



DEED 2003210539



OCT 28 2003 14:58 P 7

RICHARD N. JANECH
REGISTER OF DEEDS
STATE OF NEBRASKA

Nebr Doc
Stamp Tax
10/28/03
Date
\$ Ex 4
By. JS

RECORDED

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

B DEED
 Z
 139

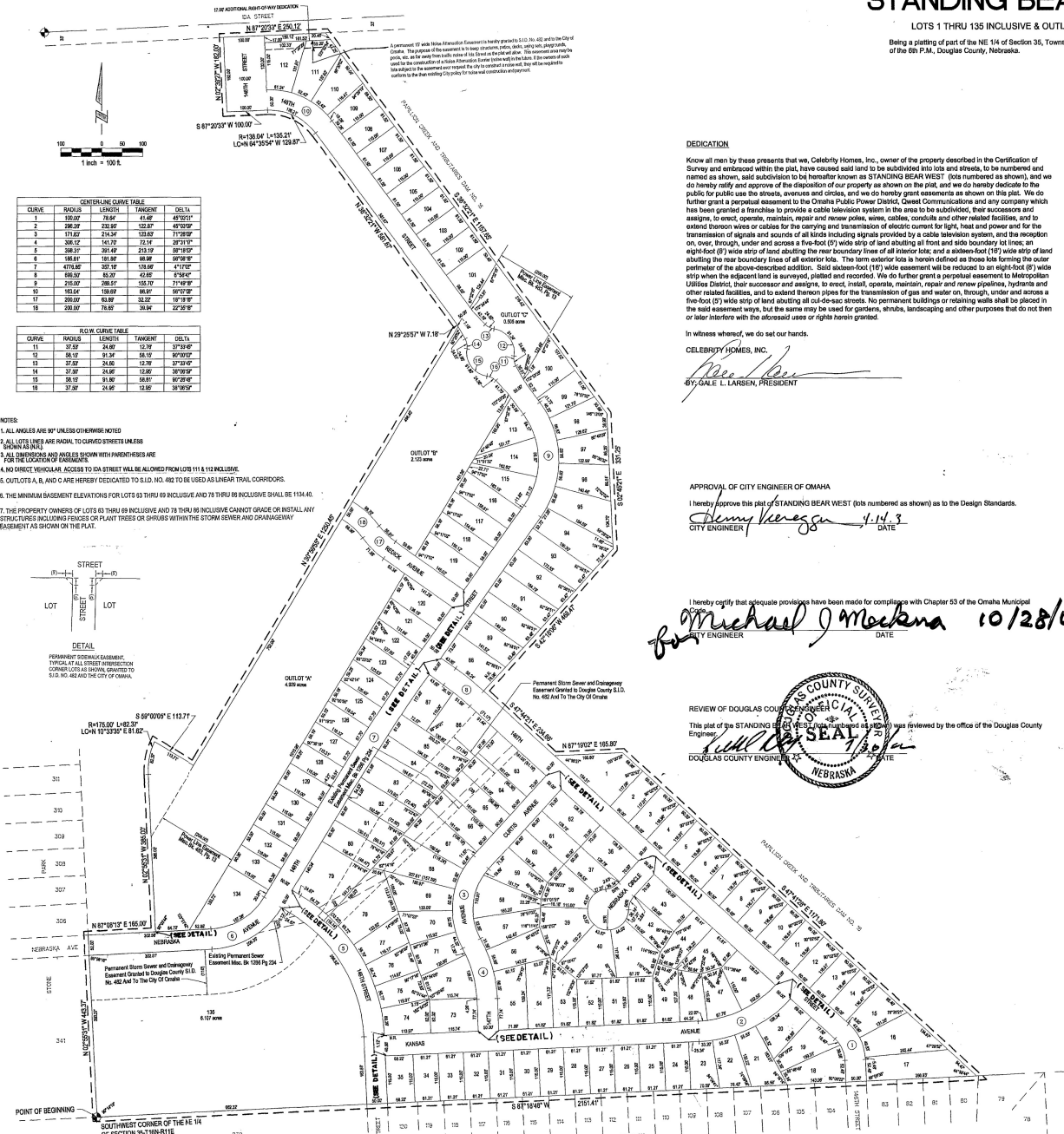
FEE 104.50 / NEW 09.36853
 FB OLD -01-60000
 BKP 35-16-11010 COMP WV
 DEL PJ SCAN _____ FV _____
 13/2/09 10/30/03

RETURN: _____

STANDING BEAR WEST

LOTS 1 THRU 135 INCLUSIVE & OUTLOTS "A", "B" & "C"

Being a platting of part of the NE 1/4 of Section 35, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



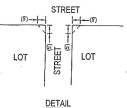
GENERATING CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00	78.54	41.47	49.00°
2	262.50	82.82	42.87	49.00°
3	112.50	34.54	17.68	71.25°
4	308.12	141.72	71.11	29.31°
5	388.37	201.47	103.19	59.81°
6	138.41	43.87	22.67	59.81°
7	478.87	305.18	158.69	41.71°
8	185.00	57.97	29.67	61.84°
9	210.00	288.57	155.70	71.48°
10	165.00	128.67	66.97	66.70°
11	200.00	61.89	32.27	65.78°
12	220.00	78.87	40.94	22.38°

ROW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	20.00	24.89	12.70	37.90°
12	28.12	31.04	15.51	39.00°
13	37.50	34.86	17.89	37.90°
14	47.88	34.86	17.89	38.90°
15	58.12	31.89	15.87	39.28°
16	68.12	24.89	12.70	38.90°

- NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE SHOWN UNLESS OTHERWISE INDICATED SHOWN AS IN ().
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF ENCUMBRANCES.
 4. NO FINITE MEASURE ACCESS TO ST STREET SHALL BE ALLOWED FROM LOTS 111 & 112 INCLUSIVE.
 5. OUTLOTS A, B, AND C ARE HEREBY DEDICATED TO S.I.D. NO. 442 TO BE USED AS LINEAR TRAIL CORRIDORS.
 6. THE MINIMUM BENCHMARK ELEVATIONS FOR LOTS 63 THRU 83 INCLUSIVE AND 78 THRU 88 INCLUSIVE SHALL BE 1134.40.
 7. THE PROPERTY OWNERS OF LOTS 83 THRU 88 INCLUSIVE AND 78 THRU 88 INCLUSIVE CANNOT GRADE OR INSTALL ANY STRUCTURES INCLUDING FENCES OR PLANT TREES OR SHRUBS WITHIN THE STORM SEWER AND DRAINAGEWAY EASEMENT AS SHOWN ON THE PLAN.



DEDICATION

Know all men by these presents that we, Celebrity Homes, 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 hereinafter known as STANDING BEAR WEST (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, 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 installation on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; 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. 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 side-rear 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 HOMES, INC.

 GALE L. LARSEN, PRESIDENT

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of STANDING BEAR WEST (lots numbered as shown) as the Design Standards.

 CITY ENGINEER

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

 ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER OF RECORD
 This plat of the STANDING BEAR WEST (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

 DOUGLAS COUNTY ENGINEER

SURVEYORS 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, angle points and ends of all curves in Standing Bear West (lots numbered as shown) being a platting of part of the NE 1/4 of Section 35, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said NE 1/4 of Section 35, said point also being the Southeast corner of Lot 341, Stone Park, a subdivision located in the NW 1/4 of said Section 35, said point also being on the North line of Lot 220, Saddlebrook (Lots 220 and 221), a subdivision located in the SE 1/4 of said Section 35; thence N02°53'11"W (assumed bearing) along the West line of said NE 1/4 of Section 35, said line also being the East line of said Stone Park, a distance of 443.37 feet to the Southeast corner of Lot 308, said Stone Park, said point also being the point of intersection of the East right-of-way line of Nebraska Avenue and North right-of-way line of said Nebraska Avenue; thence N87°08'13"E, a distance of 168.00 feet; thence N02°53'11"W, a distance of 385.00 feet; thence Northwesterly on a curve to the right with a radius of 115.00 feet, a distance of 82.37 feet; said curve having a long chord which bears N10°33'35"E, a distance of 81.42 feet; thence S89°00'09"E, a distance of 113.71 feet; thence N42°59'05"E, a distance of 1250.45 feet; thence N29°23'37"W, a distance of 7.16 feet; thence N03°21'21"W, a distance of 81.87 feet; thence Westerly on a curve to the left with a radius of 138.64 feet, a distance of 135.21 feet; said curve having a long chord which bears N94°39'54"W, a distance of 129.87 feet; thence S87°20'33"W, a distance of 100.00 feet; thence N02°53'27"W, a distance of 162.00 feet to a point on the South right-of-way line of Ida Street; thence N87°20'33"E along said South right-of-way line of Ida Street, a distance of 260.12 feet to the point of intersection of said South right-of-way line of Ida Street and the Westerly line of Poplar Creek and Tribulation Dam #16; thence along said Westerly line of Poplar Creek and Tribulation Dam #16 in the following described courses; thence S38°32'21"E, a distance of 1127.85 feet; thence S02°40'21"E, a distance of 331.25 feet; thence S47°19'00"W, a distance of 468.47 feet; thence S47°42'21"E, a distance of 234.85 feet; thence N87°10'07"E, a distance of 165.80 feet; thence S47°41'28"E, a distance of 1171.83 feet to a point on the South line of said NE 1/4 of Section 35; said point also being on the North line of Saddlebrook (Lots 1 thru 229), a subdivision located in said SE 1/4 of Section 35; thence S87°18'48"W along said South line of the NE 1/4 of Section 35, said line also being said North line of Saddlebrook (Lots 1 thru 229) and also the North line of said Saddlebrook (Lots 229 and 230), a distance of 2151.41 feet to the point of beginning.

Said plat of land contains an area of 2,162.12 square feet or 50.095 acres, more or less.

 Robert Clark
 Robert Clark, LS-419
 DATE 8-1-02

COUNTY TREASURERS CERTIFICATE
 This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyors Certificate and embraced in this plat as shown by the records of this office.

 COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of STANDING BEAR WEST (lots numbered as shown) was approved by the City Council of Omaha.

 MAYOR

 ATTEST
 CITY CLERK

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of STANDING BEAR WEST (lots numbered as shown) was approved by the City Planning Board.

 CHAIRMAN OF CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 5 day of AUG 2002, before me, the undersigned, a Notary Public in and for said County, personally came GALE L. LARSEN, president of Celebrity Homes, 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.

 Notary Public
 My commission expires 4-30-03



ERSA CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS



STANDING BEAR WEST
 OMAHA, NEBRASKA

FINAL PLAT

Revision	Date
1	8-1-02

Print No: 2002030101
 Date: 8-1-02
 Designed By: MWH
 Drawn By: DAK
 Checked By (Eng):
 Checked By (Arch):
 Checked By (City):
 Scale: 1" = 100'