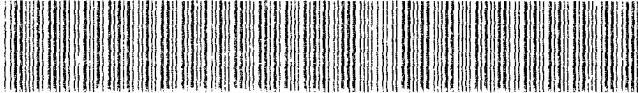




DEED

2005142824



NOV 10 2005 13:33 P 7

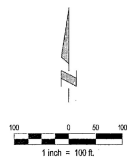
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/10/2005 13:33:52.33

2005142824

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

a
Deed *05-36870*
FEE *150.00* FB *01-60000-014* } *NWNW*
7
131 BKP *36-16-11* *✓BW* C/O COMP *cl*
DEL *MS* SCAN FV *MS*
blepg 11/16/05 *cl*

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



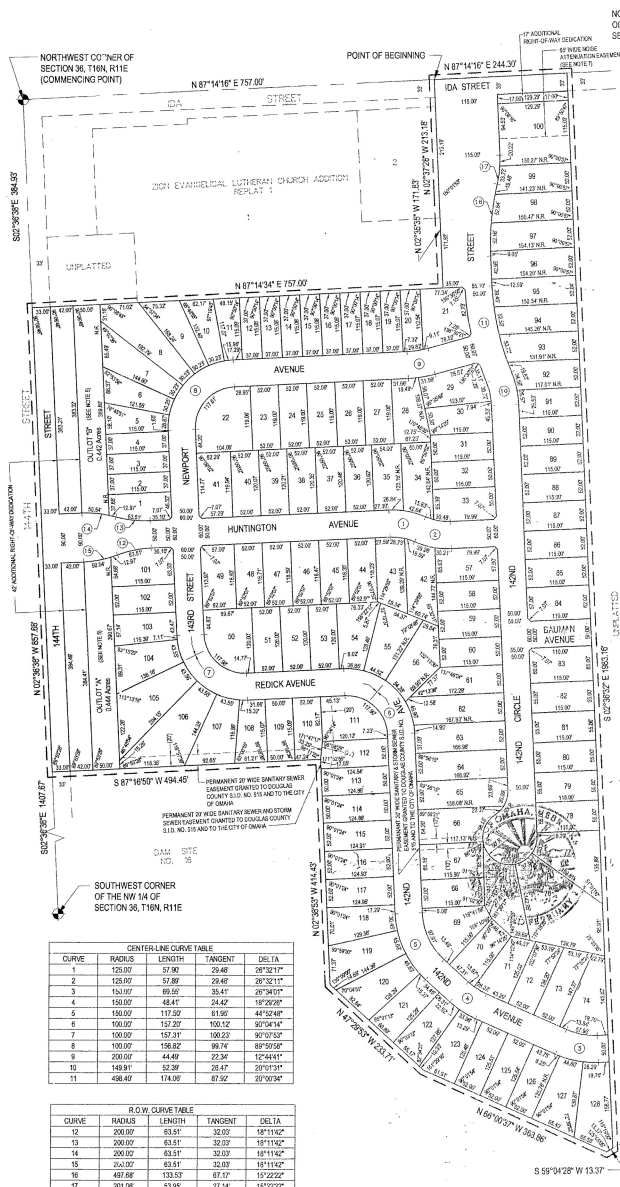
NOTES:

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 14TH STREET OR 14A STREET FROM LOTS ABUTTING SAID STREETS.
5. OUTLOTS 'A' AND 'B' ARE HEREBY DEDICATED TO S.D. NO. 515, A PUBLIC BODY, AS LINEAR TRAIL CORRIDORS.

NATURAL DRAINAGEWAY LOCATED THROUGH ADDITIONAL MAINTENANCE OF AND/OR OUTLOTS INCLUDING MAINTENANCE, TREE REMOVAL AND OTHER VESICATORY CORRIDORS SHALL BE PERFORMED BY THE ADJACENT PROPERTY OWNERS.

6. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

7. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.D. NO. 515 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 14TH 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 CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00	57.90	29.48	28°32'17"
2	125.00	57.90	29.48	28°32'17"
3	125.00	57.90	29.48	28°32'17"
4	125.00	57.90	29.48	28°32'17"
5	125.00	57.90	29.48	28°32'17"
6	125.00	57.90	29.48	28°32'17"
7	125.00	57.90	29.48	28°32'17"
8	125.00	57.90	29.48	28°32'17"
9	125.00	57.90	29.48	28°32'17"
10	125.00	57.90	29.48	28°32'17"
11	125.00	57.90	29.48	28°32'17"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	200.00	63.51	32.07	18°11'42"
13	200.00	63.51	32.07	18°11'42"
14	200.00	63.51	32.07	18°11'42"
15	200.00	63.51	32.07	18°11'42"
16	200.00	63.51	32.07	18°11'42"
17	200.00	63.51	32.07	18°11'42"

STANDING BEAR VILLAGE

LOTS 1 THRU 120 INCLUSIVE & OUTLOTS 'A' & 'B'
BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 36, T16N, R11E,
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, AND ENDS OF ALL CURVES IN STANDING BEAR VILLAGE (THE LOTS NUMBERED AS SHOWN BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 36, T16N, R11E, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 OF SECTION 36, THENCE N87°14'19"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 36, A DISTANCE OF 757.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°14'19"E ALONG SAID NORTH LINE OF THE NW1/4 OF SECTION 36, A DISTANCE OF 244.30 FEET; THENCE S82°39'32"E, A DISTANCE OF 1983.16 FEET TO A POINT ON THE NORTHERLY LINE OF DAM SITE 16; THENCE ALONG SAID NORTHERLY LINE OF DAM SITE 16 ON THE FOLLOWING DESCRIBED COURSES; THENCE S89°04'20"W, A DISTANCE OF 13.37 FEET; THENCE N80°03'04"W, A DISTANCE OF 369.96 FEET; THENCE N47°29'53"W, A DISTANCE OF 233.71 FEET; THENCE N02°38'53"W, A DISTANCE OF 414.43 FEET; THENCE S87°16'50"W, A DISTANCE OF 464.45 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4 OF SECTION 36; THENCE N02°38'53"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 36, A DISTANCE OF 857.88 FEET; THENCE N87°14'34"E ALONG THE SOUTH LINE OF LOT 1, ZION EVANGELICAL LUTHERAN CHURCH ADDITION REPLAT 1, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 36, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 757.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ZION EVANGELICAL LUTHERAN CHURCH ADDITION REPLAT 1; THENCE N02°38'53"W ALONG THE EAST LINE OF SAID LOT 1, ZION EVANGELICAL LUTHERAN CHURCH ADDITION REPLAT 1, AND ALSO THE EAST LINE OF LOT 2, ZION EVANGELICAL LUTHERAN CHURCH ADDITION REPLAT 1, A DISTANCE OF 171.80 FEET; THENCE N02°37'29"W ALONG SAID EAST LINE OF LOT 2, ZION EVANGELICAL LUTHERAN CHURCH ADDITION REPLAT 1, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 213.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,262,737 SQUARE FEET OR 28.988 ACRES MORE OR LESS.



ROBERT CLARK, L.S. 419
DATE: SEPT. 21, 2004
APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of STANDING BEAR VILLAGE (lots numbered as shown) to the Design Standards.

for Michael J. Mackinnon, 10/16/04
CITY ENGINEER DATE

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

Charles K. Kuylenstierna, 4/8/05
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of STANDING BEAR VILLAGE (lots numbered as shown) was approved by the City Planning Board.

Ronald J. Mancuso, 10/16/2004
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of STANDING BEAR VILLAGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

M. J. DeScho, 9-21-04
DOUGLAS COUNTY ENGINEER DATE

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 and streets to be numbered and named as shown, said subdivision to be hereafter known as STANDING BEAR VILLAGE (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 dedicate to the public for public use the streets, easements and cures, 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 three 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 21 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 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 these pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all oil-to-oil 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.

In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.

BRYAN LAHREN, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 21st day of SEPT, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Bryan Lahren, Vice President of Celebrity Townhomes, Inc., who is personally known to be the individual person whose name is affixed to this Declaration on this plat and acknowledged the same to be his voluntary act and deed.

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

Homer R. Hunt, Notary Public
A GENERAL Notary State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

OMAHA CITY COUNCIL ACCEPTANCE

This plat of STANDING BEAR VILLAGE (lots numbered as shown) was approved by the City Council of Omaha.

Mike J. Mackinnon, February 8, 2005
MAYOR DATE

ATTEST: [Signature], CITY CLERK
CITY CLERK
OFFICIAL SEAL OF THE CITY OF OMAHA, NEBRASKA
INCORPORATED FEBRUARY 21, 1854

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.

[Signature], COUNTY TREASURER
DATE: 7/12/05



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
THE SOUTH 20TH STREET, SUITE 102
OMAHA, NEBRASKA 68104-2071
PHONE (402) 664-0271
FAX (402) 664-0271



STANDING BEAR VILLAGE
OMAHA, NEBRASKA

FINAL PLAT

DATE	BY	DATE	BY
2004/09/21	Michael J. Mackinnon	2004/09/21	Charles K. Kuylenstierna
2004/09/21	Ronald J. Mancuso	2004/09/21	M. J. DeScho
2004/09/21	Julie M. Haney	2004/09/21	Mike J. Mackinnon
2004/09/21	Mike J. Mackinnon	2004/09/21	Mike J. Mackinnon