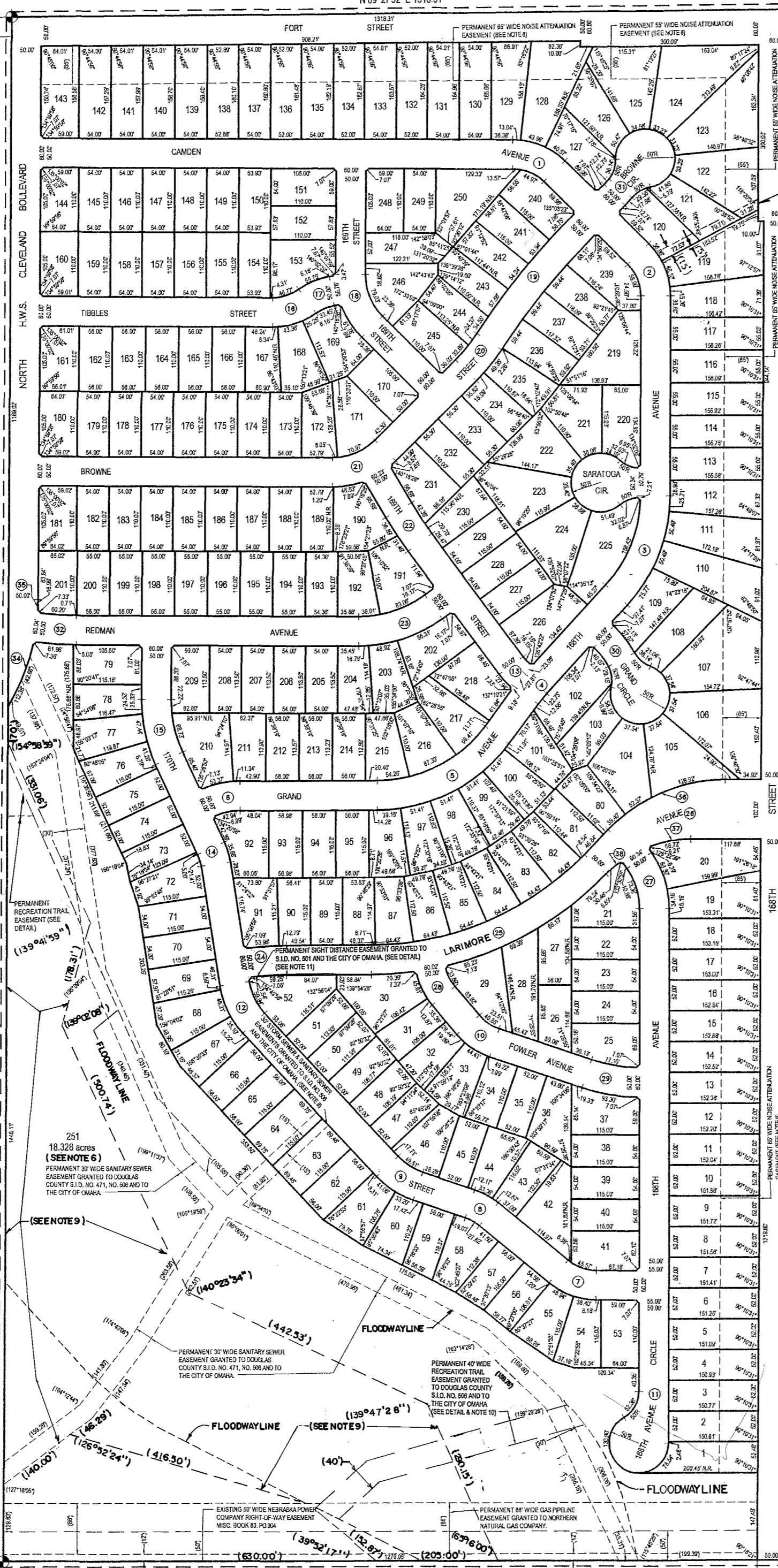
NORTHWEST CORNER OF THE EAST 1/2 OF THE NE 1/4 SECTION 4-T15N-R11E

POINT OF BEGINNING N 89° 27' 52" E 1318.31' NORTHEAST CORNER SECTION 4-T15N-R11E

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	78.00	41.14	44°43'14"
2	100.00	78.66	41.49	45°03'55"
3	250.00	184.55	96.42	42°10'51"
4	250.00	25.29	12.65	5°47'37"
5	250.00	233.36	126.59	53°28'59"
6	135.11	58.83	29.89	24°50'47"
7	100.00	89.23	36.07	39°40'55"
8	100.00	56.87	18.82	21°06'00"
9	125.00	61.89	31.59	20°22'00"
10	100.00	54.47	27.83	31°12'23"
11	125.00	47.53	24.06	21°47'12"
12	125.00	74.52	38.82	34°20'26"
13	100.00	22.47	11.28	12°52'17"
14	100.00	28.54	14.37	18°10'59"
15	231.04	101.90	51.84	25°17'29"
16	100.00	82.36	32.23	35°43'52"
17	100.00	44.67	22.86	25°31'14"
18	125.00	98.78	52.15	45°16'48"
19	124.56	258.87	128.09	11°53'21"
20	300.00	62.25	31.24	11°53'21"
21	125.00	98.72	52.13	45°16'48"
22	616.18	65.71	32.89	6°08'38"
23	211.34	135.05	69.82	38°36'41"
24	453.39	88.07	34.07	08°35'38"
25	520.87	62.11	22.42	11°53'21"
26	300.00	244.72	129.83	48°44'15"
27	148.86	88.17	45.42	33°58'11"
28	100.00	51.58	26.38	29°31'15"
29	292.97	85.27	42.38	18°34'59"
30	142.81	48.57	24.52	18°29'59"
31	148.44	15.31	7.66	5°54'31"
32	510.18	68.54	34.32	7°41'51"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
34	350.00	112.36	56.67	18°23'34"
35	350.00	18.89	8.59	2°48'54"
36	270.55	220.69	116.89	48°44'15"
37	186.55	68.72	34.72	20°06'02"
38	186.55	30.46	15.26	8°58'28"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET OR 18TH STREET FROM ANY LOTS ABUTTING SAID STREETS.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (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') FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WITH RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 506 AND TO THE CITY OF OMAHA OVER ALL OF LOT 251.
  - A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 506 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 FORT STREET AND 18TH 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.
  - POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 63 & 64 SHALL BE PERPETUALLY MAINTAINED AND ALSO BETWEEN 118 THROUGH 122 INCLUSIVE.
  - PERPETUAL SEWER AND DRAINAGE AND CHANNEL EASEMENT GRANTED TO THE PAPPY-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 506 AND ITS SUCCESSORS AND ASSIGNS TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS. NO PERMANENT BUILDINGS, FENCES, FILLS, TREES, RETAINING WALLS, OR LOOSE ROCK 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 HEREBY GRANTED.
  - A PERMANENT RECREATION TRAIL BLANKET EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 506 AND TO THE CITY OF OMAHA OVER ALL OF LOT 251 EXCEPT THAT PORTION OF SAID LOT 251 LYING IN THE FLOODWAY LIMITS AS SHOWN, AND ALSO EXCEPT THAT THE RECREATION TRAIL EASEMENTS THAT ARE LOCATED WITHIN THE BOUNDARIES OF SAID FLOODWAY LIMITS WILL BE CONFINED WITHIN THE RECREATION TRAIL EASEMENTS AS SHOWN.
  - NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 18" MAY BE PLACED WITHIN THE SIGHT DISTANCE EASEMENT ON LOT 52.



# QUAIL RUN VALLEY

LOTS 1 THRU 251 INCLUSIVE  
Being a platting of the East 1/2 of the NE 1/4 of Section 4, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

**DEDICATION**

Know all men by these presents that we, CELEBRITY 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 QUAIL RUN VALLEY (lots to be numbered and named as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, 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 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 lines, an eight-foot (8') wide strip of land abutting the rear boundary lines of all exterior 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.

In witness whereof, we do set our hands.  
**CELEBRITY HOMES, INC.**  
*Gale L. Larsen*  
 GALE L. LARSEN, PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 On this 19th day of April, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity 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 Notary Seal the day and year last above written.  
*Loren Johnson*  
 Notary Public  
**GENERAL NOTARY - State of Nebraska**  
 LOREN JOHNSON  
 My Comm. Exp. Oct. 30, 2005

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
 This plat of QUAIL RUN VALLEY (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer, *Robert Clark*, on this 11/17/04 day of November, 2004.  
 DOUGLAS COUNTY ENGINEER

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
 This plat of QUAIL RUN VALLEY (Lots numbered as shown) was approved by the City Planning Board.  
*Robert Clark* 5/5/04  
 CHAIRMAN OF CITY PLANNING BOARD DATE

**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 QUAIL RUN VALLEY (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE S00°10'25"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 2624.42 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SE1/4 OF SAID SECTION 4; THENCE S89°52'08"W ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE NORTH LINE OF SAID SE1/4 OF SECTION 4, SAID LINE ALSO BEING THE NORTH LINE OF LOT 202, QUAIL RUN, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 4 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1320.05 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4; THENCE N00°12'53"E ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NE1/4 OF SECTION 4, A DISTANCE OF 2815.13 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE EAST LINE OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4, A DISTANCE OF 2815.13 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NE1/4 OF SECTION 4; THENCE N89°27'52"E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1318.31 FEET TO THE POINT OF BEGINNING.

SAID EAST 1/2 OF THE NE1/4 OF SECTION 4 CONTAINS AN AREA OF 3,455.79 SQUARE FEET OR 79.334 ACRES MORE OR LESS.

*Robert Clark*  
 ROBERT CLARK L.S.-419

**COUNTY TREASURER'S 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.  
*Robert Clark* 11-17-04  
 COUNTY TREASURER DATE

**APPROVAL OF CITY ENGINEER OF OMAHA**  
 I hereby approve this plat of QUAIL RUN VALLEY (lots numbered as shown) to the Design Standards.  
*James Heger* 11/17/04  
 CITY ENGINEER DATE  
 I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*for Michael J. Jaramana* 11/17/04  
 CITY ENGINEER DATE

**APPROVAL OF CITY COUNCIL ACCEPTANCE**  
 This plat of QUAIL RUN VALLEY (Lots numbered as shown) was approved by the City Council of Omaha.  
*James Heger* 9-28-04  
 DATE  
 ATTEST: *Charles L. Moss* CITY CLERK  
*Jim Veld* PRESIDENT OF COUNCIL

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

1320 Q STREET  
 OMAHA, NEBRASKA 68102  
 PHONE: (402) 864-4700  
 FAX: (402) 866-5899

QUAIL RUN VALLEY  
 OMAHA, NEBRASKA

FINAL PLAT

Revisions  
 No. Date

Proj No: 2003162.01  
 Date: 01/28/2004  
 Designed By: MAW  
 Drawn By: LOD  
 Checked By (Date):  
 Checked By (Date):  
 Checked By (Date):  
 Scale: 1" = 100'  
 Sheet 1 of 1