




DEED 2005029346



MAR 16 2005 14:32 P 7

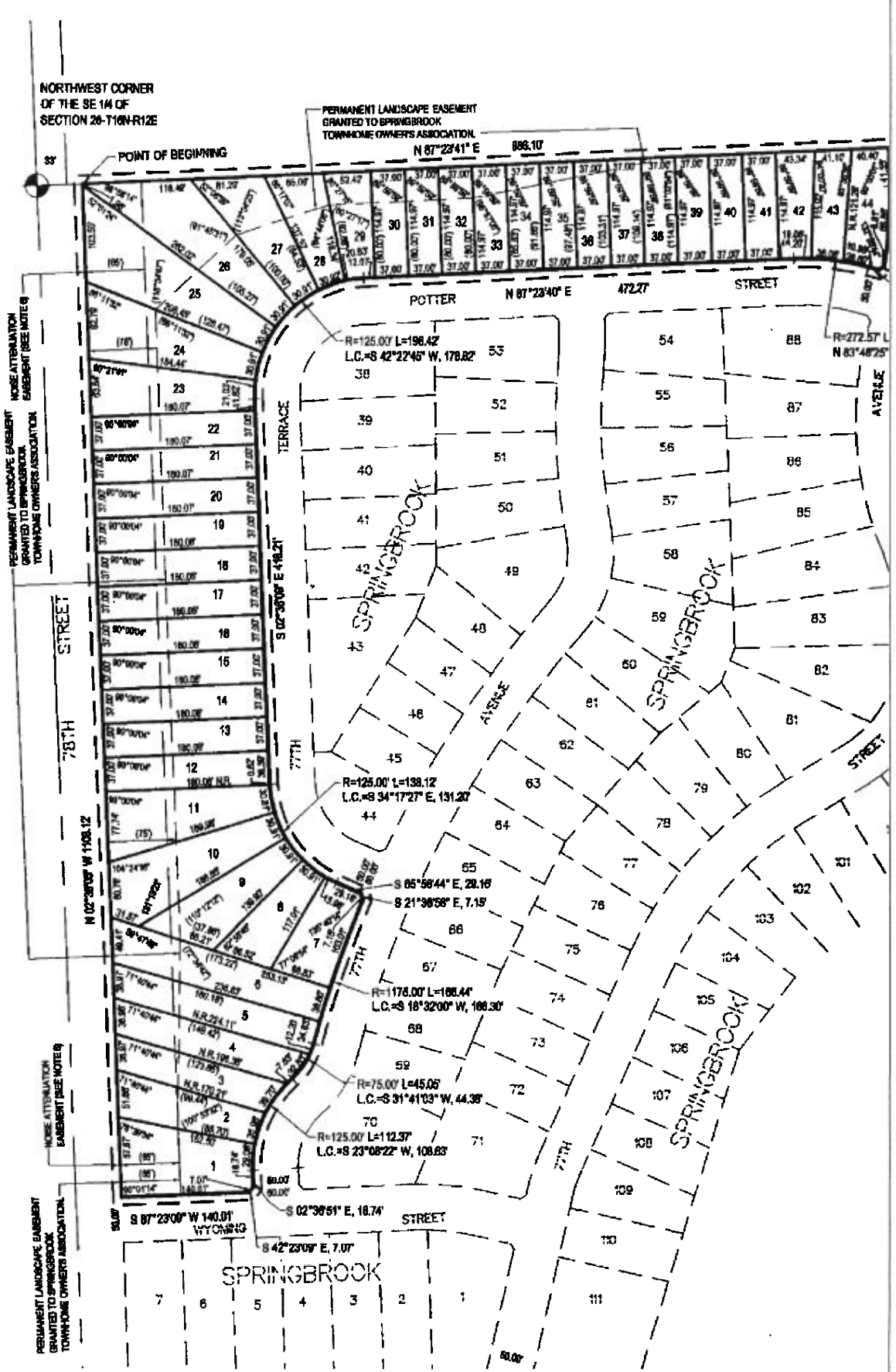
Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/16/2005 14:32:30.17  
  
2005029346

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

9  
Ded FEE 72<sup>00</sup> FB 01-60000-01d NWSF  
7/74 BKP 26-16-12<sup>00</sup> C/10 COMP  
DEL SCAN FV

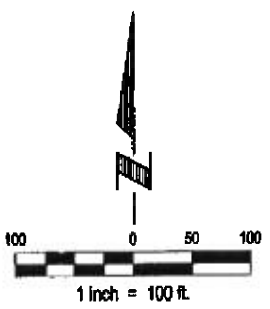
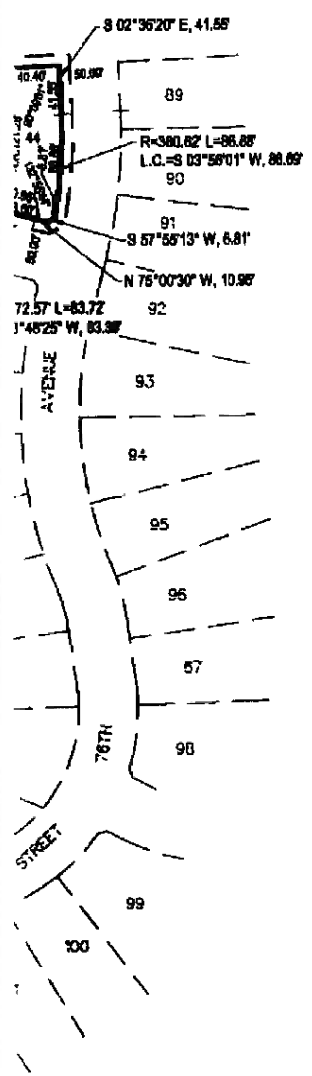
RETURN: E & A Consulting Group  
12001 Q St.  
Omaha NE 68137





- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 78TH STREET FROM ANY LOT ABUTTING SAID STREET.
  3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

SP



**DEDICATION**

Know all men by these presents that we, Celebrity Townhomes, Inc., owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as **SPRINGBROOK REPLAT ONE** (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby 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, except those side boundary lot lines which are occupied by the common wall between the duplex units on Lots 1 thru 44 inclusive; 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. 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.

In witness whereof, we do set our hands.  
 CELEBRITY TOWNHOMES, INC.

*[Signature]*  
 BY: CHAD LARSEN, VICE PRESIDENT

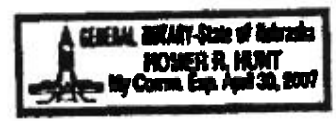
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )

On this 2<sup>nd</sup> day of Nov, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

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

*[Signature]*  
 Notary Public



**OMAHA CITY COUNCIL ACCEPTANCE**

This plat of **SPRINGBROOK REPLAT ONE** (Lots numbered as shown) was approved by the City Council of Omaha.

*[Signature]*  
 MAYOR

February 8, 2005  
 DATE

ATTEST *[Signature]*  
 CITY CLERK

*[Signature]*



# SPRINGBROOK REPLAT ONE

LOTS 1 THRU 44 INCLUSIVE

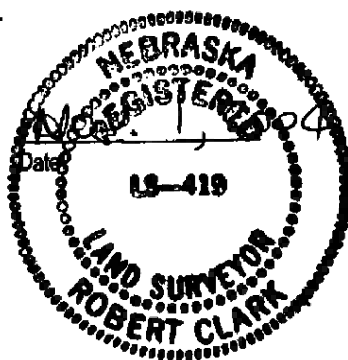
Being a replat of all of Lots 8 thru 37 inclusive, Springbrook, a subdivision located in part of the North 1/2 of the SE 1/4 of Section 26, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in SPRINGBROOK REPLAT ONE (lots numbered as shown) being a replat of all of Lots 8 thru 37 inclusive, Springbrook, a subdivision located in part of the North 1/2 of the SE 1/4 of Section 26, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 6.789 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419



### APPROVAL OF CITY ENGINEER OF OMAHA

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

*James Kierogson* 11/22/04  
CITY ENGINEER DATE

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

*Charles Hajich* 3/14/05  
CITY ENGINEER DATE

### APPROVAL OF OMAHA CITY PLANNING BOARD

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

*Ronald Marcum* 12/1/04  
CHAIRMAN OF CITY PLANNING BOARD DATE

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SPRINGBROOK REPLAT ONE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*Bill [Signature]* 12/1/04  
DOUGLAS COUNTY ENGINEER DATE



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

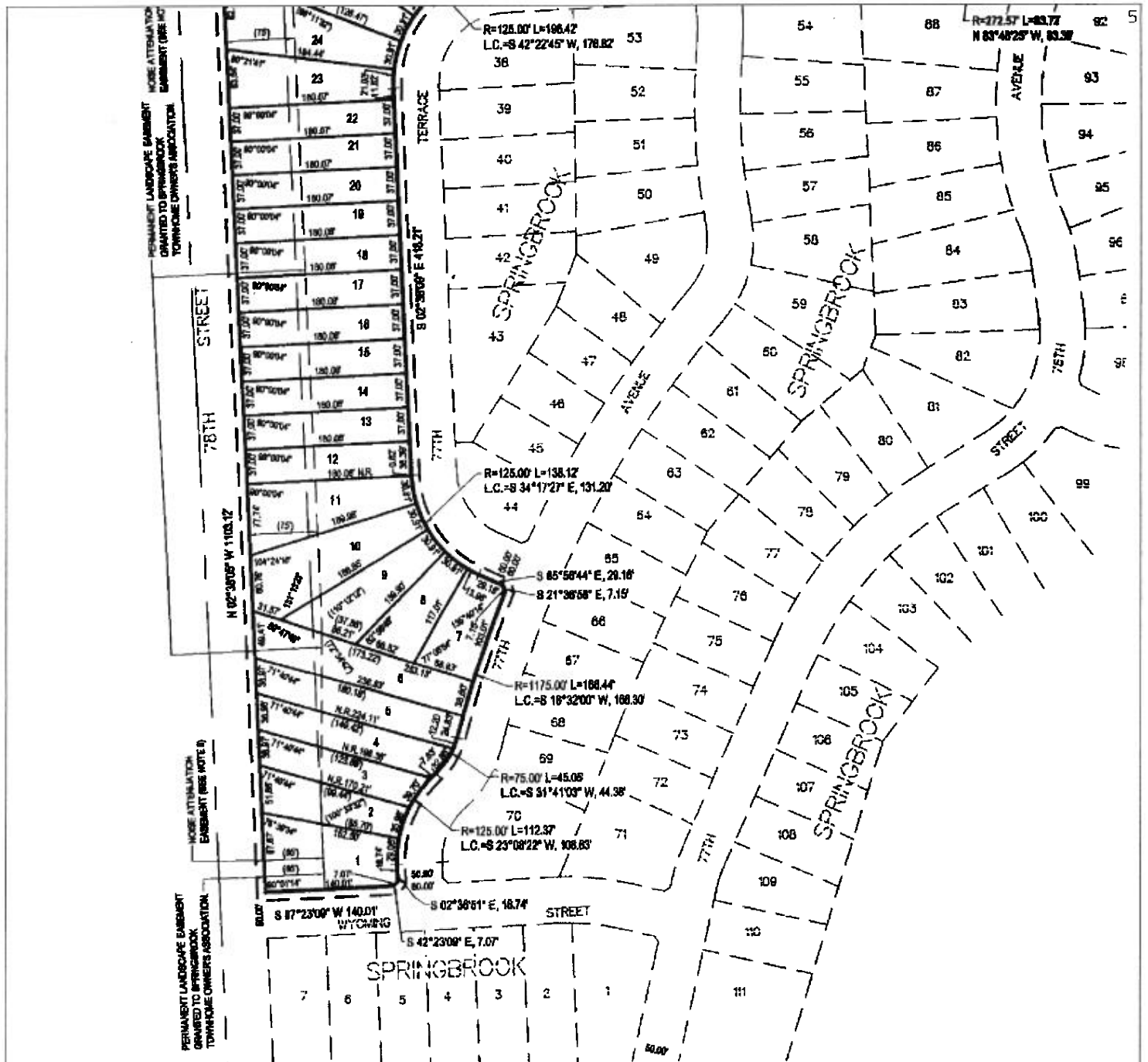


7130 SOUTH 29TH STREET, SUITE D  
LINCOLN, NE 68516-8941  
PHONE: (402) 426-7217  
FAX: (402) 426-7216

12001 Q STREET  
OMAHA, NE 68137  
PHONE: (402) 885-4000  
FAX: (402) 885-3888

SPRINGBROOK REPLAT ONE  
OMAHA, NEBRASKA

FINAL PLAT



**NOTES:**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 78TH STREET FROM ANY LOT ABUTTING SAID STREET.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. 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.
6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 504 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 72ND STREET AND 78TH 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.

subdivision to be hereafter known as SPRINGBROOK REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby 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, except those side boundary lot lines which are occupied by the common wall between the duplex units on Lots 1 thru 44 inclusive; 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. 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.

In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.

*[Signature]*  
BY: CHAD LARSEN, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 2<sup>ND</sup> day of Nov, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

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

*[Signature]*  
Notary Public



OMAHA CITY COUNCIL ACCEPTANCE

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

*[Signature]*  
MAYOR

*[Signature]*  
DATE

ATTEST *[Signature]*  
CITY CLERK

*[Signature]*  
PRESIDENT OF COUNCIL



points are  
Lots 8 thru  
Township

Said tract

*[Signature]*  
Robert C

APPROVAL

I hereby agree  
to the Design

*[Signature]*  
CITY ENGINEER

I hereby con-  
of the Omaha

*[Signature]*  
CITY ENGINEER

APPROVAL

This plat of  
City Planning

*[Signature]*  
CHAIRMAN

REVIEW OF

This plat of  
of the Douglas

*[Signature]*  
DOUGLAS

COUNTY T

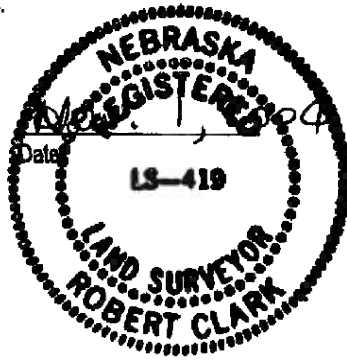
This is to be  
described in  
office.

*[Signature]*  
COUNTY T

points and ends of all curves in SPRINGBROOK REPLAT ONE ( lots numbered as shown) being a replat of all of Lots 8 thru 37 inclusive, Springbrook, a subdivision located in part of the North 1/2 of the SE 1/4 of Section 28, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 6.789 acres, more or less.

*Robert Clark*  
 Robert Clark, LS-419



**E&A CO**  
**ENGINEER**

12001 Q STREET  
 OMAHA, NE 68137  
 PHONE: (402) 885-4700  
 FAX: (402) 885-3388

**APPROVAL OF CITY ENGINEER OF OMAHA**

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

*Jenny Keregsu* 11/22/04  
 CITY ENGINEER DATE

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

*Charles Hajjick* 3/14/05  
 CITY ENGINEER DATE

**APPROVAL OF OMAHA CITY PLANNING BOARD**

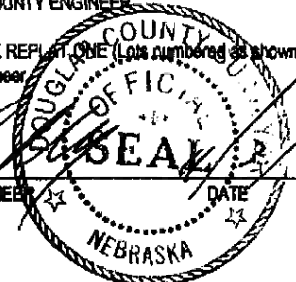
This plat of SPRINGBROOK REPLAT ONE (Lots numbered as shown) was approved by the City Planning Board.

*Klaus P. Marcus* 12/1/04  
 CHAIRMAN OF CITY PLANNING BOARD DATE

**REVIEW OF DOUGLAS COUNTY ENGINEER**

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

*Bull* 3/1/05  
 DOUGLAS COUNTY ENGINEER DATE



**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.

*Wendy B* 3-1-05  
 COUNTY TREASURER DATE



SPRINGBROOK REPLAT ONE  
 OMAHA, NEBRASKA

FINAL PLAT

Proj No:	2003161.01	Revisions	(No)	Date
Date:	8-27-04	Designed By:	MAW	
		Drawn By:	TRH	
		Scale:	1" = 100'	
		Sheet	1	of 1