DEED 2006060798

JUN 01 2006 14:49 P 7

Nebr Doc Stamp Tax
6-1-06
Date
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By

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/1/2006 14:49:04.80
2006060798

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Deed

New OJ - 35231
OJ - 35229 - Rep 1
OJ - 35228

FEE 249.50 FB

7/429

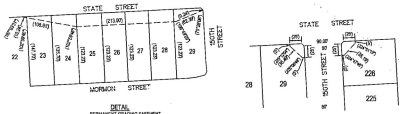
BKP C/O COMP

DEL SCAN FV

SHADOWBROOK REPLAT TWO

LOTS 1 THRU 226 INCLUSIVE

BEING A REPLATTING OF LOTS 109 THRU 130 INCLUSIVE, AND ALSO LOTS 136 THRU 141 INCLUSIVE, AND ALSO LOTS 143 THRU 309, INCLUSIVE, SHADOWBROOK, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 26, AND ALSO LOCATED IN PART OF THE NE1/4 OF SAID SECTION 26; AND ALSO BEING A REPLATTING OF LOTS 1 THRU 8, INCLUSIVE, SHADOWBROOK REPLAT ONE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 26, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).

3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESSES ARE FOR THE LOCATION OF EASEMENTS.

4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE STREET FROM ANY LOTS ABUTTING SAID STREET, DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO MILITARY ROAD OR TO 147TH STREET FROM ANY LOTS ABUTTING SAID STREETS, OR TO 149TH AVENUE FROM LOTS 1 AND 35, OR TO 150TH STREET FROM LOT 29.

5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 527 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 STATE 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. THE MILITARY ROAD RIGHT-OF-WAY WILL BE CONVERTED TO AN HISTORICAL RECREATIONAL TRAIL THAT WILL ULTIMATELY BE CLOSED TO VEHICULAR TRAFFIC.

7. POSITIVE SURFACE DRAINAGE SHALL BE MAINTAINED IN THE EASEMENT AREA SHOWN ON LOTS 14 AND 15 FROM MILITARY ROAD TO 150TH TERRACE.

8. A PERMANENT GRADING EASEMENT IS GRANTED TO DOUGLAS COUNTY AND OR TO THE CITY OF OMAHA TO ALLOW FOR FILLING TO MATCH THE FUTURE GRADE OF STATE STREET.

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 SHADOWBROOK REPLAT TWO (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 109 THRU 130 INCLUSIVE, AND ALSO LOTS 136 THRU 141 INCLUSIVE, AND ALSO LOTS 143 THRU 309, INCLUSIVE, SHADOWBROOK, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 26; AND ALSO LOCATED IN PART OF THE NE1/4 OF SAID SECTION 26 AND ALSO LOTS 1 THRU 8, INCLUSIVE, SHADOWBROOK REPLAT ONE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 26; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

CONTAINING AN AREA OF 39.136 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS-608 — DATE: APRIL 3, 2006

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

DEDICATION

Know all men by these presents that we, MILITARY ROAD, L.L.C., 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 SHADOWBROOK REPLAT TWO (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 cul-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.

MILITARY ROAD, L.L.C.

BY: Eugene J. Graves, Jr., Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 3RD day of APRIL 2006 before me, the undersigned, a Notary Public in and for said County, personally came Eugene J. Graves, Jr., managing member, of Military Road, L.L.C., 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 L.L.C.

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

Notary Public

MARY JAYNE MUEHLICH
MY COMMISSION EXPIRES
September 7, 2006

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SHADOWBROOK REPLAT TWO (lots numbered as shown) as to the Design Standards.

CITY ENGINEER — DATE: APRIL 11th, 2006

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

CITY ENGINEER — DATE: APRIL 3rd, 2006

APPROVAL OF OMAHA CITY PLANNING BOARD

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

CHAIRMAN OF CITY PLANNING BOARD — DATE: 4/21/06

REVIEW OF DOUGLAS COUNTY ENGINEER

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

DOUGLAS COUNTY ENGINEER — DATE

DOUGLAS COUNTY SURVEYOR NEBRASKA

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.

COUNTY TREASURER — DATE: 5-24-06

OFFICIAL SEAL — JULIE M. HANSEN — DOUGLAS COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — DATE: May 4, 2006

ATTEST: CITY CLERK — Deputy

PRESIDENT OF COUNCIL

CITY OF OMAHA NEBRASKA INCORPORATED FEBRUARY

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
10909 MILL VALLEY ROAD, OMAHA, NE. 68154
PHONE (402) 895-4700 FAX (402) 895-3599

SHADOWBROOK REPLAT TWO
LOTS 1 THRU 226 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Proj No:	2005028.01	Revisions	No.	Date
Date:	4-4-06			
Designed By:	MWF			
Drawn By:	TRH			
Scale:	1" = 100'			
Sheet	1 of 4			

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