



DEED 2004121078



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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
9/10/2004 15:29:32.68



2004121078

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PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed

FEE 106.50 / *New 00-36390*
 FB 012-01-60000

11 BKP 27-16-12 CIO _____ COMP *[Signature]*

103 DEL MS SCAN _____ FV _____

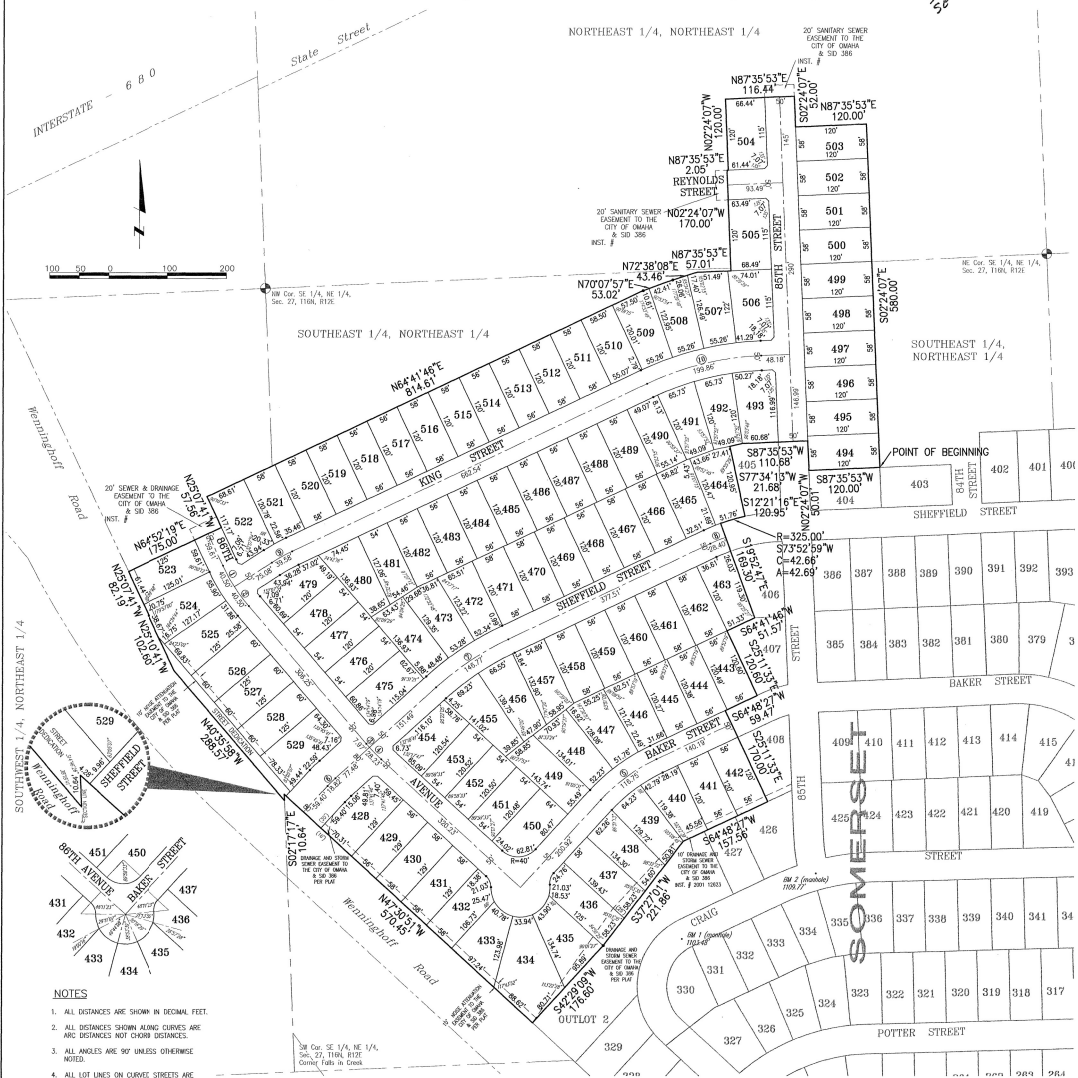
23 bkpg-AAA 9/14/04

Lump Rynerson & Associates, Inc.
14710 West Dodge Road
Suite 100
Omaha, NE 68154

SOMERSET

Lots 428 through 529, inclusive, being a platting of part of the Northeast Quarter of Section 27, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska

NENE
S8
NE



- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (A.R.).
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO ADJACENTS.
 6. ALL C&A-DE-S&C SHALL HAVE AN 80 FEET UNLESS NOTED OTHERWISE.
 7. ALL C&A-DE-S&C THROUGH RADIAL ARE 25 FEET UNLESS NOTED OTHERWISE.
 8. LOTS 428 THROUGH 434, INCLUSIVE AND LOTS 523 THROUGH 529, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO WASHINGTON ROAD.

MINIMUM ELEVATION DATA

FOR LOTS 434 THROUGH 439, INCLUSIVE, THE MINIMUM ELEVATION OF THE LOWEST FLOOR (INCLUDING THE BASEMENT) WILL BE 1183.0 FEET ABOVE MEAN SEA LEVEL DURING 1929

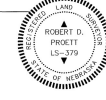
CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	300.00'	40.97'	43.47'	07°44'08"
2	300.00'	40.50'	40.47'	07°44'08"
3	300.00'	7.97'	7.97'	07°31'21"
4	300.00'	28.23'	28.22'	02°23'32"
5	300.00'	116.73'	116.01'	22°17'51"
6	300.00'	148.67'	148.67'	02°23'32"
7	500.00'	146.77'	146.24'	16°49'05"
8	300.00'	28.40'	28.39'	02°23'32"
9	300.00'	39.58'	39.55'	07°33'36"
10	500.00'	199.86'	198.53'	22°54'07"

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points, corners and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in said subdivision to be known as SOMERSET, Lots 428 through 529, inclusive, being a platting of part of the Southeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 27, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of Lot 404, SOMERSET, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska; Thence South 87°35'53" West (bearing referenced to the Final Plat of SOMERSET) for 120.00 feet to the northwest corner of said Lot 404 and the east right of way line of Baker Street; Thence North 02°24'07" West for 50.01 feet along said east right of way line to the extended north line of Lot 405, SOMERSET; Thence South 87°35'53" West for 110.68 feet to an angle point in said north line of Lot 405; Thence South 77°34'13" West for 21.68 feet to the northwest corner of said Lot 405; Thence South 12°21'16" East for 109.95 feet to the southwest corner of said Lot 405 and the north right of way line of Sheffield Street; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 73°52'59" West for 42.66 feet) for an arc length of 42.69 feet along said north right of way line to the extended west line of Lot 404, SOMERSET; Thence South 18°52'47" East for 169.30 feet to the southwest corner of said Lot 406; Thence South 64°41'46" West for 51.57 feet to the northeast corner of Lot 407, SOMERSET; Thence South 25°11'33" East for 120.00 feet to the southwest corner of Lot 407 and the north right of way line of Baker Street; Thence South 64°48'27" West for 59.47 feet along said north right of way line to the extended west line of Lot 408, SOMERSET; Thence South 25°11'33" East for 170.00 feet to the southwest corner of Lot 408; Thence South 64°48'27" West for 157.58 feet along the northwest line of Lots 426, 427 and Outlot 2, SOMERSET, to an angle point in the northwest line of said Outlot 2; Thence South 37°27'01" West for 221.86 feet continuing along the northwest line of said Outlot 2 to an angle point thereat; Thence North 42°29'09" West for 176.80 feet continuing along the northwest line of said Outlot 2 to the east corner thereof and the east right of way line of Waverly/Hoff Road; Thence along said east right of way line of Waverly/Hoff Road for the following five (5) courses: (1) Thence North 47°30'51" West for 570.45 feet to the east line of the Southwest Quarter of the Northeast Quarter of Section 27; (2) Thence South 02°17'17" East for 10.64 feet along said east line; (3) Thence North 40°33'38" West for 288.37 feet; (4) Thence North 25°10'41" West for 102.50 feet; (5) Thence North 20°07'41" West for 82.18 feet; Thence North 64°52'15" East for 123.00 feet; Thence North 23°07'41" West for 57.58 feet; Thence North 64°41'46" East for 81.61 feet; Thence North 70°07'57" East for 53.02 feet; Thence North 77°36'08" East for 43.46 feet; Thence North 87°35'53" East for 57.01 feet; Thence North 02°24'07" West for 170.00 feet; Thence North 87°35'53" East for 2.05 feet; Thence North 02°24'07" East for 52.00 feet; Thence North 87°35'53" East for 120.00 feet; Thence South 02°24'07" East for 590.00 feet to the Point of Beginning. Contains 21.538 acres.

Robert D Proehl, L.S. 379
 Jan 12, 2004
 Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS BROS., INC., a Nebraska Corporation, being the sole OWNER of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown herein, said subdivision to be hereinafter known as SOMERSET (Lots 428 through 529, inclusive); and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, crossarms, downspouts and anchors, conduits and other related facilities; and to extend therein 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 cable television systems, and to erect, operate, maintain, repair and renew, poles, wires, crossarms, conduits 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 of its exterior lots; and all exterior lots that are not adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots; and a sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 of its exterior lots; and all exterior lots, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the aforesaid use or rights herein granted.

ROGERS BROS., INC.
 A Nebraska Corporation
 Michael F. Rogers, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska) SS
 County of Douglas)
 On this 28 day of January, 2004, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he acknowledged his execution of the foregoing instrument to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.
 Whereby my hand and official seal the date last aforesaid.
 Luke Schell
 Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SOMERSET (Lots 428 through 529, inclusive) as to the design standards this 28th day of JUNE, 2004.
 Michael J Mackena
 City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.
 7/10/04
 Date
 Michael J Mackena
 City Engineer

COUNTY ENGINEER'S CERTIFICATE

This plat of SOMERSET is approved by the Douglas County Engineer's Office.
 Date: 1/12/04
 Douglas County, Nebraska

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or unpaid taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 12th day of JAN, 2004.
 South County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of SOMERSET was approved by the City Planning Board of the City of Omaha, Nebraska, this 4th day of February, 2004.
 Chairman, Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of SOMERSET was approved and accepted by the City Council of Omaha, Nebraska, this 13th day of July, 2004.
 Mayor
 City Clerk

drawn by	JHD
designed by	BJP
reviewed by	FAK
path/distance	920416.dwg
revisions	

WWW.IRA.INC.COM
 (PH) 402.496.4498
 (FAX) 402.496.2730

Lamp, Rynearson & Associates, Inc.
 4140 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027

FINAL
 PLAT

Job number-tasks
 93018.05 / 003
 book page
 92046
 date
 January 12, 2004
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