



DEED 2005036247



APR 01 2005 09:48 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE

4/1/2005 09:48:24.61



2005036247

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

Deed
71
140

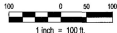
FEE ~~100.00~~^{100.00} FB *New of - 36859*
05-36853 (old)
BKP _____ C/O _____ COMP _____
DEL *MS* SCAN _____ FV _____

RETURN: E.A Consulting Group
1200 Q St
Omaha NE 68137

NORTHWEST CORNER OF THE NE 1/4 OF SECTION 35-T16N-R11E

DA STREET

NORTH STREET



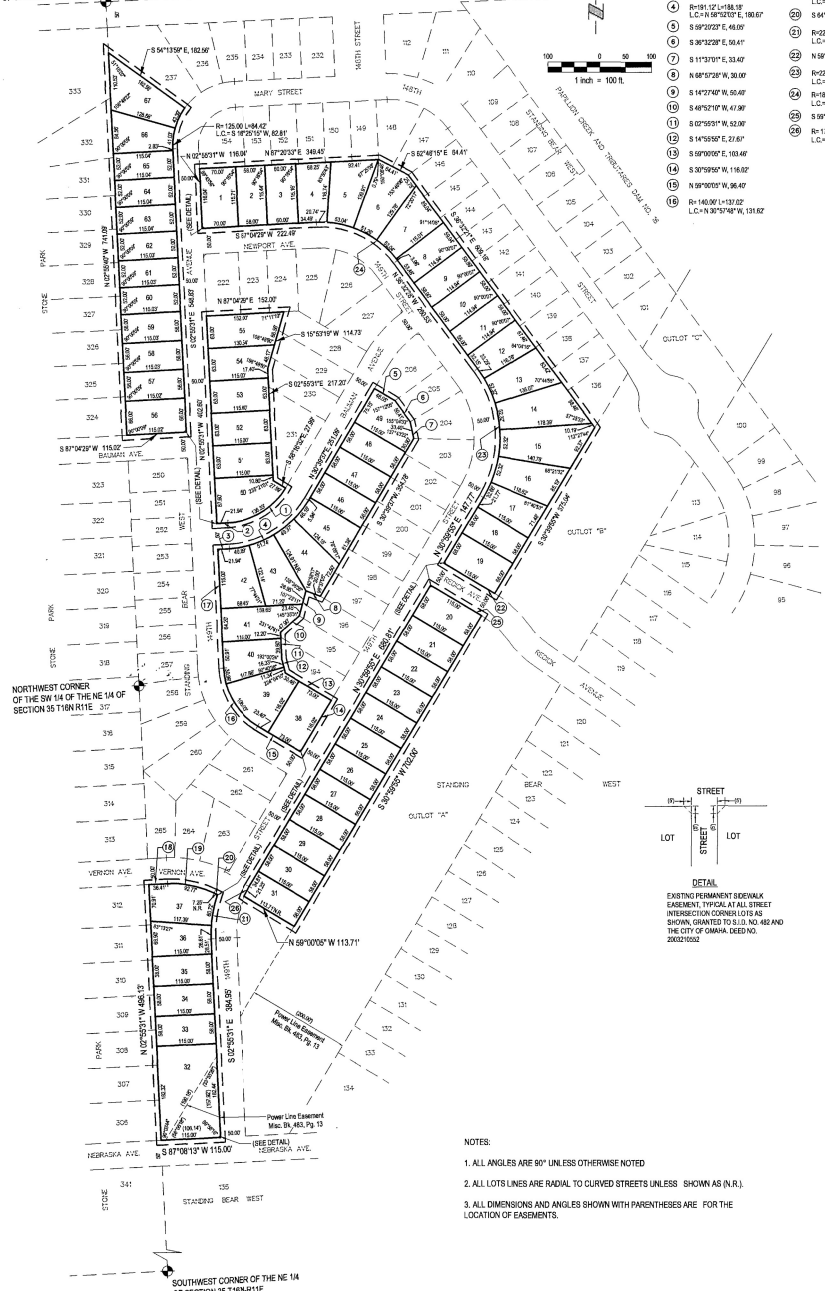
- 1 R=141.57 L=136.33
L.C.=S 59°23'00" W, 131.50'
- 2 S 87°00'00" W, 21.94'
- 3 N 87°00'00" E, 21.94'
- 4 R=141.57 L=136.33
L.C.=N 59°23'00" E, 91.81'
- 5 S 89°20'00" E, 46.69'
- 6 S 89°20'00" E, 68.47'
- 7 S 113°10'10" E, 33.40'
- 8 N 68°57'28" W, 30.00'
- 9 S 14°27'40" W, 65.40'
- 10 S 48°21'10" W, 47.80'
- 11 S 62°59'31" W, 52.00'
- 12 S 14°59'50" E, 27.61'
- 13 S 69°00'00" E, 103.40'
- 14 S 50°59'50" W, 116.82'
- 15 N 9°00'00" W, 96.40'
- 16 R=140.90 L=132.02
L.C.=N 59°23'00" W, 131.62'

- 17 N 0°59'51" W, 230.11'
- 18 N 87°00'00" E, 36.41'
- 19 R=140.90 L=132.02
L.C.=S 78°37'00" E, 91.81'
- 20 S 64°18'27" E, 27.29'
- 21 R=205.00 L=87.33
L.C.=S 06°11'00" W, 80.19'
- 22 N 93°00'00" W, 115.00'
- 23 R=205.00 L=87.33
L.C.=N 82°48'17" W, 260.14'
- 24 R=140.90 L=132.02
L.C.=N 14°14'10" W, 131.80'
- 25 S 10°00'00" E, 115.00'
- 26 R=115.00 L=121.22
L.C.=N 27°31'10" E, 21.22'

STANDING BEAR WEST REPLAT ONE

LOTS 1 THRU 67 INCLUSIVE

Being a replat of all of Lots 155 thru 193 inclusive, Standing Bear West (Lots 136 thru 272 inclusive), a subdivision located in the NE 1/4 of Section 35; and also being a replat of all of Lots 207 thru 221 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); and also being a replat of all of Lots 238 thru 249 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); and also being a replat of all of Lots 256 thru 272 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); 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, Cedevo, 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 STANDING BEAR WEST 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 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. 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.

CEDEVO, INC.

Gale L. Larsen
BY GALE L. LARSEN, PRESIDENT

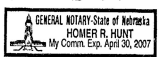
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 13th day of JAN, 2005 before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Cedevo, 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.

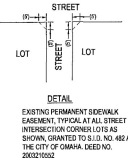
Homer R. Hunt
Notary Public
My commission expires 4-30-07



APPROVAL OF OMAHA CITY ENGINEER OF OMAHA

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

Charles Kozuch 3-02-05
CITY ENGINEER DATE



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT 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.

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 West Replat One (the lots numbered as shown) being a replat of all of Lots 155 thru 193 inclusive, Standing Bear West (Lots 136 thru 272 inclusive), a subdivision located in the NE 1/4 of Section 35; and also being a replat of all of Lots 207 thru 221 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); and also being a replat of all of Lots 238 thru 249 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); and also being a replat of all of Lots 256 thru 272 inclusive, said Standing Bear West (Lots 136 thru 272 inclusive); all located in Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 1,614 acres, more or less.

Robert Clark
Robert Clark, L.S. 419

JAN. 13 2005
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 Dedication embraced in this plat as shown by the records of this office.

James P. ... 2-3-05
COUNTY TREASURER DATE



APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of STANDING BEAR WEST REPLAT ONE was approved as a subdivision of STANDING BEAR WEST in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rules 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.

Shapiro
CITY PLANNING BOARD DATE

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

716 SOUTH 10TH STREET, SUITE 100
LINCOLN, NEBRASKA 68502
PHONE: (402) 421-2771
FAX: (402) 421-2772

STANDING BEAR WEST REPLAT ONE
OMAHA, NEBRASKA

MINOR PLAT

Revised	Date

Plot No. 0002037.01
Date: 12-28-04
Designed By: MAM
Drawn By: TSH
Checked By (Design):
Checked By (Insp):
Checked By (Est Mgt):
Scale: Sheet 1 of 1 1"=100'

m4601