




DEED 2005029346



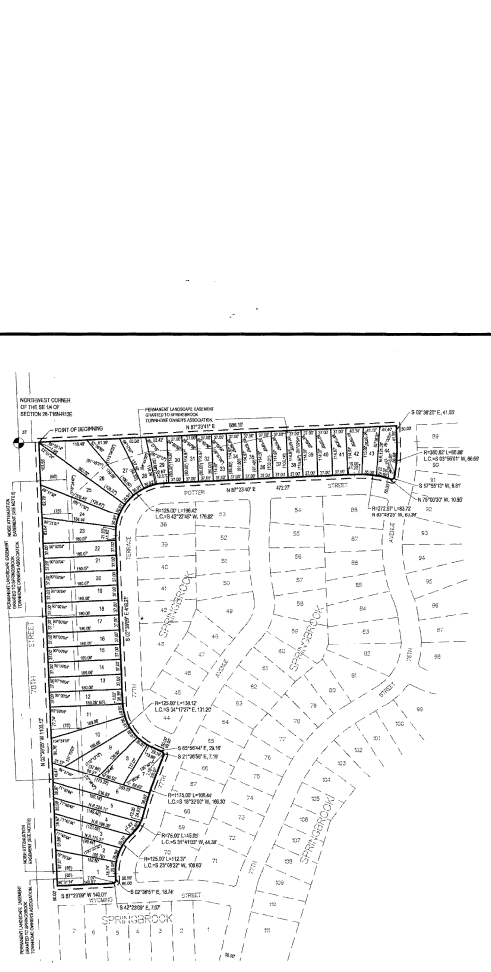
MAR 16 2005 14:32 P 7

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  
Deed FEE 72<sup>00</sup> FB ~~06-60000-014~~ <sup>New - 00-36696</sup> ~~NW 1/4~~  
7/74 BKP <sup>02</sup> 26-16-12 C/O COMP <sup>00-36695</sup>  
DEL MMJ SCAN \_\_\_\_\_ FV \_\_\_\_\_

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



# 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 6.788 acres, more or less.

*Robert Clark*  
 Robert Clark, LS-419



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve the plan of SPRINGBROOK REPLAT ONE (lots numbered as shown) as to the Omaha Standards.

*Henry Hengge* 11/22/14  
 CITY ENGINEER

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

*Charles Kujala* 3/4/15  
 CITY ENGINEER

### APPROVAL OF OMAHA CITY PLANNING BOARD

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

*Robert P. Mearns* 12/1/14  
 CHAIRMAN CITY PLANNING BOARD

### REVIEW OF DOUGLAS COUNTY ENGINEERS

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

*William J. Beaulieu*  
 DOUGLAS COUNTY ENGINEER

### 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 endorsed in this plat as shown by the records of this office.

*Robert J. ...* 3-1-15  
 COUNTY TREASURER



### DEDICATION

Know all men by these presents that we, Oakliff Townhomes, Inc., owner of the property described in the Certificate of Survey and plat hereto attached, have caused said land to be subdivided into lots to be numbered and named as shown, and said subdivision to be recorded in the public records of the State of Nebraska, and we do hereby certify and agree that the subdivision as shown on this plat, and we do hereby grant, reserve and agree to grant to the City of Omaha a perpetual easement to the Omaha Public Power District, Great Communications and to any company which may hereafter be formed to provide a utility installation system in the area to be subdivided, their successors and assigns, to erect, own, maintain, repair and have poles, lines, 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 messages of all kinds including services provided by a cable television system, and the installation, over, through, under and across in and over any and all buildings, all their boundary lines, except those also boundary lines which are occupied by the current and between the duplicate copies of said plat, all poles, lines, cables and wires with any and all appurtenances of all kinds, and a right-of-way of 10 feet wide along the outer boundary lines of all interior lots, with a 6-foot wide (6') wide strip of land adjoining the inner boundary lines of all exterior lots. The term "utility" as herein defined shall include the outer perimeter of the above-described facilities. Said easement shall be subject to the right of the City of Omaha to acquire any and all additional easements as may be required for the installation, maintenance and repair of the utility system, and the same may be used for power, light, heat, telegraph and other purposes that do not then or hereafter conflict with the original uses or rights herein granted.

In witness whereof, we do set our hands:

*COLLEEN J. ...*  
 VICE-PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 11th day of November, 2014, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larson, Vice President of Oakliff Townhomes, Inc., who is personally known to me and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed in and to the effect aforesaid.

*Chad Larson*  
 Notary Public



### OMAHA CITY COUNCIL ACCEPTANCE

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

*Mark ...* 11/22/14  
 MAYOR

*...*  
 CITY CLERK

*...*  
 PRESIDENT OF COUNCIL



- NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. DIRECT VEHICLE ACCESS SHALL NOT BE ALLOWED TO TURN STREET FROM ANY LOT ADJOINING SAID STREET.
  3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN OTHERWISE (N/A).
  4. ALL DIMENSIONS AND ANGLES SHOWN WITH FRANCHISES ARE FOR THE LOCATION OF EASEMENTS.
  5. THE CHAMBERS FOR SIDE WALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') AWAY FROM THE INTERSECTION OF SIDE-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLES.
  6. A HOMEOWNER HOME ATTENTION EASEMENT IS HEREBY GRANTED TO SAID NO. 564 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO USE STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM THE PROPERTY AS POSSIBLE AND TO BE USED AS THE PLAY WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A HOME ATTENTION BARBERS (HOUSE) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT DESIRE REQUEST THE CITY TO CONSIDER A HOME WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN APPLICABLE CITY POLICY FOR HOME WALL CONSTRUCTION AND PAYMENT.

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

**SPRINGBROOK REPLAT ONE**  
 OMAHA, NEBRASKA

**FINAL PLAT**

DATE	11/22/14
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
SCALE	AS SHOWN