



DEED 2003145358



AUG 01 2003 15:05 P 7

Nebr Doc
Stamp Tax

8-1-03

Date

\$ Ex 4

By JB

RICHARD N TAKECHI
REGISTER OF DEEDS
BENEFICIAL COUNTY, NE

RECEIVED

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

Deed.
7
B
131.

OC-31614 new

01-60000 - old 88

FB OC-38391 - old 82

FEE 100.⁵⁰

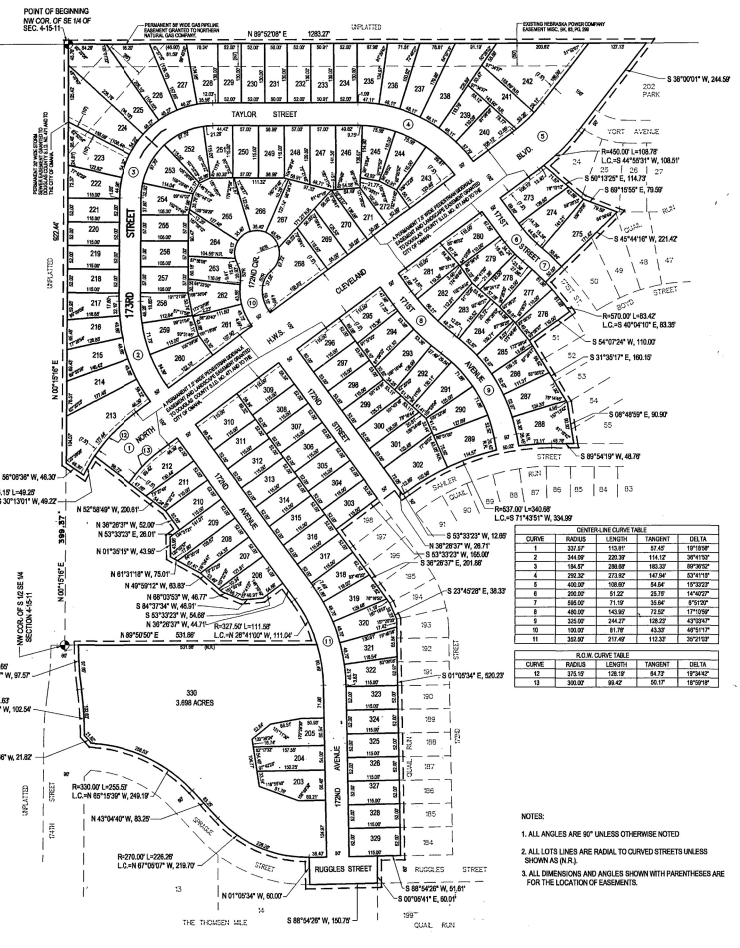
BKP 4-15-11⁹² C/O _____ COMP _____

DEL _____ SCAN _____ FV _____

Temp. 12.4.01

✓ Charge
5A

RETURN: E+A Consulting
12001 Q St
Omaha, NE 68137



QUAIL RUN

LOTS 203 THRU 330 INCLUSIVE.

Being a replat of part of Lot 11, The Thomsen Mile, a subdivision located in the SE 1/4 of Section 4; and also being a replat of all of Lot 12, said The Thomsen Mile, and also being a replat of the included street right-of-way of Sprague Street; and also being a platting of part of said SE 1/4 of Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

PETITION TO VACATE A PART OF THE THOMSEN MILE a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as QUAIL RUN, Lots 203 thru 330 inclusive. The undersigned petition that the portion of said THE THOMSEN MILE being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as QUAIL RUN, Lots 203 thru 330, inclusive, and in connection therewith make the following dedications:

DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., owner 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 (lots 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, 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 line of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The former 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 easement streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garages, sheds, landscaping and other purposes that do not then or later interfere with the abraded uses or rights herein granted.

In witness whereof, we do set our hands.

CELEBRITY HOMES, INC.

Gale L. Larsen
BY: GALE L. LARSEN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5th day of *April*, 2002, 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 Inc.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public
My commission expires 4-30-03



OMAHA CITY COUNCIL ACCEPTANCE
This plat of QUAIL RUN (lots numbered as shown) was approved by the City Council of Omaha on this 7th day of *April*, 2002.

Mike Saly
MAYOR
Franklin
CITY CLERK
Franklin
PRESIDENT OF COUNCIL
ATTEST



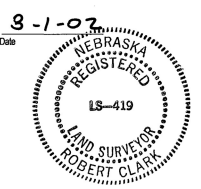
SURVEYOR'S CERTIFICATE

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 borel 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 courses in Quail Run (the lots numbered as shown) being a replat of part of Lot 11, The Thomsen Mile, a subdivision located in the SE 1/4 of Section 4; and also being a replat of all of Lot 12, said The Thomsen Mile, and also being a replat of the included street right-of-way of Sprague Street; and also being a platting of part of said SE 1/4 of Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 4; thence N89°52'08"E (assumed bearing) along the North line of said SE 1/4 of Section 4, a distance of 1283.27 feet to the Northwest corner of Lot 202, Quail Run (Lots 1 thru 202, inclusive), a subdivision located in said SE 1/4 of Section 4, along the West line of said Quail Run, (Lots 1 thru 202, inclusive), on the following described courses; thence S38°00'01"W, a distance of 244.59 feet; thence Southwesterly on a curve to the right with a radius of 450.00 feet, a distance of 108.78 feet, said curve having a long chord which bears S44°53'31"W, a distance of 108.61 feet; thence S50°15'25"E, a distance of 114.73 feet; thence S89°15'53"E, a distance of 78.59 feet; thence S45°44'10"W, a distance of 221.42 feet; thence Southwesterly on a curve to the right with a radius of 570.00 feet, a distance of 83.42 feet, said curve having a long chord which bears S40°04'10"E, a distance of 83.35 feet; thence S54°07'24"W, a distance of 110.00 feet; thence S31°33'17"E, a distance of 160.15 feet; thence S08°49'59"E, a distance of 90.00 feet; thence S89°54'11"W, a distance of 48.78 feet; thence Southwesterly on a curve to the left with a radius of 537.00 feet, a distance of 340.68 feet, said curve having a long chord which bears S71°43'51"W, a distance of 334.99 feet; thence S53°33'23"W, a distance of 12.85 feet; thence N08°28'17"W, a distance of 28.71 feet; thence S53°33'23"W, a distance of 168.00 feet; thence S38°29'37"E, a distance of 201.88 feet; thence S23°42'29"E, a distance of 86.33 feet; thence S01°03'45"E, a distance of 520.23 feet; thence S88°54'28"W, a distance of 51.61 feet; thence S00°02'41"E, a distance of 60.01 feet to a point on the South right-of-way line of said Sprague Street and Ruggles Street, said point also being the Northwest corner of Lot 169, said Quail Run, (Lots 1 thru 202, inclusive), said point also being the Northeast corner of Lot 14, said The Thomsen Mile, thence S88°54'28"W along said South right-of-way line of Sprague Street, said line also being the North line of said Lot 14, The Thomsen Mile, a distance of 150.75 feet; thence N01°03'34"W, a distance of 60.00 feet to a point on the North right-of-way line of said Sprague Street, said point also being on the Southerly line of said Lot 11, The Thomsen Mile, thence along said North right-of-way line of Sprague Street, said line also being said Southerly line of Lot 11, The Thomsen Mile and the Southerly line of said Lot 12, The Thomsen Mile, on the following described courses; thence Northwesterly on a curve to the right with a radius of 270.00 feet, a distance of 226.26 feet, said curve having a long chord which bears N87°00'07"W, a distance of 216.70 feet; thence N43°04'40"W, a distance of 53.25 feet; thence Northwesterly on a curve to the left with a radius of 300.00 feet, a distance of 255.53 feet, said curve having a long chord which bears N65°15'39"W, a distance of 248.19 feet to the Southwesterly corner of said Lot 12, The Thomsen Mile, said point also being the point of intersection of said North right-of-way line of Sprague Street and the Easterly right-of-way line of 174th Street; thence along said Easterly right-of-way line of 174th Street, said line also being the West line of said Lot 12, The Thomsen Mile, on the following described courses; thence N43°09'36"W, a distance of 21.82 feet; thence Northerly on a curve to the left with a radius of 700.00 feet, a distance of 102.83 feet, said curve having a long chord which bears N03°02'44"W, a distance of 102.84 feet; thence Northerly on a curve to the right with a radius of 700.00 feet, a distance of 107.85 feet, said curve having a long chord which bears N04°08'57"W, a distance of 97.57 feet to the Northwest corner of said Lot 12, The Thomsen Mile, said point also being the point of intersection of said Easterly right-of-way line of 174th Street and the North right-of-way line of said 174th Street, said point also being on the North line of the South 1/2 of said SE 1/4 of Section 4; thence N89°59'50"E along the North line of said Lots 11 and 12, The Thomsen Mile, said line also being said North line of the South 1/2 of the SE 1/4 of Section 4, a distance of 531.66 feet; thence Northwesterly on a curve to the left with a radius of 327.50 feet, a distance of 111.58 feet, said curve having a long chord which bears N08°41'00"W, a distance of 111.04 feet; thence N89°29'37"W, a distance of 44.71 feet; thence S53°32'22"W, a distance of 54.68 feet; thence S84°37'34"W, a distance of 46.91 feet; thence N68°03'33"W, a distance of 46.77 feet; thence N45°59'12"W, a distance of 63.83 feet; thence N61°13'16"W, a distance of 75.01 feet; thence N01°38'15"W, a distance of 43.86 feet; thence N52°33'22"E, a distance of 28.01 feet; thence N08°28'17"W, a distance of 52.00 feet; thence N52°58'49"W, a distance of 200.61 feet; thence Southwesterly on a curve to the left with a radius of 375.15 feet, a distance of 49.25 feet, said curve having a long chord which bears S30°13'01"W, a distance of 49.22 feet; thence N68°06'36"W, a distance of 48.30 feet to a point on the West line of said SE 1/4 of Section 4; thence N00°12'16"W along said West line of the SE 1/4 of Section 4, a distance of 924.44 feet to the point of beginning.

Said tract of land contains an area of 33,519 acres, more or less.

Robert Clark
Robert Clark, LS-419
Date 8-1-03



COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no objection to the recording of and delinquent against the property described in the foregoing Certificate of Survey and in this plat as shown by the records of this County.
Carol P. ...
COUNTY TREASURER

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of QUAIL RUN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 7th day of *April*, 2002.

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of QUAIL RUN (lots numbered as shown) was approved by the City Planning Board on this 7th day of *April*, 2002.
John R. Hoich
CHAIR OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of QUAIL RUN (lots numbered as shown) as to the Design Standards this 7th day of *April*, 2002.
Henry Berggren
CITY ENGINEER

I hereby certify that adequate provisions have been complied with Chapter 53 of the Omaha Municipal Code.
Henry Berggren Date 6/13/03
CITY ENGINEER

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

QUAIL RUN
OMAHA, NEBRASKA

FINAL PLAT

Page No. 200009/02
Date: 7-09-02
Designed by: MSH
Checked by: TRB
Checked by (Date):
Checked by (Date):
Checked by (Date):
Scale: 1" = 100'
Sheet 1 of 1