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SILVERLEAF ESTATES

LOTS 1 THRU 78 INCLUSIVE

BEING A REPLATING OF LOTS 325 THRU 346 INCLUSIVE, LOTS 408 THRU 409 INCLUSIVE, LOTS 483 THRU 508 INCLUSIVE AND OUTLOT 'E', THE RESIDENCES AT WEST DODGE STATION, (LOTS 325 THROUGH 508 INCLUSIVE AND OUTLOTS 'D' THROUGH 'I' INCLUSIVE), A SUBDIVISION LOCATED IN PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

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 SILVERLEAF ESTATES (THE LOTS NUMBERED AS SHOWN BEING A REPLATING OF LOTS 325 THRU 508 INCLUSIVE, LOTS 408 THRU 409 INCLUSIVE, LOTS 483 THRU 508 INCLUSIVE AND OUTLOT 'E', THE RESIDENCES AT WEST DODGE STATION, LOTS 325 THROUGH 508 INCLUSIVE AND OUTLOTS 'D' THROUGH 'I' INCLUSIVE), A SUBDIVISION LOCATED IN PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 33.423 ACRES, MORE OR LESS.

ROBERT CLARK, L.S. 419



DEDICATION

Know all men by these presents that SNGF DEVELOPMENT, 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 hereinafter known as SILVERLEAF ESTATES (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 lines, an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots except Lots 53, 54, 58, and 59, to avoid the gas pipeline, 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 lot-to-lot streets. No permanent building 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.

SNGF DEVELOPMENT, L.L.C.

BY: TONY FALCONE, Managing Member

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 the plat as shown on the records of this office.

County Treasurer: *Anthony J. 8-5-05*



APPROVAL OF CITY ENGINEER OF OMAHA

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

City Engineer: *Charles K... 8/2/05*

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of SILVERLEAF ESTATES was approved as a subdivision of THE RESIDENCES AT WEST DODGE STATION (LOTS 325 THROUGH 508 INCLUSIVE AND OUTLOTS 'D' THROUGH 'I' INCLUSIVE), in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

City Planning Director: *Ann M 8/29/2005*

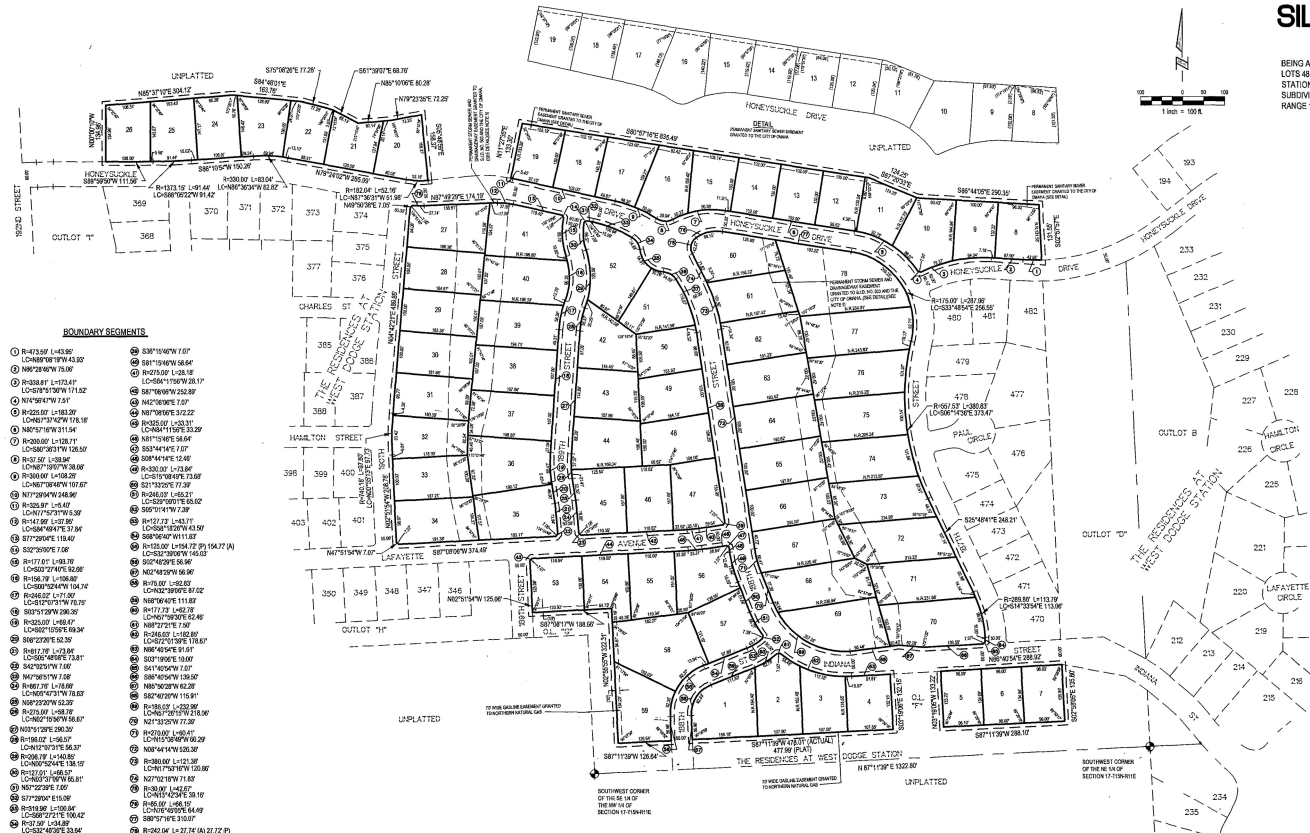
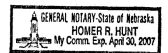
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 27th day of AUGUST, 2005, before me, the undersigned, a Notary Public in and for said County, personally appeared TONY FALCONE, managing member of SNGF DEVELOPMENT, 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 said member of said LLC.

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

Notary Public: *Homer R. Hunt*



BOUNDARY SEGMENTS

- ① N43°25'14.83"E L=45.80'
- ② N0°28'00" W L=31.80'
- ③ S89°01'17.31"E L=17.42'
- ④ S89°01'17.31"E L=17.42'
- ⑤ N0°28'00" W L=31.80'
- ⑥ S89°01'17.31"E L=17.42'
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NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO REAR STREET FROM ANY LOTS ABUTTING SAID STREET.
5. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 27 THRU 41 INCLUSIVE AND LOTS 60 THRU 78 INCLUSIVE SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS. (SEE DETAILS)
6. THE CHAMBERS 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.

LOT ELEVATIONS

ELEVATIONS ARE TO USABLE DATUM AND ARE THE LOWEST ALLOWABLE WINDOW OR DOOR OPENING ELEVATION.

LOT NUMBER	ELEVATION	LOT NUMBER	ELEVATION
27	1138.3	36	1138.5
28	1138.3	37	1138.9
29	1138.4	38	1141.5
30	1138.4	39	1142.3
31	1138.3	40	1144.0
32	1138.3	41	1143.3
33	1140.4	42	1141.5
34	1140.4	43	1141.5
35	1140.4	44	1141.5
36	1140.4	45	1141.5
37	1140.4	46	1141.5
38	1140.4	47	1141.5
39	1140.4	48	1141.5
40	1140.4	49	1141.5
41	1140.4	50	1141.5
42	1140.4	51	1141.5
43	1140.4	52	1141.5
44	1140.4	53	1141.5
45	1140.4	54	1141.5
46	1140.4	55	1141.5
47	1140.4	56	1141.5
48	1140.4	57	1141.5
49	1140.4	58	1141.5
50	1140.4	59	1141.5
51	1140.4	60	1141.5
52	1140.4	61	1141.5
53	1140.4	62	1141.5
54	1140.4	63	1141.5
55	1140.4	64	1141.5
56	1140.4	65	1141.5
57	1140.4	66	1141.5
58	1140.4	67	1141.5
59	1140.4	68	1141.5
60	1140.4	69	1141.5
61	1140.4	70	1141.5
62	1140.4	71	1141.5
63	1140.4	72	1141.5
64	1140.4	73	1141.5
65	1140.4	74	1141.5
66	1140.4	75	1141.5
67	1140.4	76	1141.5
68	1140.4	77	1141.5

