



DEED 2005155110



DEC 08 2005 13:43 P 7

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

*Deed*  
FEE 71.00 FB New OG - 36871  
OS - 36870 - old  
7 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW  
12 DEL MS SCAN \_\_\_\_\_ FV \_\_\_\_\_

# STANDING BEAR VILLAGE REPLAT ONE

LOTS 1 THRU 38 INCLUSIVE

Being a replat of all of Lots 34 thru 41 inclusive, Standing Bear Village, a subdivision located in the NW1/4 of Section 36; and also being a replat of all of Lots 50 thru 56 inclusive, said Standing Bear Village; and also being a replat of all of Lots 66 thru 83 inclusive, said Standing Bear Village; all located in Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

## DEDICATION

Know all men by these presents that we, CR Investments, 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 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 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, Over 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 10 inclusive, Lots 13 thru 20 inclusive and Lots 22 thru 27 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 thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all out-of-lot 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.

CR INVESTMENTS, INC.

BY: CHAD LARSEN, VICE PRESIDENT

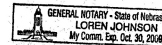
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 7th day of November, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of CR Investments, 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.

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

Notary Public



## 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 Standing Bear Village Replat One (the lots numbered as shown) being a replat of all of Lots 34 thru 41 inclusive, Standing Bear Village, a subdivision located in the NW1/4 of Section 36; and also being a replat of all of Lots 50 thru 56 inclusive, said Standing Bear Village; and also being a replat of all of Lots 66 thru 83 inclusive, said Standing Bear Village; all located in Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said strip of land contains an area of 3,714 acres, more or less.

Robert Clark, L.S. 419



## COUNTY TREASURER'S CERTIFICATE

This is to certify that there is 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.

COUNTY TREASURER

DATE

## 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.

Chad Larsen  
CITY ENGINEER

11/8/05  
DATE

## APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of STANDING BEAR VILLAGE REPLAT ONE was approved as a subdivision of STANDING BEAR VILLAGE LOTS 34 THROUGH 41 INCLUSIVE, 50 THROUGH 56 INCLUSIVE AND 66 THROUGH 83 INCLUSIVE, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 773, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

12/5/2005  
CITY PLANNING DIRECTOR

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.

DOUGLAS COUNTY TREASURER



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



730 SOUTH 9TH STREET, SUITE 100  
LINCOLN, NE 68502-2777  
PHONE: (402) 592-2777  
FAX: (402) 592-2777

CAROL STREET  
LINCOLN, NE 68502  
PHONE: (402) 592-2777  
FAX: (402) 592-2777

OMAHA, NEBRASKA

STANDING BEAR VILLAGE REPLAT ONE

MINOR PLAT

Project No.	Date	Drawn By	Check By	Scale	Sheet
0000-0001	05-10-2005	MM	UCS	1"=100'	1 of 1