



DEED 2007127866



NOV 14 2007 15:07 P 7

deed 51.50 DJ-36865  
 DEED 51.50 DJ-36853-old  
 FEE \_\_\_\_\_ FB \_\_\_\_\_  
 BKP \_\_\_\_\_ G/D \_\_\_\_\_ COMP \_\_\_\_\_  
 33 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FY \_\_\_\_\_

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# STANDING BEAR WEST REPLAT TWO

LOTS 1 THRU 16 INCLUSIVE & OUTLOT "A"

BEING A REPLATTING LOTS 63 THRU 68 INCLUSIVE AND LOTS 78 THRU 87 INCLUSIVE, STANDING BEAR WEST, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

### 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]* 9/28/07  
 COUNTY TREASURER Date

### 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, ANGLE POINTS AND ENDS OF ALL CURVES IN STANDING BEAR WEST REPLAT TWO (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING LOTS 63 THRU 68 INCLUSIVE AND LOTS 78 THRU 87 INCLUSIVE, STANDING BEAR WEST, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 186,710 SQUARE FEET OR 4.286 ACRES, MORE OR LESS.

*[Signature]* SEPT. 25, 2007  
 ROBERT CLARK, LS-419 DATE

### 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 hereafter known as STANDING BEAR WEST REPLAT TWO (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 reception 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 successor 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 cul-de-sac 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.

*[Signature]*  
 BY GALE L. LARSEN, PRESIDENT

### 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.

*[Signature]* 4/10/07  
 CITY ENGINEER DATE

### APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of STANDING BEAR WEST REPLAT TWO 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 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.

*[Signature]* 11/14/07  
 CITY PLANNING DIRECTOR DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 28 day of Sept, 2007, 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.

*[Signature]*  
 Notary Public



### STANDING BEAR WEST REPLAT TWO

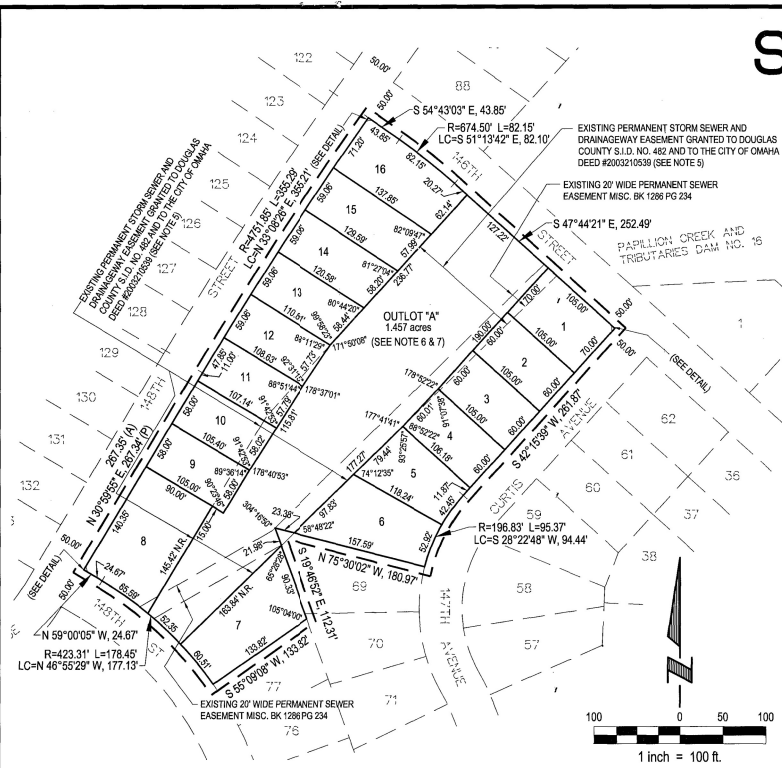
S. & I.D. NO. 482  
 OMAHA, NEBRASKA



E&A CONSULTING GROUP, INC.  
 ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154  
 PHONE: (402) 895-4700 FAX: (402) 895-3599  
 www.eacg.com

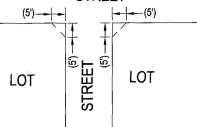
m5015



### 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. THE MINIMUM BASEMENT ELEVATIONS FOR LOTS 1 THRU 16 INCLUSIVE SHALL BE 1134.40.
5. THE PROPERTY OWNERS OF LOTS 1 THRU 4 INCLUSIVE AND 9 THRU 12 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 PLAT.
6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "A" TO DOUGLAS COUNTY S.I.D. NO. 482 AND TO THE CITY OF OMAHA.
7. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THIS OUTLOT CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

### STREET



### DETAIL

EXISTING PERMANENT SIDEWALK EASEMENT, TYPICAL AT ALL STREET INTERSECTION CORNER LOTS AS SHOWN, GRANTED TO S.I.D. NO. 482 AND THE CITY OF OMAHA. DEED #2003210539

Proj No:	P2002.037.001
Date:	07/17/2007
Designed By:	MAW
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1

Revisions	
No	Date
(1)	

MINOR PLAT