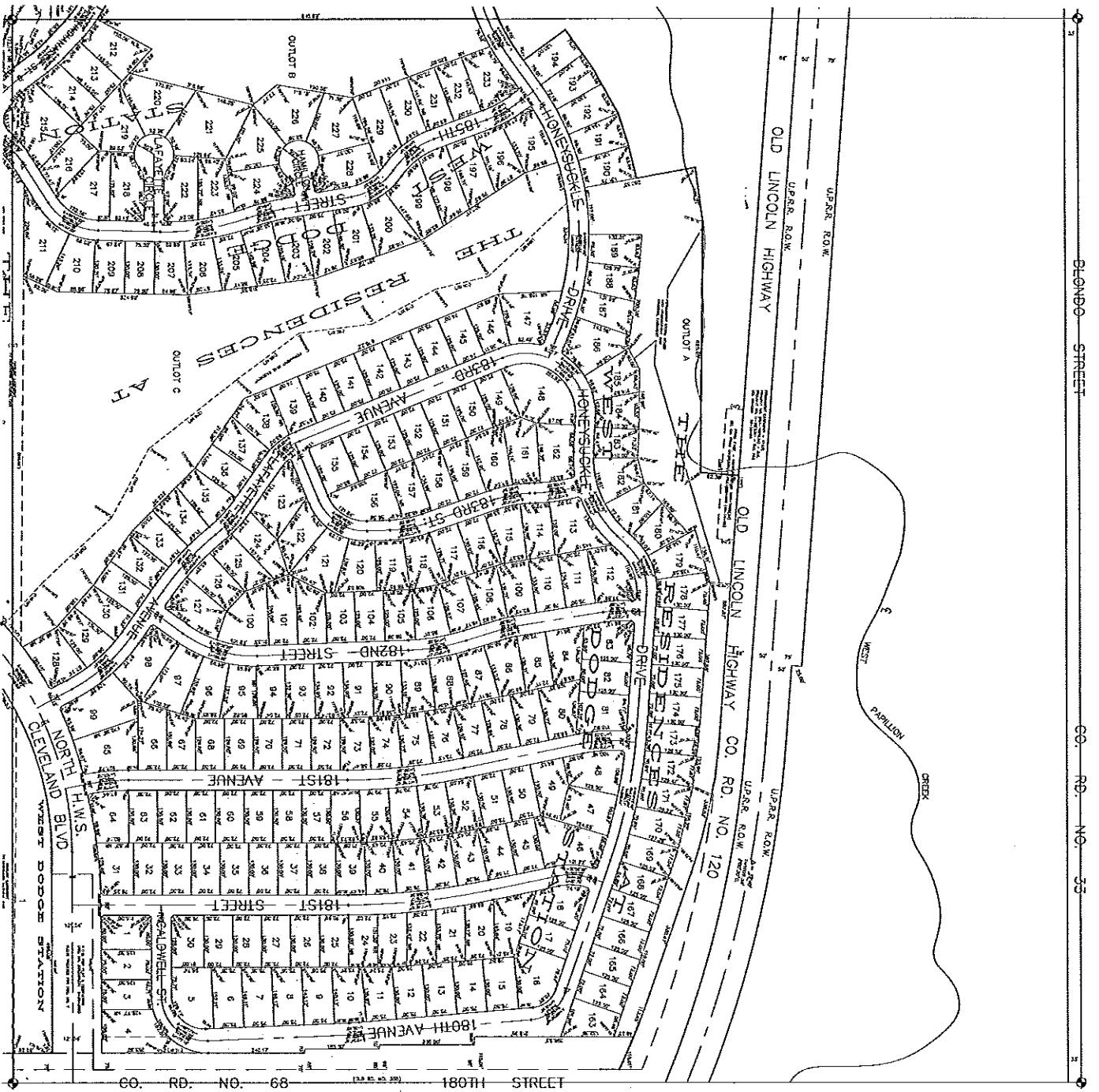


N.E. 1/4 SEC. 17-15-11



**DOUGLAS COUNTY ENGINEER**  
 156TH & W. MAPLE RD. OMAHA NE. 68116

DRAWN BY:	DATE	COMMENTS
S.W.C.	1-26-2020	THE RESIDENCES AT WEST DOSE STATION
		L-1-13-15, H-C & WEST DOSE STATION
		L-1-13 & G. 1
BS	2-7-2020	ADDED WESTERN AVE. & STREET NAMES

SCALE: 1" = 100'

INFORMATION ON THIS SHEET SHOULD BE VIEWED WITH THE FINAL PLAN BEFORE BEING USED.





N.W. 1/4 SEC. 17-15-11



**DOUGLAS COUNTY ENGINEER**  
 156TH & W. MAPLE RD. OMAHA NE. 68116

DRAWN BY	DATE	COMMENTS
S.W.C.	7-20-2002	D-E RESIDENCES AT WEST DOUGLASS STATION
S.W.C.	8-30-2002	SILVERLEAF ESTATES (LOTS 1-78)
S.W.C.	7-24-2003	SILVERLEAF ESTATES (79-224, OL A-D)
S.W.C.	1-27-2008	SILVERLEAF ESTATES REPLAT ONE

INFORMATION ON THIS SHEET SHOULD BE VERIFIED WITH THE FIELD AND BEFORE BEING USED

SCALE: 1" = 100' **NORTH**



DEED 2005070855



JUN 20 2005 13:21 P 7

*Silverleaf  
Vstates of plat*

Received - DIANE L BATTIATO  
Registrar of Deeds, Douglas County, NE

6/20/2005 13:21:02.31



2005070855

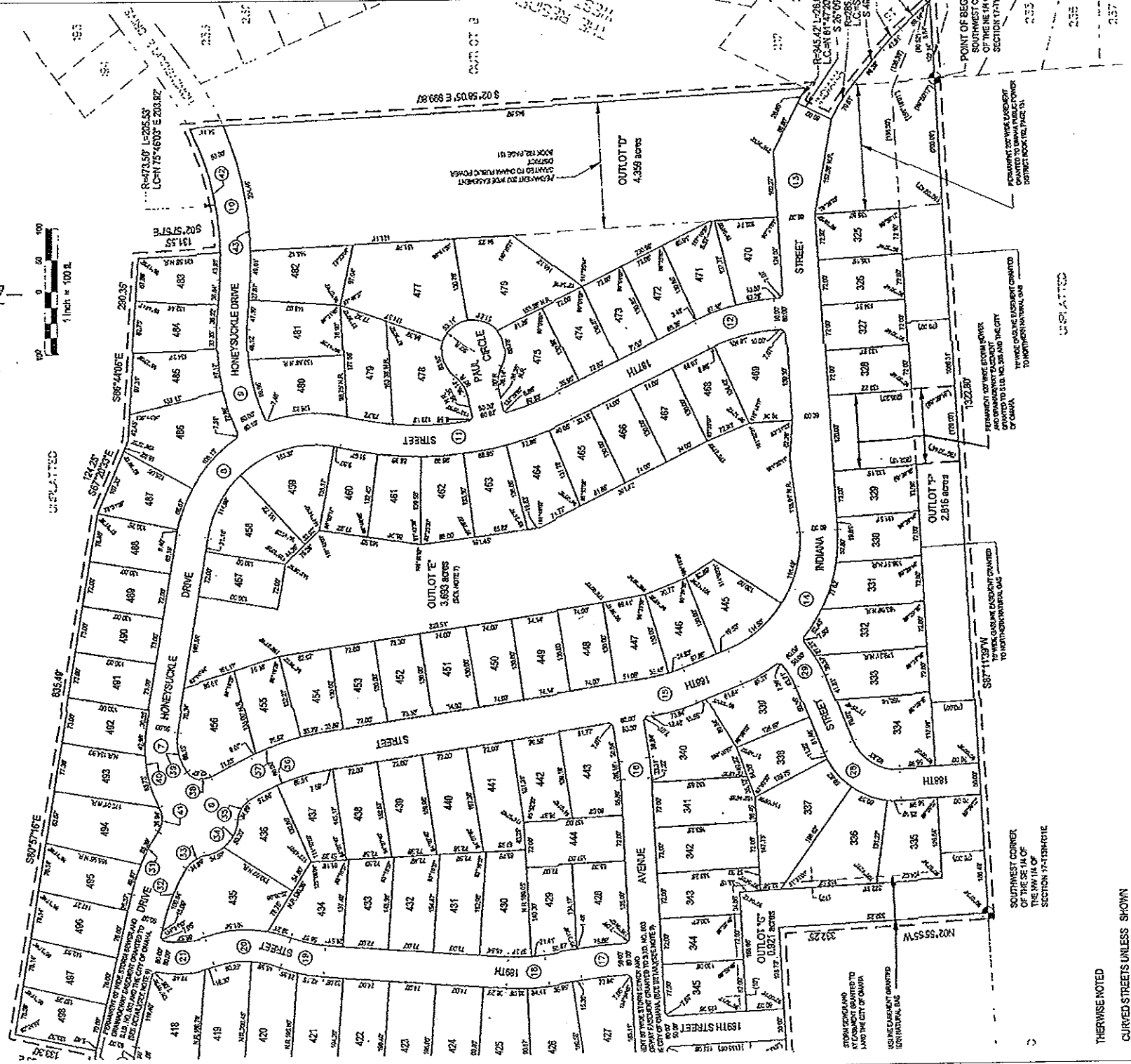
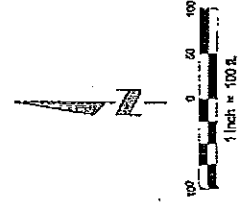
**THIS PAGE INCLUDED FOR INDEXING**  
**PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed* FEE 130.<sup>00</sup> FB 01-60000-01d  
*7* BKP 17-15-1 <sup>7<sup>th</sup></sup> C/O COMP  
*19D* DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

RETURN: E & A Consulting  
12001 Q St.  
Omaha NE 68137



# THE RESIDENCES AT WEST DODGE STATION

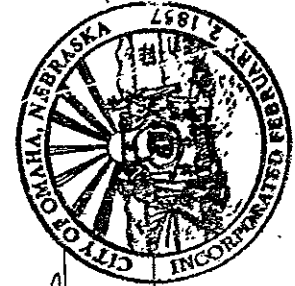


### OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RESIDENCES AT WEST DODGE STATION (lots numbered as shown) was approved by the City Council of Omaha.

*Mike J. Healy* MAYOR DATE *May 5, 2008*

ATTEST: *James J. Volz* CITY CLERK  
*Jim Volz* PRESIDENT OF COUNCIL



### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes of property described in the Surveyor's Certificate and erred by the records of this office.

*Tom A. Zeman* COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD  
 This plat of THE RESIDENCES AT WEST DODGE STATION

THERWISE NOTED  
 CURVED STREETS UNLESS SHOWN

HOMY WITH PARENTHESES ARE

LL NOT BE ALLOWED TO 182ND IS SAND STREET.

ION EASEMENT IS HEREBY THE CITY OF OMAHA. THE KEEP STRUCTURES, PATIOS, IDS, POOLS, ETC. AS FAR AWAY TREET AS THE PLAT WILL ALLOW. ED FOR THE CONSTRUCTION OF A ISE WALL IN THE FUTURE. IF THE TO THE EASEMENT EVER REQUEST : WALL, THEY WILL BE REQUIRED TO I CITY POLICY FOR NOISE WALL.

1) DRAINAGEWAY AND CHANNEL. 2) MISSOURI RIVER NATURAL. 3) OMAHA SANITARY AND VIO ITS SUCCESSORS AND ASSIGNS SWAY AND CHANNEL EASEMENT AND TO THESEEN CONSTRUCT. REPLACE SEWER AND DRAINAGE O PERMANENT BUILDINGS, FENCES, RY LOOSE ROCK WALLS SHALL BE HAYS, EXCEPT AS APPROVED BY TMENT, BUT THE SAME MAY BE 4) ESCAPING AND OTHER PURPOSES EREHERE WITH THE AFORESAID USES

# SIDENCES AT WEST DODGE STATION

LOTS 325 THRU 508 INCLUSIVE & OUTLOTS 'D' THRU 'I' INCLUSIVE

BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH,  
RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

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



1100 Q STREET  
OMAHA, NE 68102  
PHONE (402) 455-2117  
FAX (402) 455-1599

1139 SOUTH 28TH STREET, SUITE 10  
LINCOLN, NE 68504  
PHONE (402) 455-2117  
FAX (402) 455-2218

### SURVEYORS CERTIFICATE

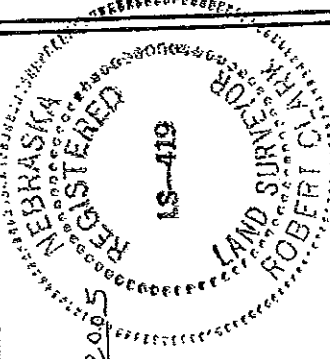
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN THE RESIDENCES AT WEST DODGE STATION (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 234, THE RESIDENCES AT WEST DODGE STATION, A SUBDIVISION LOCATED IN THE EAST 1/2 OF SAID SECTION 17, AND ALSO PART OF THE NW 1/4 OF SAID SECTION 17; THENCE S87°11'39"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 17, A DISTANCE OF 422.80 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID NW 1/4 OF SECTION 17; THENCE N02°59'55"W ALONG THE WEST LINE OF SAID SE 1/4 OF THE NW 1/4 OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 OF SECTION 17, A DISTANCE OF 332.25 FEET; THENCE S87°08'17"W, A DISTANCE OF 1772.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 182ND STREET; THENCE N02°57'06"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND STREET, A DISTANCE OF 29.80 FEET; THENCE N02°57'06"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND STREET, A DISTANCE OF 85.10 FEET; THENCE S07°02'54"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND STREET, A DISTANCE OF 47.89 FEET; THENCE S07°02'54"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 182ND STREET, A DISTANCE OF 373.21 FEET; THENCE N86°57'30"E, A DISTANCE OF 34.04 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 769.79 FEET, A DISTANCE OF 40.30 FEET; THENCE CURVE HAVING A LONG CHORD WHICH BEARS N88°28'40"E, A DISTANCE OF 40.29 FEET; THENCE N89°59'59"E, A DISTANCE OF 124.93 FEET; THENCE N00°00'10"W, A DISTANCE OF 134.96 FEET; THENCE N85°37'10"E, A DISTANCE OF 304.12 FEET; THENCE S84°48'01"E, A DISTANCE OF 163.76 FEET; THENCE S79°08'28"E, A DISTANCE OF 77.28 FEET; THENCE S81°39'07"E, A DISTANCE OF 89.76 FEET; THENCE S09°48'59"E, A DISTANCE OF 100.65"E, A DISTANCE OF 80.28 FEET; THENCE N28°23'35"E, A DISTANCE OF 72.26 FEET; THENCE S09°48'59"E, A DISTANCE OF 158.37 FEET; THENCE N64°11'01"E, A DISTANCE OF 98.41 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 325.97 FEET, A DISTANCE OF 99.51 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°10'42"E, A DISTANCE OF 99.13 FEET; THENCE N11°27'35"E, A DISTANCE OF 133.30 FEET; THENCE S90°57'16"E, A DISTANCE OF 635.48 FEET; THENCE S87°20'30"E, A DISTANCE OF 124.25 FEET; THENCE N08°14'05"E, A DISTANCE OF 280.35 FEET; THENCE S02°57'57"E, A DISTANCE OF 205.53 FEET; THENCE N08°14'05"E, A DISTANCE OF 90.00 FEET TO THE LEFT WITH A RADIUS OF 473.40 FEET, A DISTANCE OF 203.92 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HONEYBUCKLE DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HONEYBUCKLE DRIVE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID THE RESIDENCES AT WEST DODGE STATION ON THE THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE RESIDENCES AT WEST DODGE STATION ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°58'05"E, A DISTANCE OF 988.80 FEET; THENCE N08°14'05"E, A CURVE TO THE LEFT WITH A RADIUS OF 345.42 FEET, A DISTANCE OF 26.05 FEET; SAID CURVE HAVING ALONG CHORD WHICH BEARS N65°17'20"W, A DISTANCE OF 26.64 FEET; THENCE S05°00'05"W, A DISTANCE OF 70.61 FEET; THENCE S04°58'17"W, A DISTANCE OF 285.42 FEET TO THE RIGHT WITH A RADIUS OF 285.42 FEET; THENCE S49°48'26"E, A SAID CURVE HAVING A LONG CHORD WHICH BEARS S50°54'41"E, A DISTANCE OF 70.43 FEET; THENCE S49°48'26"E, A DISTANCE OF 66.37 FEET; THENCE S04°58'17"W, A CURVE TO THE RIGHT WITH A RADIUS OF 290.08 FEET, A DISTANCE OF 42.87 FEET; THENCE S04°58'17"W, A CURVE TO THE RIGHT WITH A RADIUS OF 290.08 FEET, A DISTANCE OF 42.87 FEET; THENCE S40°09'48"E, A DISTANCE OF 58.14 FEET; THENCE S04°58'17"W, A CURVE TO THE LEFT WITH A RADIUS OF 484.70 FEET, A DISTANCE OF 5.84 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S40°27'22"E, A DISTANCE OF 5.84 FEET; THENCE S87°11'43"W, A DISTANCE OF 122.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 76.550 ACRES, MORE OR LESS.

*Robert Clark*  
ROBERT CLARK L.S. 418

JAN. 12, 2005  
DATE

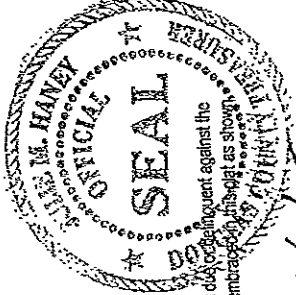


### DEDICATION

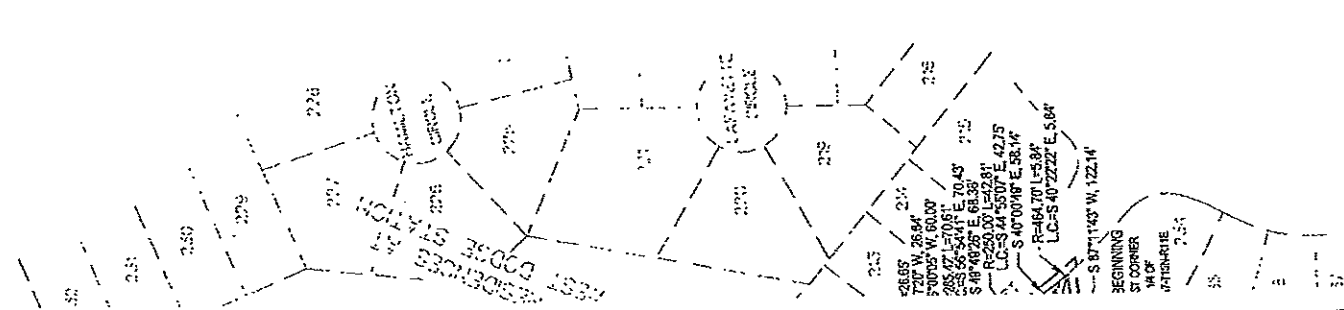
Know all men by these presents that JMF, LLC, owners of the property described in the Certificate of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as THE RESIDENCES AT WEST DODGE STATION (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 grant 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 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 provided by a cable television system, and also lots 343 thru 364 inclusive, to interior lots except lots 335 thru 337 inclusive and also lots 343 thru 364 inclusive, 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 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.

JMF, LLC

*Tom Falcone*  
BY: TOM FALCONE, Member



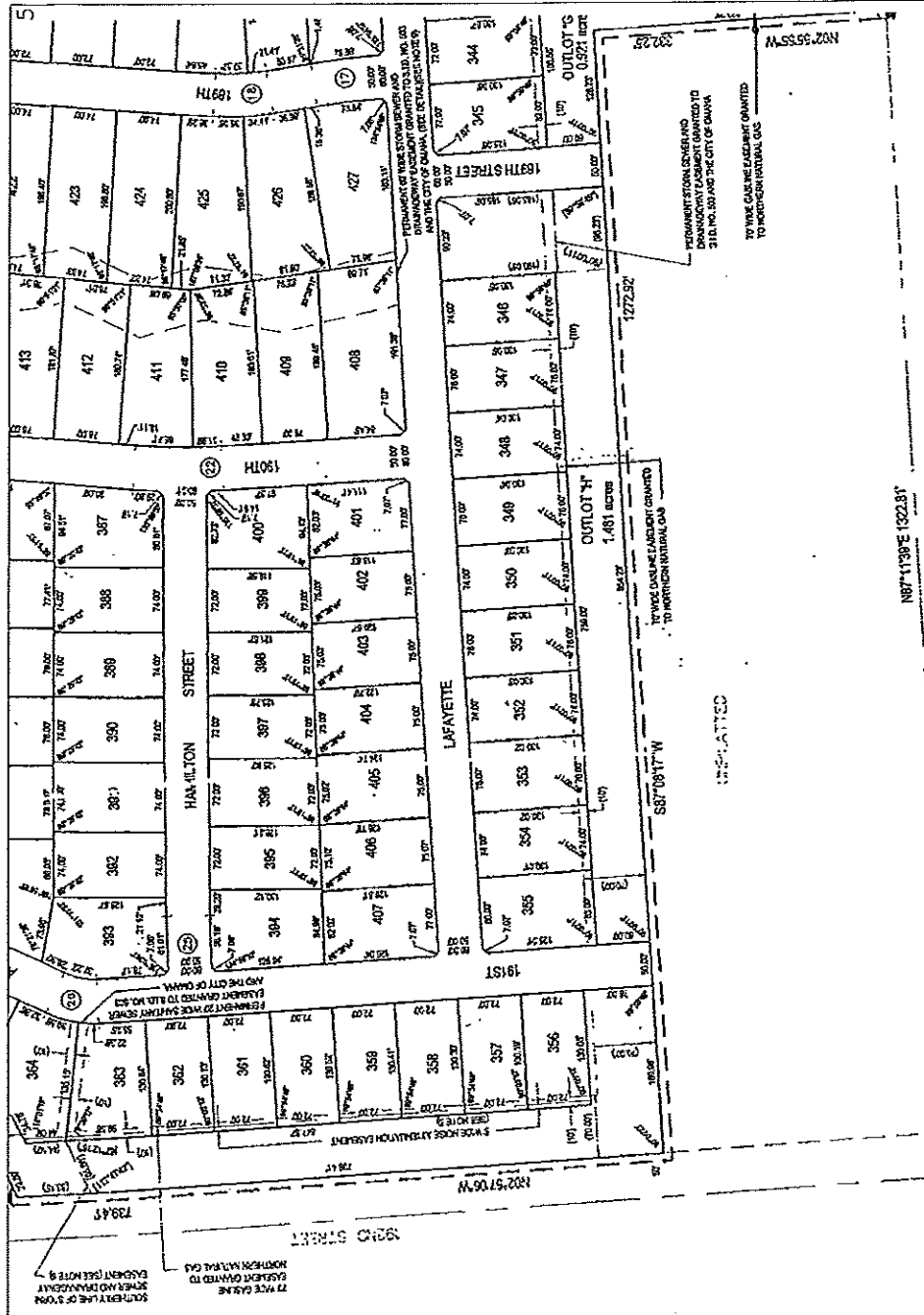
6/9/05  
DATE



STATION (Lots numbered as

FINAL PLAT

THE RESIDENCES AT WEST DODGE STATION  
LOTS 325 THRU 508 INCLUSIVE AND OUTLOTS 'D' THRU 'I' INCLUSIVE  
OMAHA, NEBRASKA



UNPLATTED

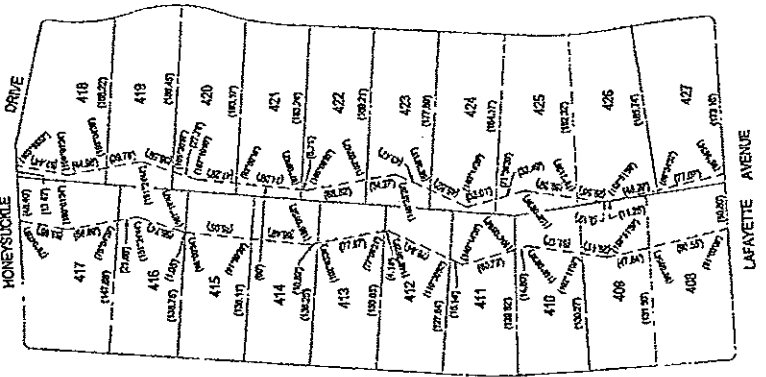
UNPLATTED

UNPLATTED

SOUTHWEST CORNER OF THE 1/4 SECTION 17-T15-N14E

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 PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 182ND STREET FROM ANY LOTS ABUTTING SAID STREET.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 503 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 182ND 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 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. PERPETUAL STORM SEWER AND DRAINAGEWAY AND CHANNEL EASEMENT GRANTED TO THE PIAPIO MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 503 AND ITS SUCCESSORS AND ASS OVER THAT NORTHERLY PORTION OF OUTLOT "A" AS SHOWN; TO ENTER THE SEWER AND DRAINAGEWAY AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT; AND TO THEN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGEWAY AND CHANNEL IMPROVEMENTS, NO PERMANENT BUILDINGS, PERILLS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAYS, EXCEPT AS APPROVED BY THE CITY OF OMAHA PARKS DEPARTMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PLANT THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORSAID OR RIGHTS HEREIN GRANTED.
7. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 503 AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "E".
8. OUTLOTS "D" THRU "I" INCLUSIVE SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTINGENTLY WITH THE FILING OF THIS 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. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT IF ITS OPERATING FUND, AS A NATURAL OR MANMADE DRAINAGEWAY CHANNEL, MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
9. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 418 THRU 427 INCLUSIVE SHALL BE PERPETUALLY MAINTAINED BY THE ADJACENT LOT OWNERS. (SEE DETAIL)
10. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

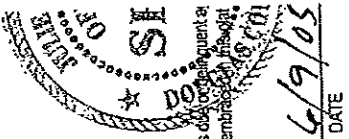
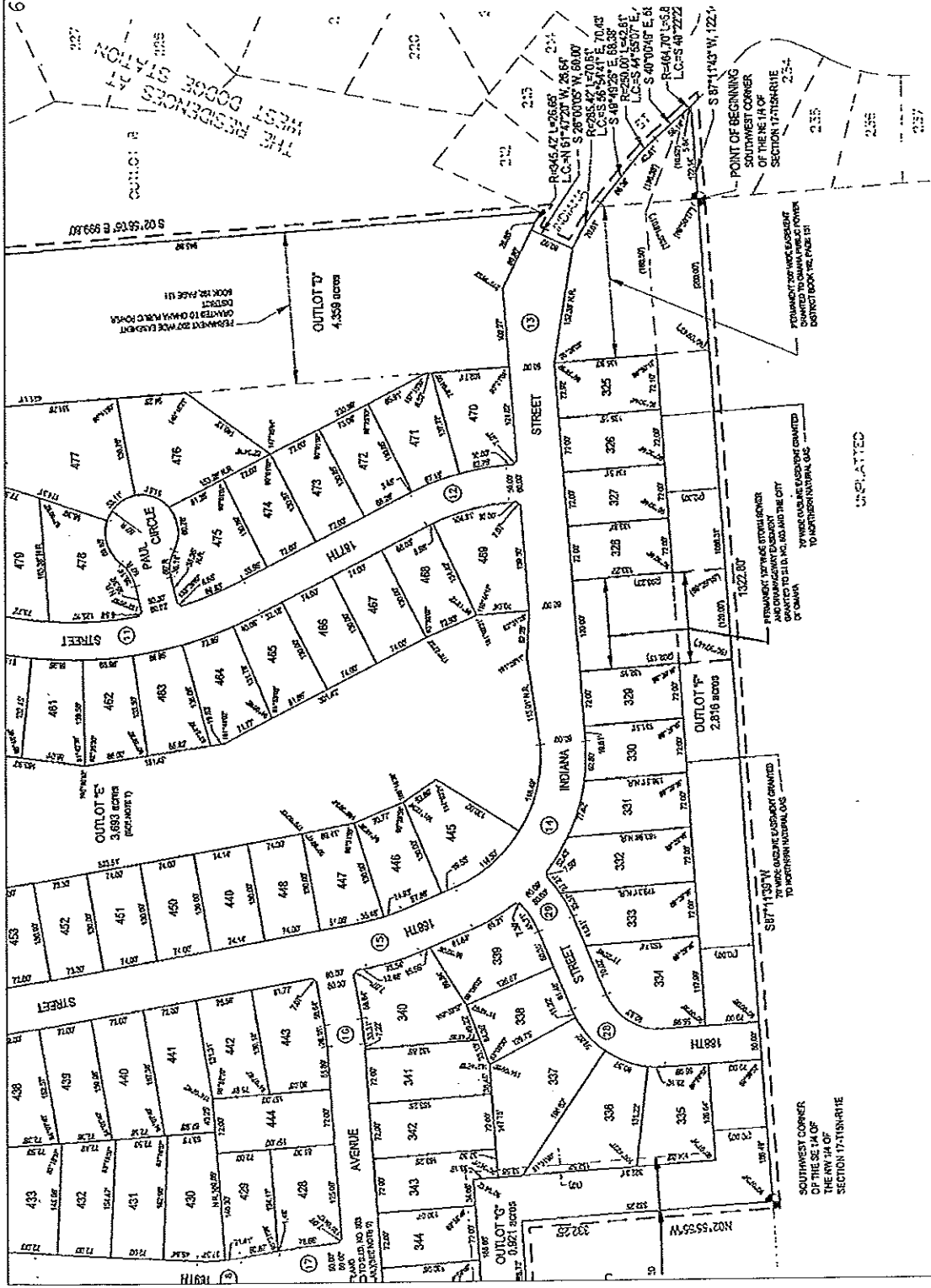


CENTRALINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	778.78'	30.71'	93.38'	3°02'00"
2	1463.18'	53.44'	48.74'	3°48'58"
3	300.00'	74.08'	37.05'	14°20'00"
4	212.54'	60.75'	30.59'	16°21'57"
5	253.57'	64.77'	42.78'	15°18'05"
6	250.00'	43.93'	29.41'	65°44'51"
7	150.00'	41.12'	63.51'	53°07'37"
8	300.00'	33.10'	216.52'	54°18'15"
9	313.87'	162.74'	84.59'	30°55'56"
10	498.30'	25.73'	128.81'	30°08'10"
11	532.53'	30.73'	168.28'	22°26'30"
12	314.86'	120.81'	62.81'	22°26'30"
13	316.42'	168.41'	82.51'	28°18'10"
14	216.00'	270.57'	58.57'	71°45'40"
15	300.00'	67.72'	33.73'	12°46'12"
16	320.00'	38.25'	115.57'	5°26'20"
17	842.38'	81.35'	40.86'	6°31'20"
18	300.00'	54.12'	33.16'	13°14'08"
19	221.00'	32.78'	35.72'	16°32'05"
20	161.00'	120.85'	64.42'	30°30'51"
21	152.00'	82.85'	42.37'	30°30'51"
22	785.10'	101.11'	50.83'	7°34'55"
23	1333.57'	80.20'	44.81'	2°49'52"
24	100.00'	44.35'	21.87'	24°11'37"
25	114.47'	43.82'	24.31'	21°10'07"
26	103.00'	43.82'	24.33'	20°20'00"
27	100.00'	41.85'	24.82'	20°20'00"
28	100.00'	123.78'	71.22'	17°12'00"
29	132.71'	81.23'	29.48'	21°10'19"

ROW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
30	242.00'	53.87'	27.19'	12°48'38"
31	350.00'	160.28'	54.72'	20°40'37"
32	318.88'	103.84'	50.66'	15°10'38"
33	312.00'	24.88'	48.82'	45°18'00"
34	600.00'	84.17'	51.35'	60°30'10"
35	375.00'	34.69'	18.62'	10°12'00"
36	300.00'	138.18'	70.19'	24°44'35"
37	300.00'	121.38'	81.21'	19°35'00"
38	30.00'	42.87'	22.88'	81°20'00"
39	85.00'	64.15'	34.89'	44°30'18"
40	203.00'	128.11'	68.87'	30°32'25"
41	374.50'	200.58'	22.10'	51°01'00"
42	423.50'	200.48'	120.71'	30°11'17"
43	523.50'	234.07'	120.50'	27°40'25"
44	423.50'	214.85'	89.88'	14°41'27"
45	253.97'	104.51'	62.31'	15°20'22"



OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE RESIDENCES AT WEST DODGE STATION (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Hickey MAYOR DATE 1/12/05

ATTEST: [Signature] CITY CLERK  
[Signature] PRESIDENT OF COUNCIL



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE RESIDENCES AT WEST DODGE STATION (lots numbered as shown) as to the Design Standards.

for Michael J. Meehan CITY ENGINEER DATE 1/12/05

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

[Signature] CITY ENGINEER DATE 6/17/05

S UNLESS SHOWN

ENTHESES ARE

RED TO 162ND

S HEREBY WAIVED, THE RES. PATIOS, AS FAR AWAY AS WILL ALLOW, AT ALL TIMES, IF THE STRUCTURE OF A FUTURE IF THE AT EVER REQUEST D BE REQUIRED TO 1 AND/OR WALL

AND CHANNEL, OR NATURAL, ANY AND ORS AND ASSIGNS, S SHOWN TO, BEL EASEMENT, CONSTRUCT, AND DRAINAGE, ULTINGS, FENCES, WALLS SHALL BE, S APPROVED BY, E SAME MAY BE, OTHER PURPOSES, E AFORS SAID USES

Y EASEMENT IS, IT OF OMAHA

ED AND MAINTAINED, NSFER OWNERSHIP, THE FILING OF THE, RAINAGEWAY, CHANNEL SHALL BE, AND OTHER, LIC MAINTENANCE, OBSTACLES FROM, HE DISTRICT FROM, E DRAINAGEWAY, ARIES OF THE, PREVENT SUCH

WEEN LOTS 406, TAINED BY THE, CTS ARE SET AT, RIGHT OF WAY, INES HAVE 90°

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due on the property described in the Surveyor's Certificate and embraced by this plat by the records of this office.

[Signature] COUNTY TREASURER DATE 6/9/05

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE RESIDENCES AT WEST DODGE STATION (Lots numbered as shown) was approved by the City Planning Board.

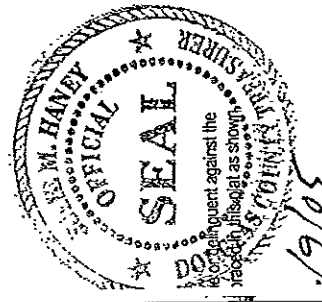
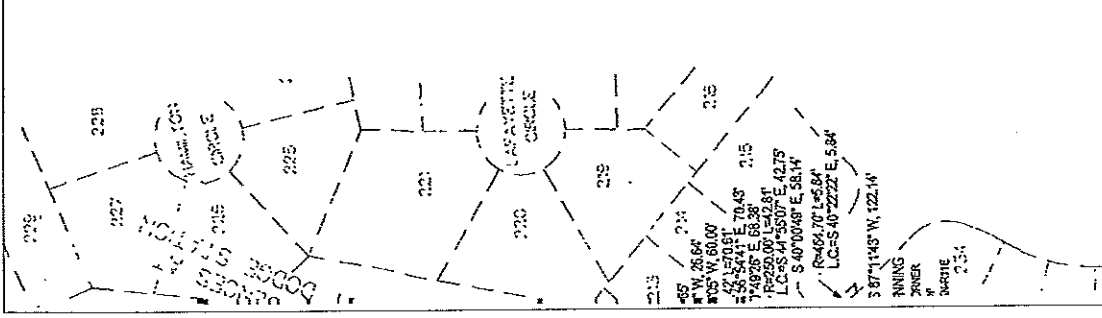
[Signature] CHAIRMAN OF CITY PLANNING BOARD DATE 1/14

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE RESIDENCES AT WEST DODGE STATION (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

[Signature] DOUGLAS COUNTY ENGINEER DATE





NOTION (Lots numbered as  
 1/14/05  
 DATE

NOTATION (Lots numbered as  
 any Engineer.  
 1/14/05  
 DATE

RADIUS OF 78.79 FEET, A DISTANCE OF 40.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N88°28'40\"/>

A DISTANCE OF 40.29 FEET; THENCE N89°39'59\"/>

134.66 FEET, THENCE N85°37'10\"/>

THENCE S75°08'26\"/>

N85°10'06\"/>

DISTANCE OF 158.37 FEET; THENCE N9°11'10\"/>

BEARS S87°10'42\"/>

S80°57'16\"/>

DISTANCE OF 290.35 FEET; THENCE S02°57'57\"/>

WHICH BEARS N75°46'05\"/>

RIGHT-OF-WAY LINE OF HONEY-SUCKLE DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HONEY-SUCKLE DRIVE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE RESIDENCES AT WEST DODGE STATION ON THE FOLLOWING DESCRIBED COURSE S; THENCE S02°30'05\"/>

A CURVE TO THE LEFT WITH A RADIUS OF 345.42 FEET, A DISTANCE OF 46.64 FEET; THENCE S26°20'19\"/>

CHORD WHICH BEARS N61°42'20\"/>

THENCE S04°18'11\"/>

DISTANCE OF 66.30 FEET; THENCE S04°18'11\"/>

DISTANCE OF 42.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S44°55'07\"/>

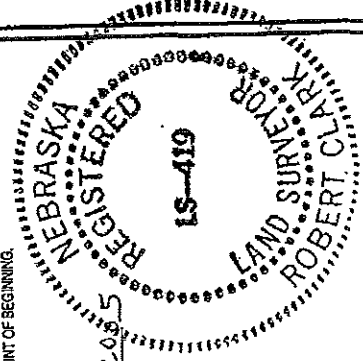
THENCE S40°20'46\"/>

OF 48.70 FEET, A DISTANCE OF 5.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S80°22'27\"/>

DISTANCE OF 5.87 FEET; THENCE S87°11'19\"/>

SAID TRACT OF LAND CONTAINS AN AREA OF 78.380 ACRES, MORE OR LESS.

*Robert Clark*  
 ROBERT CLARK, L.S. 419  
 DATE JAN. 12, 2005



**DEDICATION**

Know all men by these presents that JMF, LLC, 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 **THE RESIDENCES AT WEST DODGE STATION** (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 of all exterior lots. The term exterior lots is herein defined as those interior lots except lots 335 thru 337 inclusive and also lots 343 thru 364 inclusive, to avoid the gas pipeline; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The outer perimeter of the above-described addition, (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 side-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.

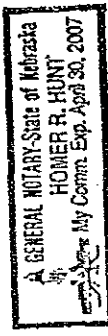
JMF, LLC  
*[Signature]*  
 BY: TOM FALCONE, Member

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 12TH day of JAN. 2005, before me, the undersigned, a Notary Public in and for said County, personally came Tom Falcone, member of JMF, LLC 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.

*Homer R. Hunt*  
 Notary Public



THE RESIDENCES AT WEST DODGE STATION  
 LOTS 325 THRU 508 INCLUSIVE AND OUTLOTS "D" THRU "F" INCLUSIVE

FINAL PLAT

Project	2003114404
Drawn	9-15-04
Checked By	JCF
Drawn By	ESD
Scale	1" = 100'
Sheet	1 of 1



DEED 2005049919



MAY 03 2005 12:39 P 2

Nebr Doc Stamp Tax
5-3-05
Date
\$6125.00
By <i>SA</i>

Received - DIANE L. BATTIATO  
 Registrar of Deeds, Douglas County, NE  
 5/3/2005 12:39:54,08



WARRANTY DEED

JMF, L.L.C., a Nebraska limited liability company Grantor, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey unto SNGF Development, L.L.C., a Nebraska limited liability company, as Grantee, all of Grantor's rights, title and interests, as the holder of a 60% interest as a tenant in common, in and to the real property described on the attached Exhibit A, together with all improvements and appurtenances thereto.

GRANTOR covenants with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record, if any;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Dated this 27th day of April, 2005.

JMF, LLC, a Nebraska limited liability company

By: *Paul McCune*  
 Paul McCune, Managing Member

STATE OF NEBRASKA     )  
   )ss  
 COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this 27TH of day of April, 2005, by Paul McCune, Managing Member of JMF, LLC, a Nebraska limited liability company, the Grantor, and acknowledged that this is his voluntary act and deed and the voluntary act and deed of Grantor.

*Debra K. Williams*  
 Notary Public



*a*     *Deed*  
 PRE 53.00     01-6-06108  
 2/     FB 06-32926  
 3/6     BYP 17-15-1100     CUMP  
 DEL.     SCAN     BY

*34248 / 34558*

4 NLTA 1

*1-2137417*

## EXHIBIT A

A tract of land located in part of the NW ¼ of Section 17 and also part of the NE ¼ of Section 17, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said NE ¼ of Section 17, said point also being the Northwest corner of Lot 234, The Residences at West Dodge Station, a Subdivision located in the East ½ of said Section 17, and also said NW ¼ of Section 17, thence S87°11'39" W (assumed bearing) along the South line of said NW ¼ of Section 17, a distance of 1322.80 feet to the Southwest corner of the SE ¼ of said NW ¼ of Section 17, said point also being the Southeast corner of the SW ¼ of said NW ¼ of Section 17; thence N02°55'55" W along the West line of said SE ¼ of the NW ¼ of Section 17, said line also being the East line of said SW ¼ of the NW ¼ of Section 17, a distance of 332.25 feet; thence S87°08'17" W, a distance of 1272.92 feet to a point on the Easterly right-of-way line of 192<sup>nd</sup> street, thence N02°57'06" W along said Easterly right-of-way line of 192<sup>nd</sup> street, a distance of 739.41 feet; thence N67°02'54" E along said Easterly right-of-way line of 192<sup>nd</sup> street, a distance of 29.80 feet; thence N02°57'06" W along said Easterly right-of-way line of 192<sup>nd</sup> street, a distance of 85.10 feet; thence S67°02'54" W along said Easterly right-of-way line of 192<sup>nd</sup> street, a distance of 47.89 feet; thence N02°57'06" W along said Easterly right-of-way line of 192<sup>nd</sup> street, a distance of 373.21 feet; thence N86°57'30" E, a distance of 34.04 feet; thence Easterly on a curve to the right with a radius of 759.79 feet, a distance of 40.30 feet, said curve having a long chord which bears N88°28'40" E, a distance of 40.29 feet; thence N89°59'50" E, a distance of 124.93 feet; thence N00°00'10" W, a distance of 134.96 feet; thence N85°37'10" E, a distance of 304.12 feet; thence S84°48'01" E, a distance of 163.76 feet; thence S75°08'26" E, a distance of 77.28 feet; thence S61°39'07" E, a distance of 68.76 feet; thence N85°10'06" E, a distance of 80.28 feet; thence N79°23'35" E, a distance of 72.25 feet; thence S05°48'59" E, a distance of 158.37 feet; thence N84°11'01" E, a distance of 98.41 feet; thence Easterly on a curve to the right with a radius of 325.97 feet, a distance of 99.51 feet, said curve having a long chord which bears S87°10'42" E, a distance of 99.13 feet; thence N11°27'35" E, a distance of 133.30 feet; thence S80°57'16" E, a distance of 835.49 feet; thence S67°20'33" E, a distance of 124.25 feet; thence S86°44'05" E, a distance of 290.35 feet; thence S02°57'57" E, a distance of 131.55 feet; thence Northeasterly on a curve to the left with a radius of 473.50 feet, a distance of 205.53 feet, said curve having a long chord which bears N75°46'03" E, a distance of 203.92 feet to the point of intersection of the Northerly right-of-way line of Honeysuckle Drive and the Westerly right-of-way line of said Honeysuckle Drive, said point also being on the East line of said NW ¼ of Section 17, thence S02°58'05" E along said West right-of-way line of Honeysuckle Drive, and also the West line of Outlot "B", said The Residences at West Dodge Station, said line also being said East line of the NW ¼ of Section 17, a distance of 999.80 feet to the Southwest corner of Lot 212, said The Residences at West Dodge Station, said point also being the Southwest corner of said Outlot "B", The Residences at West Dodge Station, said point also being on the Northerly right-of-way line of Indiana Street; thence Northwesterly along said Northerly right-of-way line of Indiana Street on a curve to the left with a radius of 345.42 feet, a distance of 26.65 feet, said curve having a long chord which bears N61°47'20" W, a distance of 26.64 feet to the point of intersection of the Westerly right-of-way line of said Indiana Street and said Northerly right-of-way line of Indiana Street, thence S26°00'05" W along said Westerly right-of-way line of Indiana Street, a distance of 60.00 feet to the point of intersection of said Southeasterly along said Southerly right-of-way line of Indiana Street on the following described courses; thence Southeasterly on a curve to the right with a radius of 285.42 feet, a distance of 70.61 feet, said curve having a long chord which bears S56°54'41" E, a distance of 70.43 feet; thence S49°49'26" E, a distance of 68.38 feet; thence Southeasterly on a curve to the right with a radius of 250.00 feet, a distance of 42.81 feet, said curve having a long chord which bears S44°55'07" E, a distance of 42.75 feet; thence S40°00'49" E, a distance of 58.14 feet; thence Southeasterly on a curve to the left with a radius of 464.70 feet, a distance of 5.84 feet, said curve having a long chord which bears S40°22'22" E, a distance of 5.84 feet to the Northeast corner of said Lot 234, The Residences at West Dodge Station, said point also being on the South line of said NE ¼ of Section 17, thence S87°11'43" W along the North line of said Lot 234, The Residences at West Dodge

Station, said line also being said South line of the NE ¼ of Section 17, a distance of 122.14 feet to the point of beginning, (located in the SW ¼ of the NE ¼, NE ¼ of the SW ¼, NW ¼ of the NW ¼, SE ¼ of the NW ¼, SW ¼ of the NW ¼ of said section)

AND

Lots 2, 3, 4, 9, 13, 14, 21, 31, 32, 33, 40, 43, 45, 47, 49, 53, 55, 60, 61, 65, 71, 88, 89, 94, 95, 96, 99, 117, 123, 131, 136, 142, 145, 153, 160, 162, 167, 170, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and Outlot A, Outlot B, Outlot C, The Residences at West Dodge Station, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

EXHIBIT A

A tract of land located in part of the NW 1/4 of Section 17 and also part of the NE 1/4 of Section 17, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said NE 1/4 of Section 17, said point also being the Northwest corner of Lot 234, The Residences at West Dodge Station, a Subdivision located in the East 1/2 of said Section 17, and also said NW 1/4 of Section 17, thence S87°11'39" W (assumed bearing) along the South line of said NW 1/4 of Section 17, a distance of 1322.80 feet to the Southwest corner of the SE 1/4 of said NW 1/4 of Section 17, said point also being the Southeast corner of the SW 1/4 of said NW 1/4 of Section 17; thence N02°55'55" W along the West line of said SE 1/4 of the NW 1/4 of Section 17, said line also being the East line of said SW 1/4 of the NW 1/4 of Section 17, a distance of 332.25 feet; thence S87°08'17" W, a distance of 1272.92 feet to a point on the Easterly right-of-way line of 192nd street, thence N02°57'06" E along said Easterly right-of-way line of 192nd street, a distance of 739.41 feet; thence N67°02'54" E along said Easterly right-of-way line of 192nd street, a distance of 29.80 feet; thence N02°57'06" W along said Easterly right-of-way line of 192nd street, a distance of 85.10 feet; thence S67°02'54" W along said Easterly right-of-way line of 192nd street, a distance of 47.89 feet; thence N02°57'06" W along said Easterly right-of-way line of 192nd street, a distance of 373.21 feet; thence N86°57'30" E, a distance of 34.04 feet; thence Easterly on a curve to the right with a radius of 759.79 feet, a distance of 40.30 feet, said curve having a long chord which bears N88°28'40" E, a distance of 40.29 feet; thence N89°59'50" E, a distance of 124.93 feet; thence N00°00'10" W, a distance of 134.96 feet; thence N85°37'10" E, a distance of 304.12 feet; thence S84°48'01" E, a distance of 163.76 feet; thence S75°08'26" E, a distance of 77.28 feet; thence S61°39'07" E, a distance of 68.76 feet; thence N85°10'06" E, a distance of 80.28 feet, thence N79°23'35" E, a distance of 72.25 feet; thence S05°48'59" E, a distance of 158.37 feet; thence N84°11'01" E, a distance of 98.41 feet; thence Easterly on a curve to the right with a radius of 525.97 feet, a distance of 99.51 feet, said curve having a long chord which bears S87°10'42" E, a distance of 99.13 feet; thence N11°27'35" E, a distance of 133.30 feet; thence S80°57'16" E, a distance of 835.49 feet; thence S67°20'53" E, a distance of 124.25 feet; thence S86°44'05" E, a distance of 290.35 feet; thence S02°57'57" E, a distance of 131.55 feet; thence Northeasterly on a curve to the left with a radius of 473.50 feet, a distance of 205.53 feet, said curve having a long chord which bears N75°46'03" E, a distance of 203.92 feet to the point of intersection of the Northerly right-of-way line of Honeysuckle Drive and the Westerly right-of-way line of said Honeysuckle Drive, said point also being on the East line of said NW 1/4 of Section 17, thence S02°58'05" E along said West right-of-way line of Honeysuckle Drive, and also the West line of Outlot "B", said The Residences at West Dodge Station, said line also being said East line of the NW 1/4 of Section 17, a distance of 999.80 feet to the Southwest corner of Lot 212, said The Residences at West Dodge Station, said point also being the Southwest corner of said Outlot "B", The Residences at West Dodge Station, said point also being on the Northerly right-of-way line of Indiana Street; thence Northwesterly along said Northerly right-of-way line of Indiana Street on a curve to the left with a radius of 345.42 feet, a distance of 26.65 feet, said curve having a long chord which bears N61°47'20" W, a distance of 26.64 feet to the point of intersection of the Westerly right-of-way line of said Indiana Street and said Northerly right-of-way line of Indiana Street, thence S26°00'05" W along said Westerly right-of-way line of Indiana Street, a distance of 60.00 feet to the point of intersection of said Westerly right-of-way line of Indiana Street and the Southerly right-of-way line of Indiana Street; thence Southeasterly along said Southerly right-of-way line of Indiana Street on the following described courses; thence Southeasterly on a curve to the right with a radius of 285.42 feet, a distance of 70.61 feet, said curve having a long chord which bears S56°54'41" E, a distance of 70.43 feet, said curve having a long chord of 68.38 feet; thence Southeasterly on a curve to the right with a radius of 250.00 feet, a distance of 42.81 feet, said curve having a long chord which bears S44°55'07" E, a distance of 42.75 feet; thence S40°00'49" E, a distance of 58.14 feet; thence Southeasterly on a curve to the left with a radius of 464.70 feet, a distance of 5.84 feet, said curve having a long chord which bears S40°22'22" E, a distance of 5.84 feet to the Northeast corner of said Lot 234, The Residences at West Dodge Station, said point also being on the South line of said NE 1/4 of Section 17, thence S87°11'43" W along the North line of said Lot 234, The Residences at West Dodge

Station, said line also being said South line of the NE 1/4 of Section 17, a distance of 122.14 feet to the point of beginning. (located in the SW1/4 of the NE1/4; NE1/4 of the NW1/4; NW1/4 of the NW1/4; SE1/4 of the NW1/4; SW1/4 of the NW1/4 of said section)

AND

Lots 2, 3, 4, 9, 13, 14, 21, 31, 32, 33, 40, 43, 45, 47, 49, 53, 55, 60, 61, 65, 71, 88, 89, 94, 95, 96, 99, 117, 123, 131, 136, 142, 145, 153, 160, 162, 167, 170, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and Outlot A, Outlot B, Outlot C, The Residences at West Dodge Station, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska.



DEED 2005107269



AUG 30 2005 11:07 P 7

Nebr Doc Stamp Tax	8-29-05
Date	sex04
By	CL

Received - DIANE L. BATTIAT  
 Registrar of Deeds, Douglas County, NE  
 8/30/2005 11:07:41.35



2005107269

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

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*F 7/188*

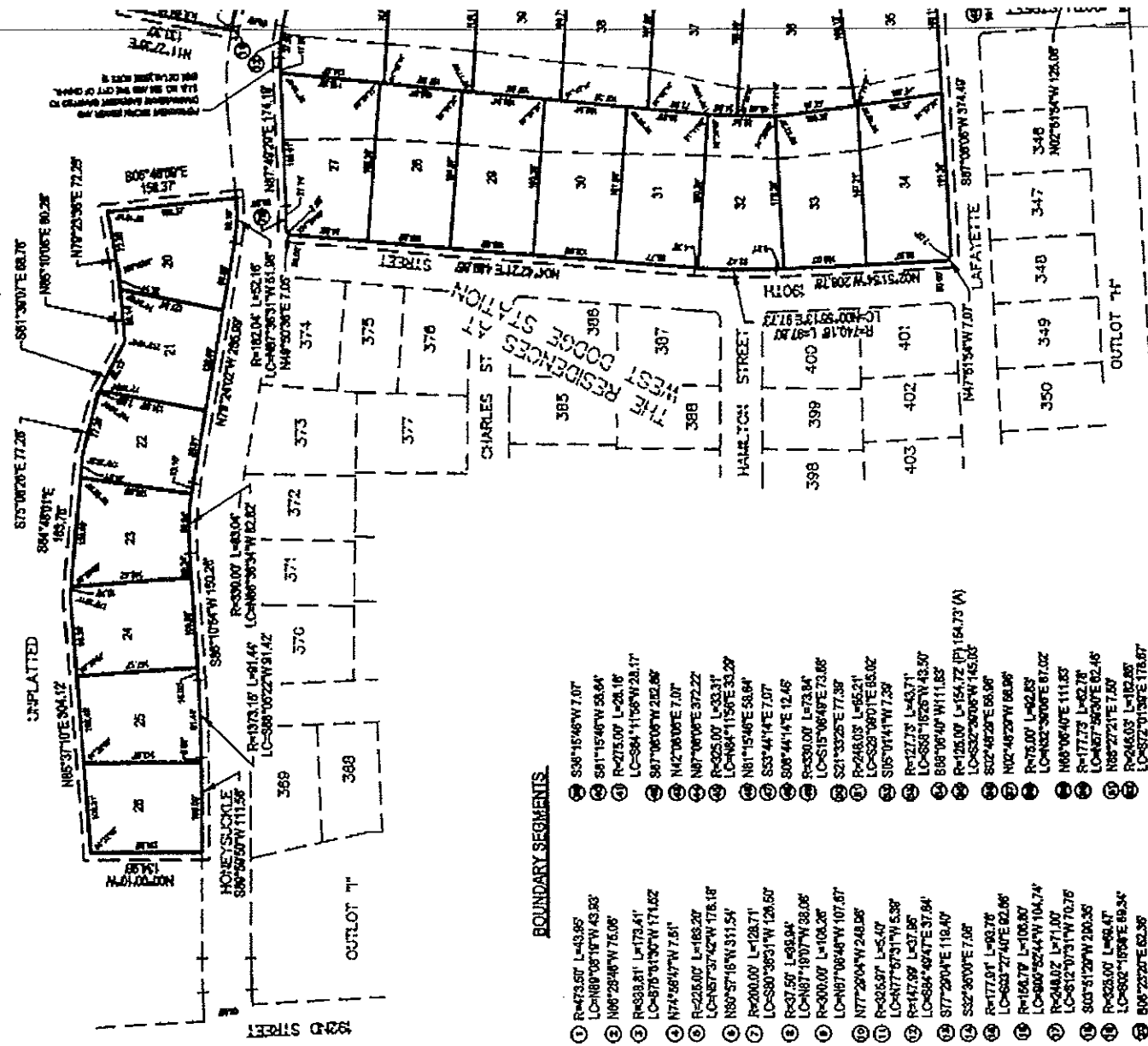
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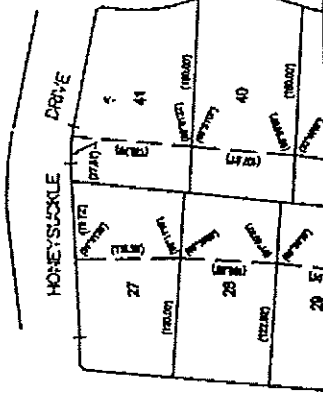
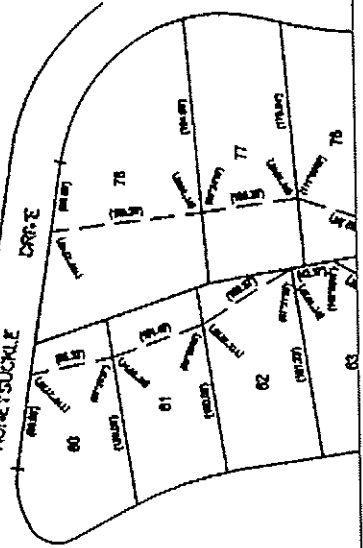
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*12001 Q St*  
*Omaha NE 68137*



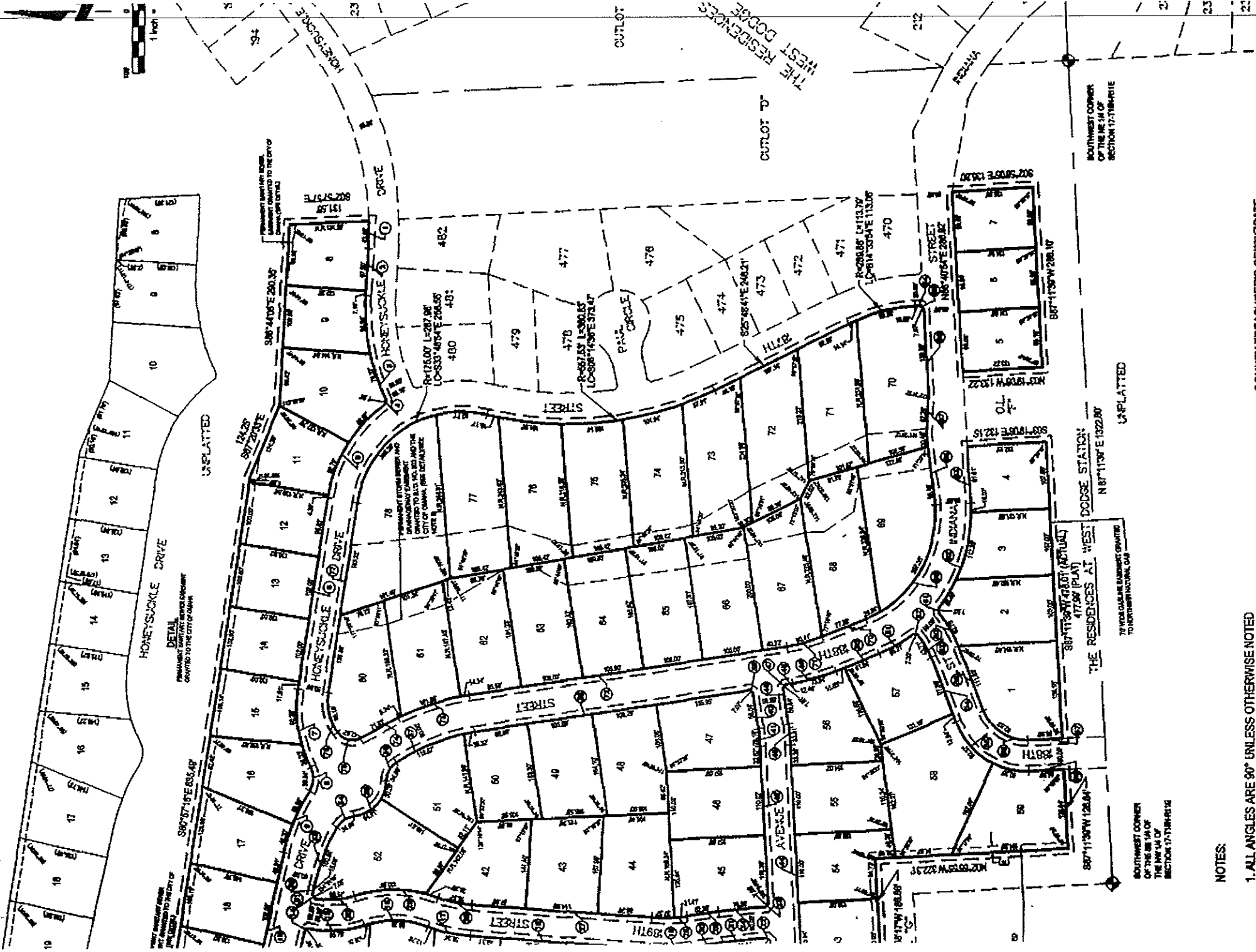
**BOUNDARY SEGMENTS**

- ① R=473.50' L=43.95'  
LC=N89°05'18"W 43.93'
- ② N86°28'48"W 76.06'
- ③ R=693.81' L=173.41'  
LC=S76°51'35"W 171.52'
- ④ N74°56'47"W 7.51'
- ⑤ R=523.00' L=163.20'  
LC=N57°37'42"W 178.18'
- ⑥ N80°57'16"W 511.54'
- ⑦ R=200.00' L=128.71'  
LC=S80°38'51"W 128.50'
- ⑧ R=37.50' L=68.04'  
LC=N87°18'07"W 88.06'
- ⑨ R=300.00' L=108.20'  
LC=N67°08'46"W 107.87'
- ⑩ N77°28'04"W 248.26'
- ⑪ R=423.57' L=55.40'  
LC=N77°07'31"W 53.88'
- ⑫ R=147.89' L=37.95'  
LC=S84°46'47"E 37.84'
- ⑬ S77°29'04"E 119.40'
- ⑭ S32°36'00"E 7.08'
- ⑮ R=177.01' L=93.78'  
LC=S32°27'40"E 82.86'
- ⑯ R=150.79' L=105.80'  
LC=S80°52'44"W 104.74'
- ⑰ R=248.02' L=71.00'  
LC=S12°07'31"W 70.75'
- ⑱ S03°51'28"W 200.35'
- ⑲ R=623.00' L=66.47'  
LC=S92°18'08"E 89.34'
- ⑳ S08°25'20"E 62.38'
- ㉑ R=57.76' L=73.84'  
LC=S65°48'05"E 73.81'
- ㉒ S42°02'51"W 7.06'
- ㉓ N47°06'51"W 7.06'
- ㉔ R=697.76' L=78.50'  
LC=N05°47'31"W 78.53'
- ㉕ N08°23'07"W 82.35'
- ㉖ R=276.00' L=63.78'  
LC=N02°15'58"W 68.57'
- ㉗ N08°01'28"E 280.38'
- ㉘ R=188.02' L=69.57'  
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- ㉙ R=203.79' L=140.95'  
LC=N00°02'34"E 138.15'
- ㉚ R=177.01' L=68.57'  
LC=N05°31'08"W 65.51'
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- ㉟ R=61.50' L=66.57'  
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- ㊳ S08°44'14"E 163.52'
- ㊴ R=473.50' L=43.95'  
LC=N89°05'18"W 43.93'
- ㊵ N86°28'48"W 76.06'
- ㊶ R=693.81' L=173.41'  
LC=S76°51'35"W 171.52'
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- ㊸ R=523.00' L=163.20'  
LC=N57°37'42"W 178.18'
- ㊹ N80°57'16"W 511.54'
- ㊺ R=200.00' L=128.71'  
LC=S80°38'51"W 128.50'
- ㊻ R=37.50' L=68.04'  
LC=N87°18'07"W 88.06'
- ㊼ R=300.00' L=108.20'  
LC=N67°08'46"W 107.87'
- ㊽ N77°28'04"W 248.26'
- ㊾ R=423.57' L=55.40'  
LC=N77°07'31"W 53.88'
- ㊿ R=147.89' L=37.95'  
LC=S84°46'47"E 37.84'
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- ③ R=177.01' L=93.78'  
LC=S32°27'40"E 82.86'
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LC=S80°52'44"W 104.74'
- ⑤ R=248.02' L=71.00'  
LC=S12°07'31"W 70.75'
- ⑥ S03°51'28"W 200.35'
- ⑦ R=623.00' L=66.47'  
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- ⑨ R=57.76' L=73.84'  
LC=S65°48'05"E 73.81'
- ⑩ S42°02'51"W 7.06'
- ⑪ N47°06'51"W 7.06'
- ⑫ R=697.76' L=78.50'  
LC=N05°47'31"W 78.53'
- ⑬ N08°23'07"W 82.35'
- ⑭ R=276.00' L=63.78'  
LC=N02°15'58"W 68.57'
- ⑮ N08°01'28"E 280.38'
- ⑯ R=188.02' L=69.57'  
LC=N12°07'31"E 68.37'
- ⑰ R=203.79' L=140.95'  
LC=N00°02'34"E 138.15'
- ⑱ R=177.01' L=68.57'  
LC=N05°31'08"W 65.51'
- ⑲ N57°22'39"E 7.09'
- ⑳ S77°29'04"E 516.00'
- ㉑ R=419.09' L=100.04'  
LC=S65°27'21"E 100.42'
- ㉒ R=37.50' L=68.04'  
LC=S32°46'30"E 33.84'
- ㉓ R=61.50' L=66.57'  
LC=S40°27'15"E 78.91'
- ㉔ R=37.50' L=64.88'  
LC=S60°07'50"E 33.84'
- ㉕ R=300.00' L=138.15'  
LC=S21°08'10"E 137.42'
- ㉖ S08°44'14"E 163.52'
- ㉗ R=473.50' L=43.95'  
LC=N89°05'18"W 43.93'
- ㉘ N86°28'48"W 76.06'
- ㉙ R=693.81' L=173.41'  
LC=S76°51'35"W 171.52'
- ㉚ N74°56'47"W 7.51'
- ㉛ R=523.00' L=163.20'  
LC=N57°37'42"W 178.18'
- ㉜ N80°57'16"W 511.54'
- ㉝ R=200.00' L=128.71'  
LC=S80°38'51"W 128.50'
- ㉞ R=37.50' L=68.04'  
LC=N87°18'07"W 88.06'
- ㉟ R=300.00' L=108.20'  
LC=N67°08'46"W 107.87'
- ㊱ N77°28'04"W 248.26'
- ㊲ R=423.57' L=55.40'  
LC=N77°07'31"W 53.88'
- ㊳ R=147.89' L=37.95'  
LC=S84°46'47"E 37.84'
- ㊴ S77°29'04"E 119.40'
- ㊵ S32°36'00"E 7.08'
- ㊶ R=177.01' L=93.78'  
LC=S32°27'40"E 82.86'
- ㊷ R=150.79' L=105.80'  
LC=S80°52'44"W 104.74'
- ㊸ R=248.02' L=71.00'  
LC=S12°07'31"W 70.75'
- ㊹ S03°51'28"W 200.35'
- ㊺ R=623.00' L=66.47'  
LC=S92°18'08"E 89.34'
- ㊻ S08°25'20"E 62.38'
- ㊼ R=57.76' L=73.84'  
LC=S65°48'05"E 73.81'
- ㊽ S42°02'51"W 7.06'
- ㊾ N47°06'51"W 7.06'
- ㊿ R=697.76' L=78.50'  
LC=N05°47'31"W 78.53'
- ① N08°23'07"W 82.35'
- ② R=276.00' L=63.78'  
LC=N02°15'58"W 68.57'
- ③ N08°01'28"E 280.38'
- ④ R=188.02' L=69.57'  
LC=N12°07'31"E 68.37'
- ⑤ R=203.79' L=140.95'  
LC=N00°02'34"E 138.15'
- ⑥ R=177.01' L=68.57'  
LC=N05°31'08"W 65.51'
- ⑦ N57°22'39"E 7.09'
- ⑧ S77°29'04"E 516.00'
- ⑨ R=419.09' L=100.04'  
LC=S65°27'21"E 100.42'
- ⑩ R=37.50' L=68.04'  
LC=S32°46'30"E 33.84'
- ⑪ R=61.50' L=66.57'  
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- ㉑ R=200.00' L=128.71'  
LC=S80°38'51"W 128.50'
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LC=N87°18'07"W 88.06'
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LC=S12°07'31"W 70.75'
- ㉜ S03°51'28"W 200.35'
- ㉝ R=623.00' L=66.47'  
LC=S92°18'08"E 89.34'
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- ① R=300.00' L=138.15'  
LC=S21°08'10"E 137.42'
- ② S08°44'14"E 163.52'

UNPLATTED



37.00' MARKER TO NORTHWEST CORNER



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 PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND 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

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 in the records of this office.

*[Signature]*  
 COUNTY TREASURER  
 Date 8-5-05

APPROVAL OF CITY ENGINEER OF OMAHA

SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17-T18N-R15E

DODGE STATION N 87°11'30" E 1322.80'

SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 17-T18N-R15E

UNPLATTED

TO VIEW OMAHA ENGINEERING GRANITE TO NORTHWEST CORNER, IGA

607°11'30"W 288.10'

R-202886 L-1113370 L-81874384E 113.06'

OUTLOT 'D'

THE RESIDENCES AT WEST DODGE

OUTLOT

UNPLATTED

DETAIL PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA

HONEY-SUCKLE DRIVE

PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA (SEE DETAIL)

1 Inch =

# SILVERLEAF ESTATES

LOTS 1 THRU 78 INCLUSIVE

BEING A REPLATTING OF LOTS 325 THRU 345 INCLUSIVE, LOTS 408 THRU 469 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

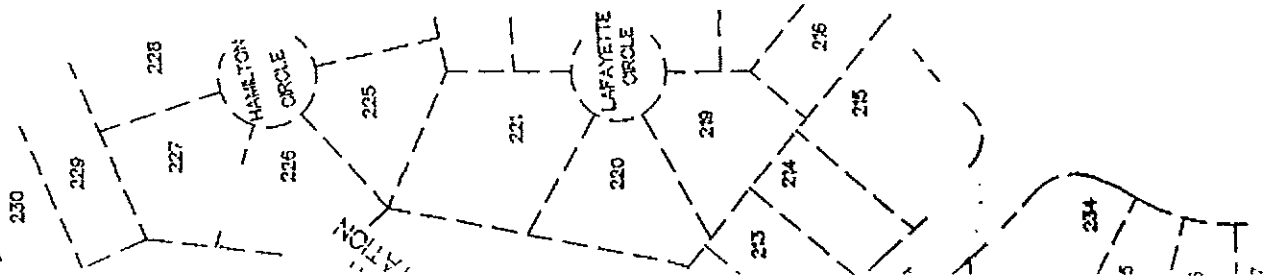


**SURVEYOR'S CERTIFICATE**

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 REPLATTING OF LOTS 325 THRU 345 INCLUSIVE, LOTS 408 THRU 489 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*  
 ROBERT CLARK L.S. 419  
 REGISTERED  
 LAND SURVEYOR  
 NEBRASKA  
 DATE *Aug 3, 2005*  
 LS-419



**DEDICATION**

Know all men by these presents that SNGF DEVELOPMENT, LLC, 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 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 receipt 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 except Lots E3, E4, E6, and E9; to avoid the gas pipeline; and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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-to-see 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.

SNGF DEVELOPMENT, LLC

*[Signature]*

BY: TOM FALCONE, Managing Member



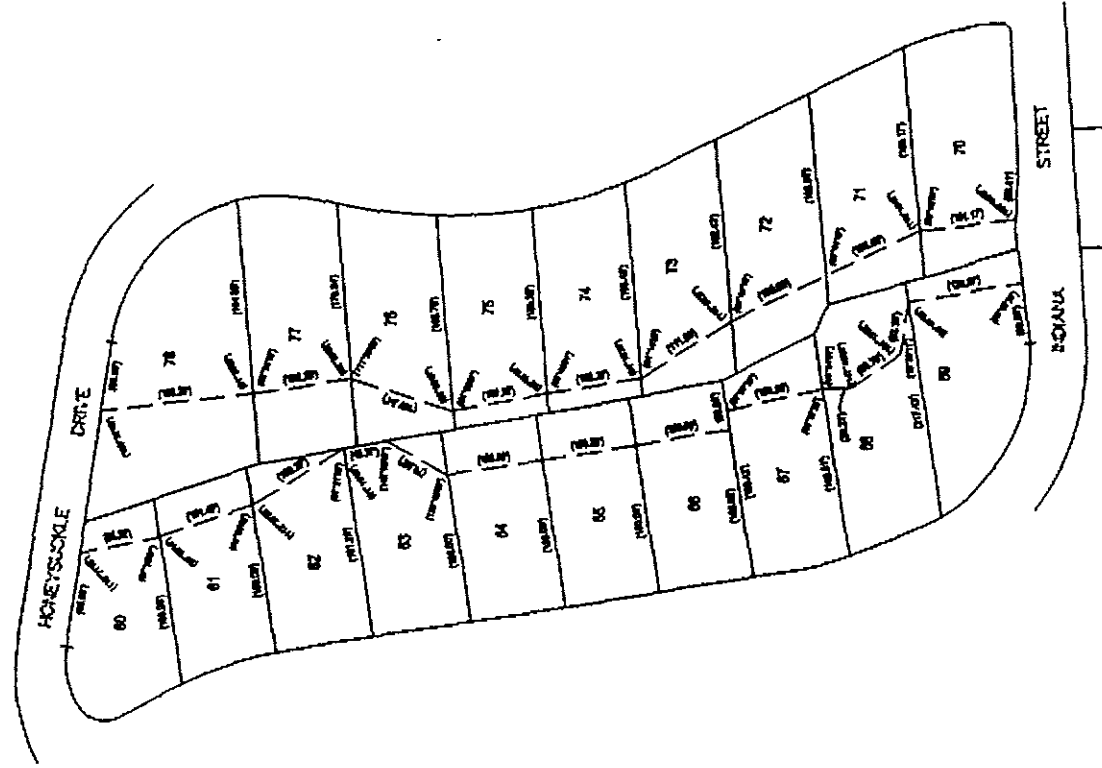


OUTLOT 74'

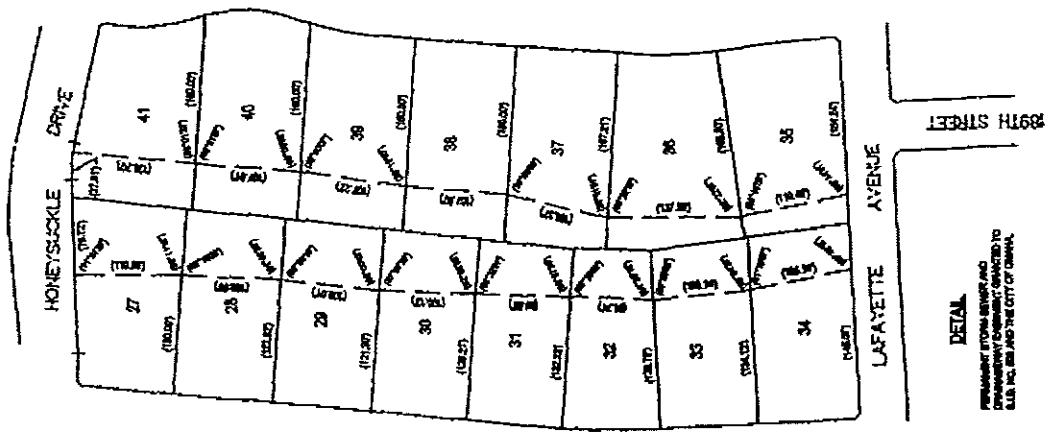
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- ② LC=167.8597E 62.46
- ③ R=187.271E 7.57
- ④ R=248.03 L=162.85
- ⑤ LC=877.0730E 178.87
- ⑥ N88°40'54"E 81.61'
- ⑦ S83°10'00"E 10.00'
- ⑧ S41°40'54"W 7.07'
- ⑨ S88°40'54"W 138.53'
- ⑩ N85°00'28"W 62.36'
- ⑪ S32°40'20"W 115.91'
- ⑫ R=163.03 L=222.59'
- ⑬ LC=167.2516"W 218.06'
- ⑭ N21°33'25"W 77.39'
- ⑮ R=270.93 L=40.45'
- ⑯ LC=115.7048"W 80.29'
- ⑰ N08°44'44"W 528.36'
- ⑱ R=680.03 L=121.38'
- ⑲ LC=117.6516"W 120.86'
- ⑳ N27°12'45"W 71.83'
- ㉑ R=301.07 L=52.87'
- ㉒ LC=115.4254"E 58.16'
- ㉓ R=665.07 L=48.15'
- ㉔ LC=1176.4510"E 64.49'
- ㉕ S80°57'10"E 310.07'
- ㉖ R=242.04 L=27.74' (A) 27.72' (P)
- ㉗ LC=888.5935"E 27.72'

UNPLATTED

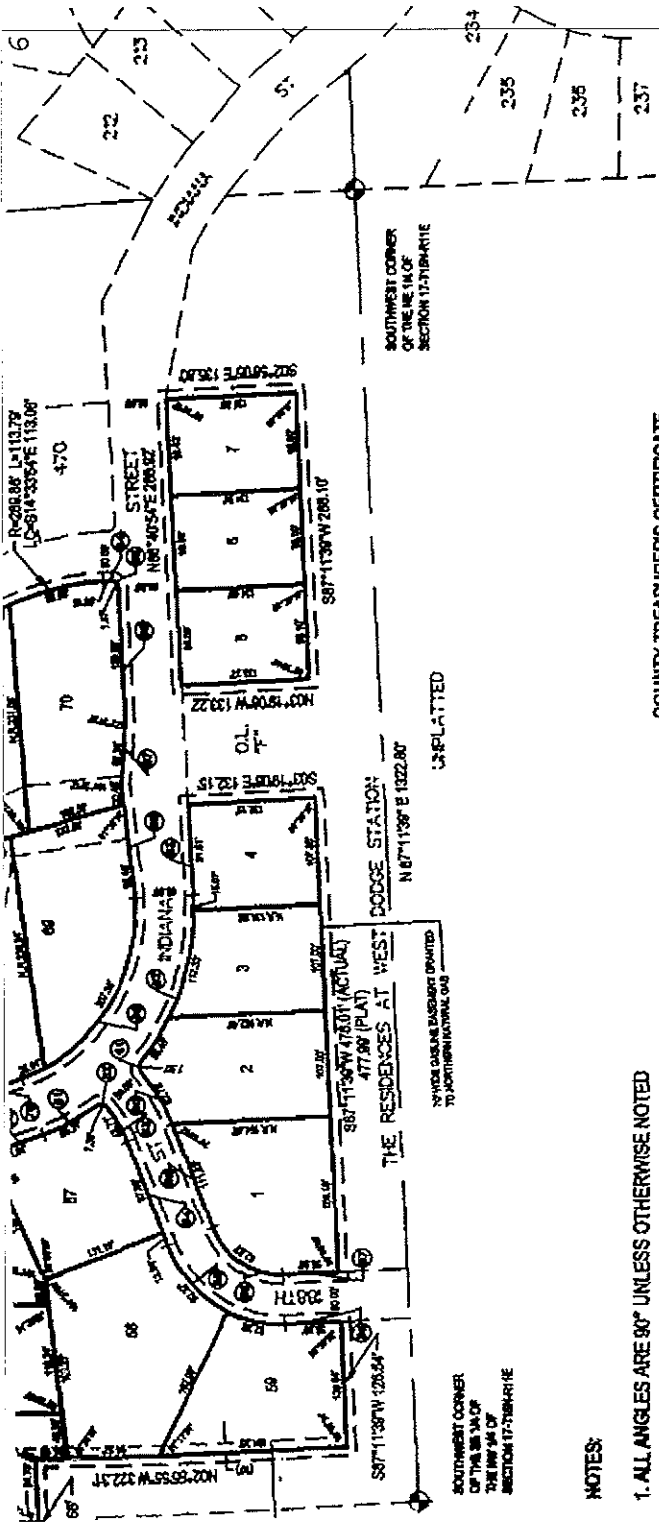
75 WILL BECOME PLANNED TO SUPPLEMENT LOCAL USE



DETAILED  
PERMANENT STORM SEWER AND  
DRAINAGE SYSTEM SUBMITTED TO  
S.U.C. INC. AND THE CITY OF TAMPA.



DETAILED  
PERMANENT STORM SEWER AND  
DRAINAGE SYSTEM SUBMITTED TO  
S.U.C. INC. AND THE CITY OF TAMPA.



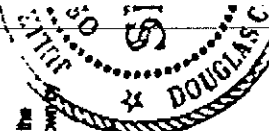
**NOTES:**

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 PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 182ND 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 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

**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 on the records of this office.

*[Signature]*  
 COUNTY TREASURER  
 Date 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.

*[Signature]*  
 CITY ENGINEER  
 DATE 8/24/05

**LOT ELEVATIONS**

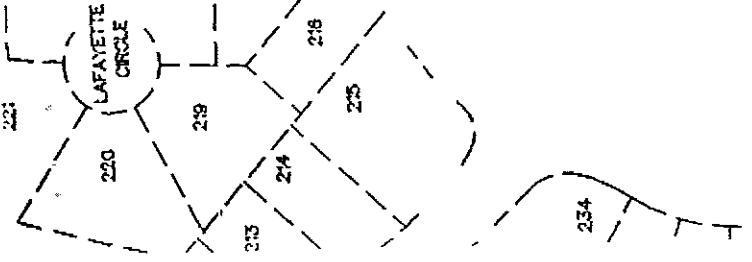
#:R	ELEVATION
1	1136.3
2	1136.3
3	1136.4
4	1136.3
5	1136.3
6	1143.4
7	1143.4

LOT NUMBER	ELEVATION
30	1138.5
31	1139.9
32	1141.5
33	1142.5
34	1144.0
35	1144.0
36	1142.6
37	1141.6
38	1138.5
62	1144.5
63	1146.6
64	1146.6
65	1162.0
66	1162.0
67	1157.6
68	1160.4
69	1162.0
70	1162.0
71	1160.4
72	1157.6
73	1162.2
74	1162.3
75	1149.3
76	1146.9
77	1144.5

**APPROVAL OF OMAHA CITY PLANNING DIRECTOR**

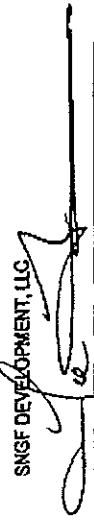
This plat of SILVERLEAF ESTATES was approved as a subdivision of THE RESIDENCES AT WEST DODGE STATION (LOTS 326 THROUGH 508 INCLUSIVE AND OUTLOTS "D" THROUGH "F" INCLUSIVE), in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.06, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if the plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

*[Signature]*  
 CITY PLANNING DIRECTOR  
 DATE 8/29/2005



**DEDICATION**

Know all men by these presents that SNGF DEVELOPMENT, LLC, 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 SILVERLEAF ESTATES (lots to be numbered as shown), and we do hereby dedicate to the public for public disposition of our property as shown on the plat, and we do hereby ratify and approve of the use of 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, Great 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 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 cut-de-sec 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.

SNGF DEVELOPMENT, LLC  
  
BY: TOM FALCONE, Managing Member



**ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS**

On this 4<sup>TH</sup> day of Aug., 2005, before me, the undersigned, a Notary Public in and for said County, personally came Tom Falcone, managing member of SNGF DEVELOPMENT, LLC 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



MINOR PLAT

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80

M 4671



DEED 2005128532



OCT 12 2005 14:21 P 7

Post Time	
Post Date	
Date	10-12-05
By	SKOY
By	CL

Received - DIANE L. BATTIATO  
 Registrar of Deeds, Douglas County, NE  
 10/12/2005 14:21:53.52

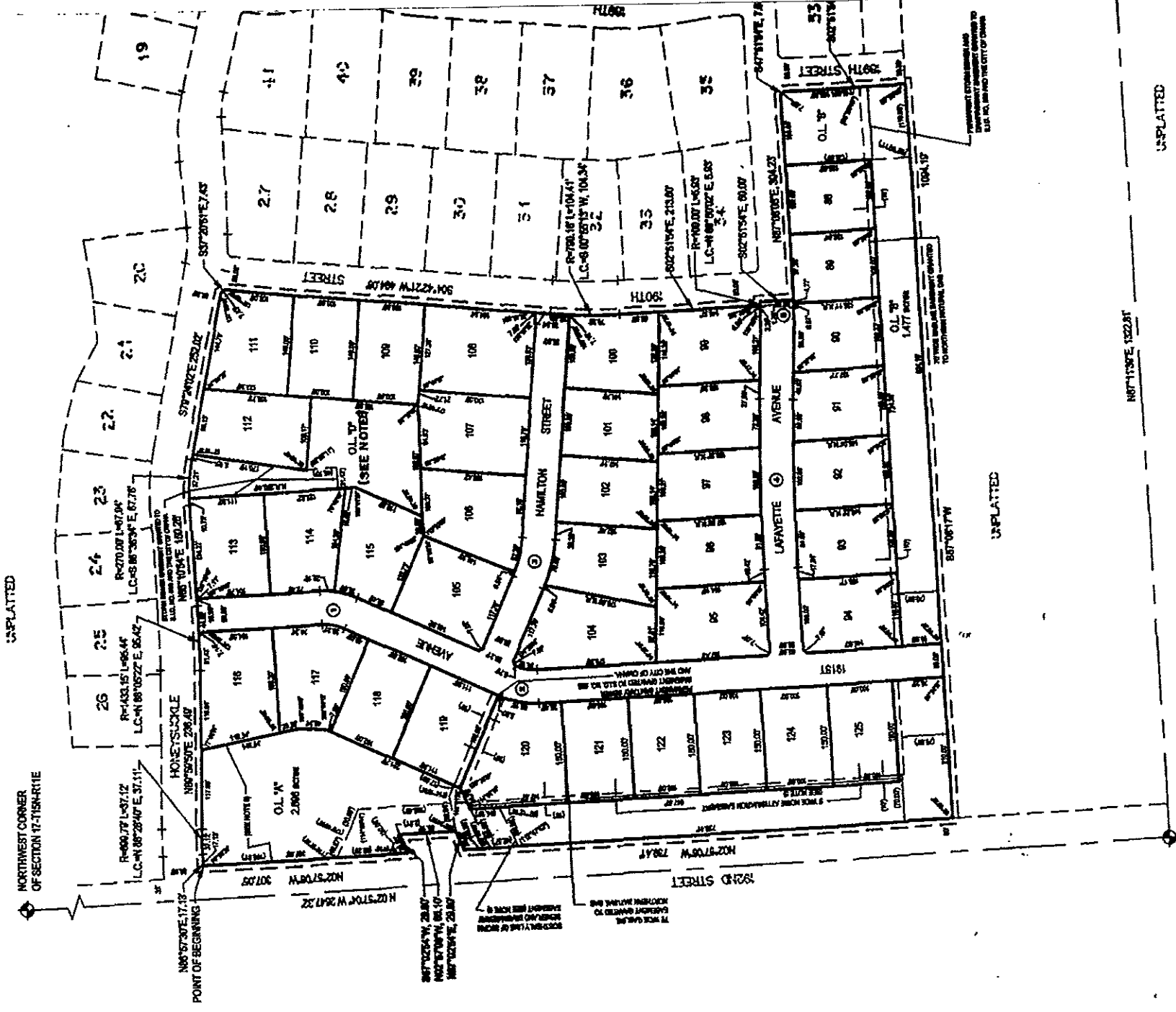


2005128532

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

*Book* 99.3 *- now*  
 FEE 99.3 FB OC-32826-01d.  
 BKRP 7 C/O COMP SB  
 DEL 129. SCAN        FV       

*Return to:*  
EACG



UNPLATTED

UNPLATTED

UNPLATTED

SOUTHWEST CORNER OF SECTION 17-T154-R11E THE NW 1/4 SECTION 17-T154-R11E

CURVE	RADIUS	LENGTH	THICKNESS	DELTA
1	100.00'	47.88'	21.00'	28°30'00"
2	100.00'	47.88'	21.00'	28°30'00"
3	100.00'	47.88'	21.00'	28°30'00"
4	100.00'	47.88'	21.00'	28°30'00"
5	100.00'	47.88'	21.00'	28°30'00"

OMAHA CITY COUNCIL ACCEPTANCE



This plat of SEVERLEAF ESTATES (Lot numbered as shown) was approved by the City Council on the date shown below.

Mike Johnson Mayor

ATTEST: [Signature] City Clerk

[Signature] President of Council

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS (N/A).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 102ND STREET FROM ANY LOTS ABUTTING SAID STREET.
5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.D. NO. 609 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 102ND STREET AS THE LOT 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 COMPENSATE TO THE THEN EXISTING CITY FOR ANY NOISE WALL.

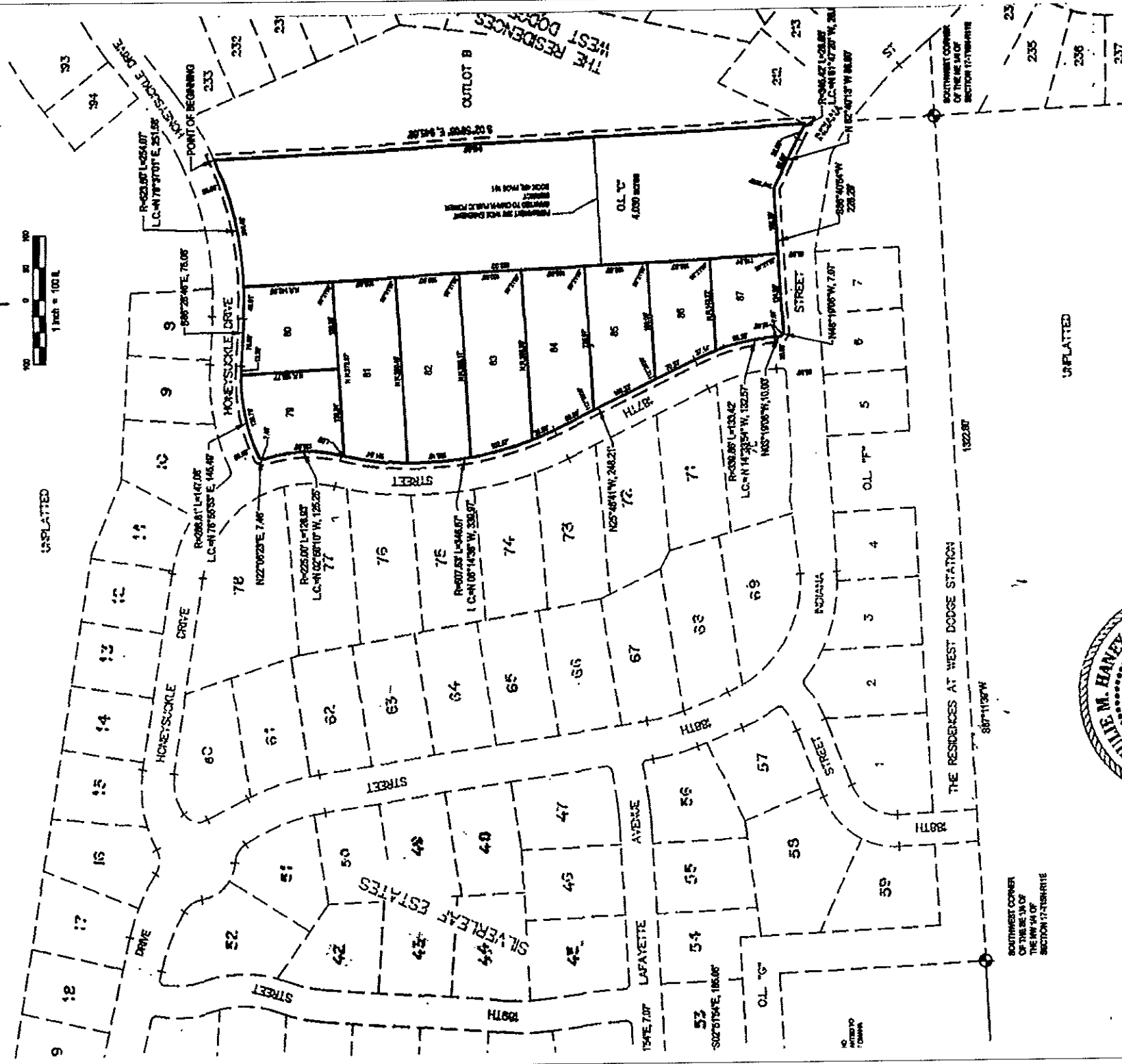
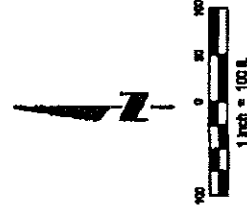
APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SEVERLEAF ESTATES (lot numbered as shown) as to the Design Standards.

[Signature] City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 25 of the City Municipal Code.

[Signature]



UNPLATTED

SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17-T8N-R11E

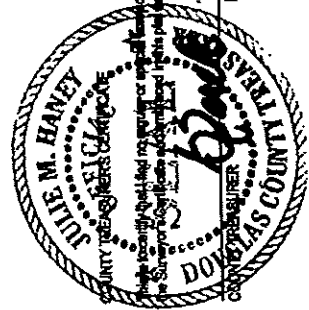
THE RESIDENCES AT WEST DODGE STATION

80°11'30"W

1322.87'

228.25'

SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 17-T8N-R11E



I hereby certify that the foregoing is a true and correct copy of the plat as shown by the records of this office.

DATE 11/10/05

APPROVAL OF OMAHA CITY PLANNING BOARD. The plat 481 VERLEAF ESTATES (Lot numbered as shown) was approved by the City Planning Board.

Signature of Sharon Mervus, Chairman of City Planning Board, dated 7/6/05.

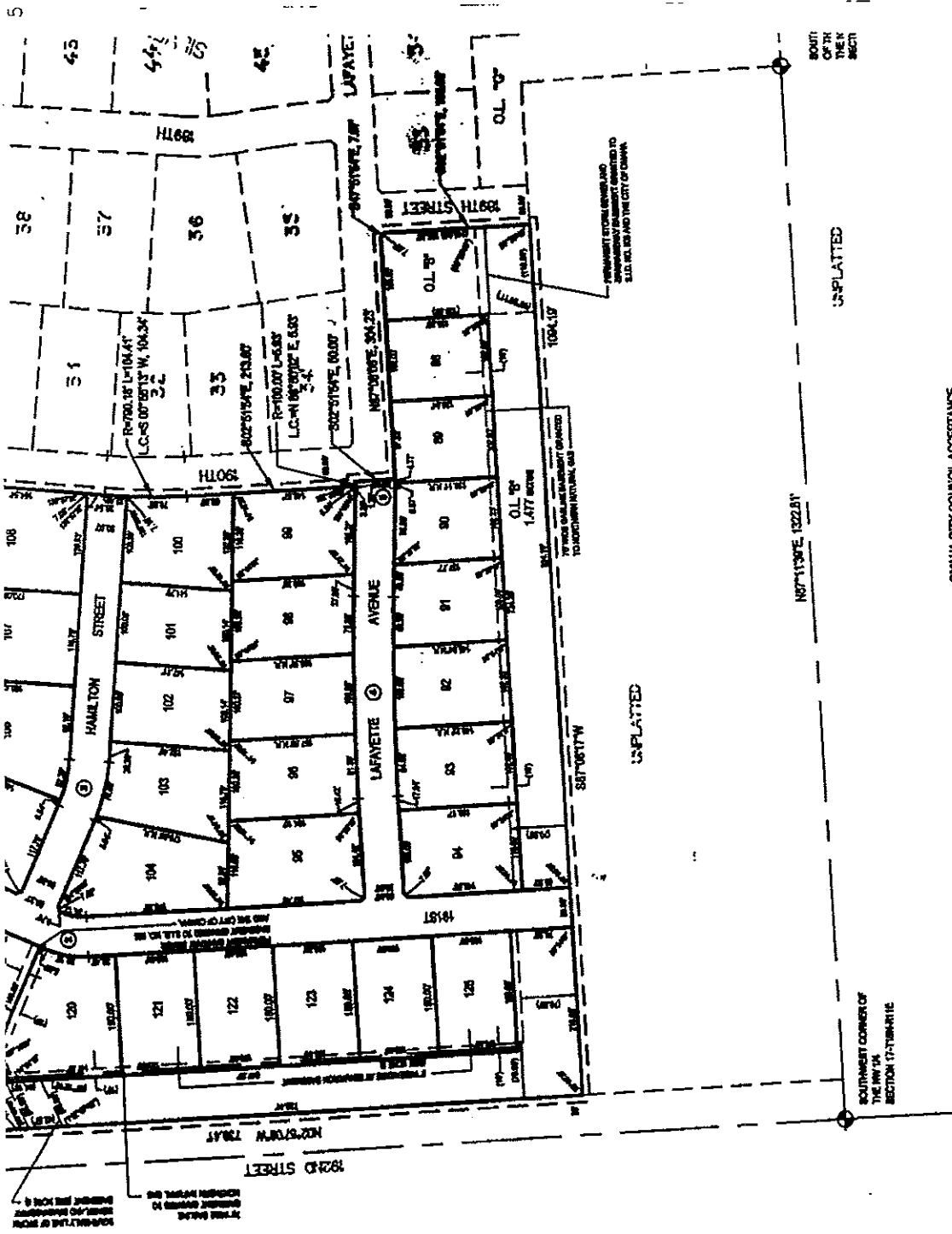
DEDICATION

Know all men by these presents that we, SNGF DEVELOPMENT, LLC, owners of the Certificate of Survey and plat for the plat, have caused said plat to be and same to be returned and entered as shown, said subdivision to be heretofore and ESTATES (lots to be numbered as shown), and we do hereby certify and approve of the property as shown on the plat, and we do hereby dedicate to the public for public use and access, and we do hereby grant easements as shown on the plat, we do hereby consent to the Omaha Public Power District, Omaha Communications and any coal generated in this plat to provide a cable television system in the area to be established, and to erect, operate, maintain, repair and remove poles, wires, cables, conduits, facilities, and to conduct business there or cables for the carrying and transmission of electric and power and for the transmission of signals and messages of all kinds including cable television systems, and the reception on, over, through, under and across a line land abutting all front and side boundary (all lines on plat) (all lines) and all other boundary lines of the plat. The terms exterior lots to herein defined as those lots forming the outer boundary of the plat. The term exterior lots to herein defined as those lots forming the outer boundary of the plat. The term exterior lots to herein defined as those lots forming the outer boundary of the plat. The term exterior lots to herein defined as those lots forming the outer boundary of the plat. The term exterior lots to herein defined as those lots forming the outer boundary of the plat.

SNGF DEVELOPMENT, LLC

Signature of Julie M. Haney





CURVE	CHORD	LENGTH	TANGENT	DELTA
1	108.07	47.88	23.89	27.80°
2	108.07	44.55	23.27	28.40°
3	200.07	87.24	43.64	48.10°
4	200.07	282.11	138.12	9.27°
5	126.07	6.87	4.27	4.27°

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (P.R.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 102ND STREET FROM ANY LOTS ADJACENT 84D STREET.
  5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.L.D. NO. 603 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWIMMING POOLS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 89TH 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. OUTLOTS "A" THRU "D" INCLUSIVE 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 DRAINAGE EASEMENTS AS A CREEK OR NATURAL DRAINAGE CHANNEL SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
  7. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') EACH FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  8. ALL OF OUTLOT "D" SHALL BE USED FOR STORM WATER DETENTION, AND LOTS 105 THRU 110 INCLUSIVE WILL OVERLOOK AN INTERMITTENT POND IN SAID OUTLOT "D".
  9. THE ELEVATIONS FOR LOTS 111, 112, 113 ARE TO USGS DATUM AND ARE THE LOWEST ALLOWABLE WINDOW OR DOOR OPENINGS ELEVATION. ELEVATIONS LISTED AS FOLLOWS, ALL LOTS ARE 1139.4.
  10. THE ELEVATIONS FOR LOTS 105 THRU 110 INCLUSIVE AND LOTS 114 AND 115 ARE TO USGS DATUM AND ARE THE MINIMUM BASEMENT FLOOR ELEVATION. ELEVATIONS LISTED AS FOLLOWS, ALL LOTS ARE 1139.3.

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SILVERLEAF ESTATES (Lot# numbered as shown) was approved by the City of Omaha on 6/21/2005.

*Mike J. J. J.*  
MAYOR  
DATE: 6/21/05

*Deborah J. J.*  
ATTEST CITY CLERK

*James J. J.*  
PRESIDENT OF COUNCIL



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SILVERLEAF ESTATES (lot# numbered as shown) as to the Design Standard.

*Charles Keyjish*  
CITY ENGINEER  
DATE: 6/21/05

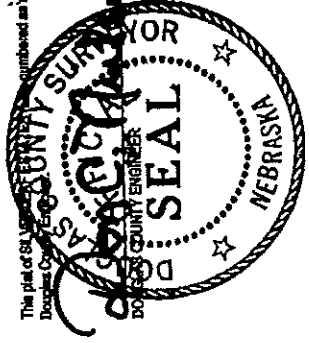
I hereby certify that adequate provisions have been made for compliance with Chapter 25 of the Omaha Municipal Code.

*Charles Keyjish*  
CITY ENGINEER  
DATE: 6/21/05

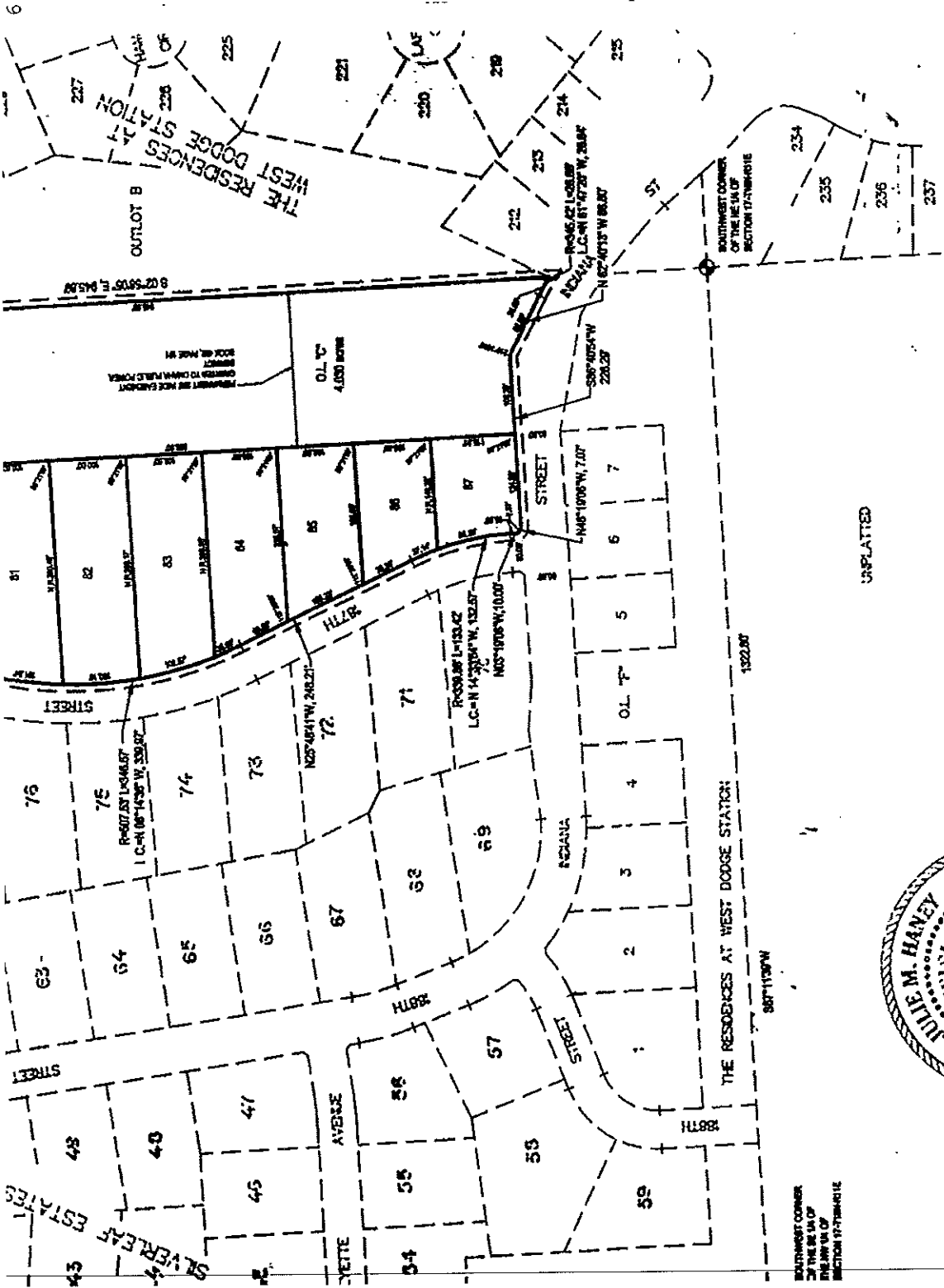
REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SILVERLEAF ESTATES (lot# numbered as shown) was reviewed by the office of the Douglas County Engineer.

*Charles Keyjish*  
DOUGLAS COUNTY ENGINEER  
DATE: 6/21/05







UNPLATTED



This plat and all maps, surveys or other documents on which this plat is based are on file in the office of the County Clerk, Douglas County, Nebraska.

Notary Public  
 JULIE M. HANEY  
 COUNTY CLERK  
 DOUGLAS COUNTY, NEBRASKA

DATE

7/6/05

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SILVERLEAF ESTATES (Law numbered as shown) was approved by the City Planning Board.

*Susan Wassung*  
 CHAIRMAN OF CITY PLANNING BOARD

DATE

7/6/05

DEDICATION

Know all men by these presents that we, SNOF DEVELOPMENT, LLC, owners of the property described in the Condition of Survey and attached 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 known as SILVERLEAF ESTATES (to be numbered as shown), and we do hereby rely and approve of the dedication of our property as shown on the plat, and we do hereby dedicate to the public for use as streets, avenues and drives, and we do hereby grant easements as shown on the plat, we do further grant a perpetual easement to the Omaha Public Power District, Quest Communications and any company which has been granted a franchise to provide a cable television system in the area to be established, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to adjust the same 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 of said interior lots except Lots 88 thru 94, inclusive, and Lots 120 thru 125, inclusive, to read boundary lines of all interior lots except Lots 88 thru 94, inclusive, and Lots 120 thru 125, inclusive, to read the gas hydrant, and a seven-foot (7') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lot is herein defined as those lots forming the outer perimeter of the above-described addition. Said seven-foot (7') wide easement will be reduced to an eight-foot (8') wide strip with the subject 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 install the same for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all lots abutting the same. No permanent buildings or retaining walls shall be placed in the said easement strip, but the same may be used for garages, sheds, landscaping and other purposes that do not impede or interfere with the aforesaid uses or rights herein granted.

SNOF DEVELOPMENT, LLC

*Justin Falcone*  
 BY JUSTIN FALCONE, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 21st day of June, 2005, before me, the undersigned, a Notary Public and for said County, personally came Tom Falcone, managing member of SNOF DEVELOPMENT, LLC 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.

*Susan Wassung*  
 Notary Public

