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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

(New)
05-36805

12/69 / 01-60000

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BKP _____ C/O _____ COMP _____

DEL PA SCAN dc FV _____

STANDING BEAR

LOTS 1 THRU 27 INCLUSIVE & OUTLOT "A"
BEING A PLATING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36,
T16N, R15E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

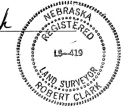
SURVEYOR'S CERTIFICATE

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, angle points and ends of all curves in Standing Bear (the lots numbered as shown) being a platting of part of the SE 1/4 of the SE 1/4 of Section 36, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said SE 1/4 of the SE 1/4 of Section 36; thence S89°56'06"W (assumed bearing) along the South line of said SE 1/4 of the SE 1/4 of Section 36, a distance of 1319.93 feet to the Southwest corner of said SE 1/4 of the SE 1/4 of Section 36; thence N00°06'07"W along the West line of said SE 1/4 of the SE 1/4 of Section 36, a distance of 660.39 feet to the West 1/2 corner of said SE 1/4 of the SE 1/4 of Section 36; thence N89°56'02"E along the South line of the West 1/2 of the SE 1/4 of the SE 1/4 of Section 36, said line also being the Easterly line of the Papillion Creek Watershed Site 16, a distance of 329.86 feet to the Southeast corner of said West 1/2 of the SE 1/4 of the SE 1/4 of Section 36; thence N00°06'44"W along the East line of said West 1/2 of the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 36, said line also being said Easterly line of the Papillion Creek Watershed Site 16, a distance of 135.00 feet; thence N25°54'10"W along said Easterly line of the Papillion Creek Watershed Site 16, a distance of 528.05 feet to a point on the North line of said SE 1/4 of the SE 1/4 of Section 36; thence N89°55'38"E along said Easterly line of the Papillion Creek Watershed Site 16, said line also being said North line of the SE 1/4 of the SE 1/4 of Section 36; thence S00°08'35"E along the East line of the SE 1/4 of the SE 1/4 of Section 36, a distance of 1320.82 feet to the point of beginning.

Said tract of land contains an area of 36.260 acres, more or less.

Robert Clark
Robert Clark, LS-419



Nov. 21, 1996
Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of STANDING BEAR (lots numbered as shown) was approved by the City Planning Board on this 14th day of December, 1996.

Richard J. Johnson
CHAIR OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of STANDING BEAR (lots numbered as shown) as to the Design Standards this 12th day of April, 1996.

James J. Neumann
CITY ENGINEER

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

James J. Neumann September 29, 1997
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of STANDING BEAR (lots numbered as shown) was approved by the City Council of Omaha on this 11th day of June, 1996.

Acting Mayor

ATTEST
CITY CLERK

Richard J. Johnson
PRESIDENT OF COUNCIL



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.

Julie M. Haney DATE June 29, 1997
CITY TREASURER

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of STANDING BEAR (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 22nd day of November, 1996.

Douglas County Engineer
DOUGLAS COUNTY ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 22nd day of Nov, 1996, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, member of the Venteicher Limited Liability Company, 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 company.

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

George W. Venteicher
Notary Public
My commission expires 4-27-97

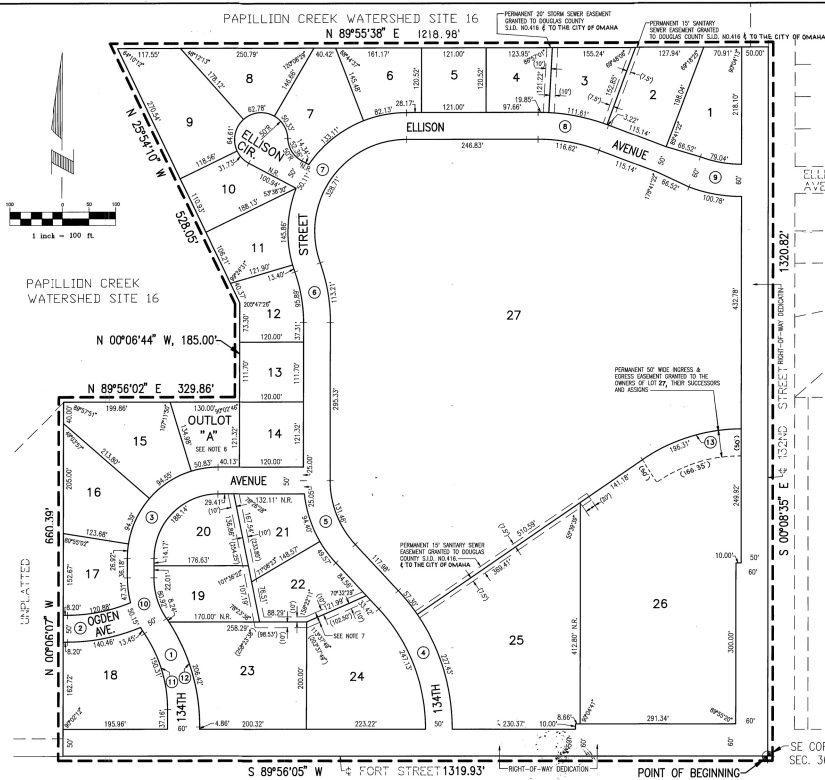
DEDICATION

Know all men by these presents that we, The Venteicher Limited Liability Company, 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 (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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, and we further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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 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 this 22nd day of Nov, 1996.

THE VENTEICHER LIMITED LIABILITY COMPANY

George W. Venteicher
By: George W. Venteicher, Member



C CURVE DATA				
CURVE	BEARINGS	LENGTH	TANGENT	DELTA
1	303.88	183.45	84.79	34°24'29"
2	333.61	128.16	61.61	27°05'59"
3	144.79	227.47	144.79	89°58'59"
4	355.61	268.52	134.61	47°05'59"
5	200.07	159.24	78.87	47°05'59"
6	301.78	156.26	76.87	30°17'59"
7	144.79	374.89	230.79	126°05'59"
8	347.91	125.89	63.57	29°41'59"
9	144.79	393.21	49.45	29°41'59"
10	159.97	99.92	49.45	34°24'29"

R.O.M. CURVE DATA				
CURVE	BEARINGS	LENGTH	TANGENT	DELTA
11	250.37	150.31	77.57	34°24'29"
12	214.69	214.69	107.35	34°24'29"
13	327.50	198.31	107.35	34°24'29"

- NOTES:
- ALL LOT LINES ARE RADIAL TO CURVED STRIPS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 132ND STREET FROM LOTS 1 AND 27, OR TO FORT STREET FROM LOTS 18, 23, 24 AND 26.
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - A PERMANENT REDUCED ACCESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 25 AND 26, THEIR SUCCESSORS AND ASSIGNS OVER ALL OF SAID LOTS 25 AND 26, EXCEPT THOSE PORTS OF SAID LOTS 25 AND 26 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - A PERMANENT STORM DRAINAGE EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO.416, OVER ALL OF OUTLOT "A", AND TO THE CITY OF OMAHA.
 - A PERMANENT 20' WIDE STORM DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO.416, AND TO THE CITY OF OMAHA.
 - DIRECT VEHICULAR ACCESS TO FORT STREET FROM 134TH STREET SHALL BE ROUTE-IN ROAD-ONLY; IN THE FUTURE AS DIRECTED BY THE CITY OF OMAHA AT SUCH TIME AS FORT STREET IS IMPROVED TO AN URBAN DIVIDED STREET.
 - DIRECT VEHICULAR ACCESS TO 132ND STREET FROM LOTS 26 & 27 BY THE INGRESS EGRESS EASEMENT LOCATED IN SAID LOT 26 SHALL BE ROUTE-IN ROAD-ONLY; IN THE FUTURE AS DIRECTED BY THE CITY OF OMAHA AT SUCH TIME AS 132ND STREET IS IMPROVED TO AN URBAN DIVIDED STREET.



E&A CONSULTING GROUP
12001 "G" STREET • OMAHA, NE 68137 • (402) 895-7700 • FAX (402) 895-3399

STANDING BEAR
OMAHA, NEBRASKA

FINAL PLAT

DATE	11-21-96
BY	Robert Clark
SCALE	AS SHOWN
PLAT	15-100'
BOOK	15-100'
SHEET	1 of 1
COMPILED BY	RECEIVED