

BK 2222 PG 267-273



DEED 2002 13856

REGISTER OF DEEDS  
NICOLAS COUNTY, NE

02 SEP 20 AM 11:45

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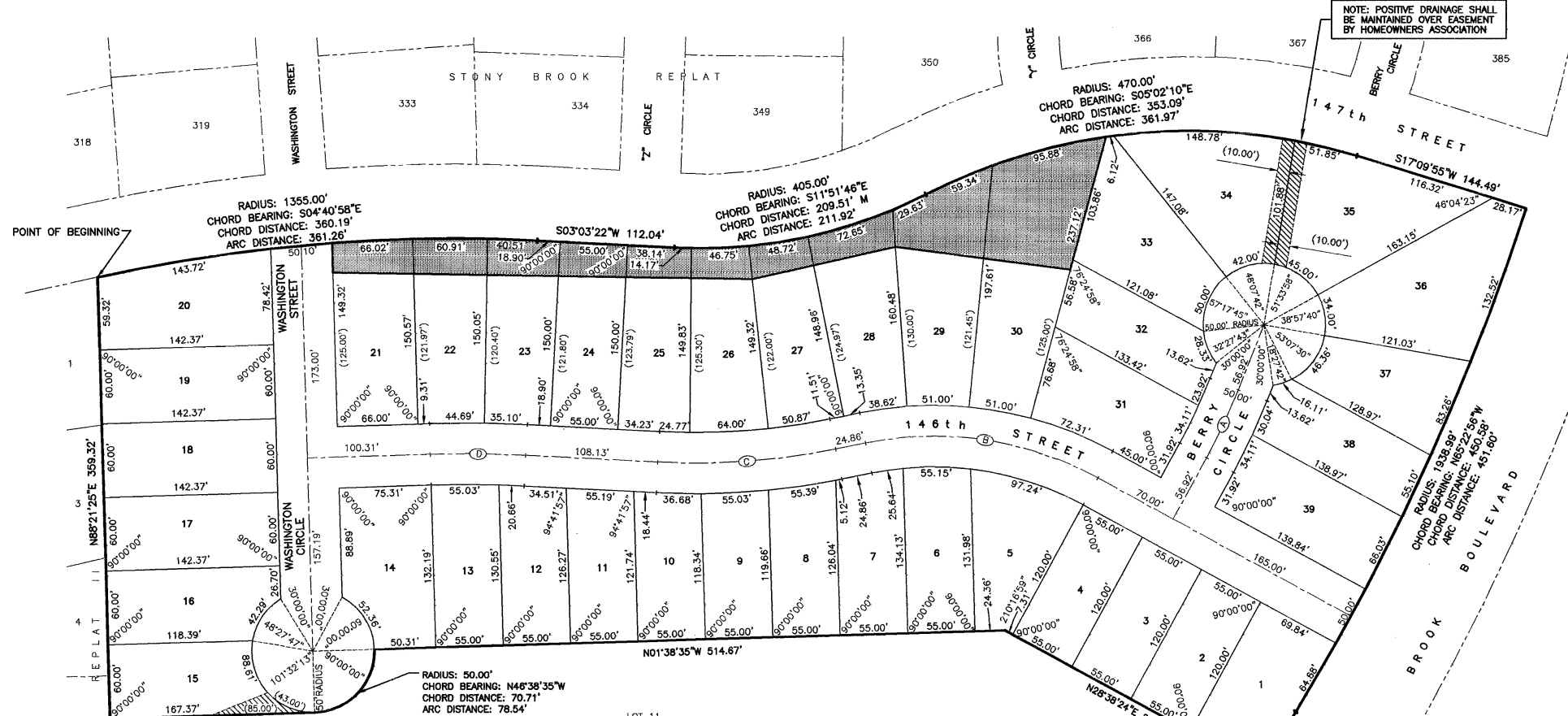
FEE 73<sup>50</sup> FB 65-37133 - a101  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL MD SCAN CR FV \_\_\_\_\_

New-65-37137

# STONY BROOK VILLAS

LOTS 1 THRU 39, INCLUSIVE

BEING A REPLATTING OF LOTS 12 THRU 48, INCLUSIVE, AND OUTLOT A, STONY BROOK PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A REPLATTING OF THOSE PARTS OF BERRY STREET, 146th STREET, WASHINGTON STREET AND WASHINGTON CIRCLE LYING WITHIN SAID STONY BROOK PLACE.



CURVE	DELTA	TANGENT	ARC	RADIUS
A	7°00'00"	30.58'	61.09'	500.00'
B	4°00'00"	101.91'	195.48'	280.00'
C	14°24'58"	73.35'	145.93'	580.00'
D	4°41'57"	38.89'	77.74'	947.91'

**NOTES:**

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 147th STREET FROM LOTS 20 THRU 30, INCLUSIVE, OR LOTS 33, 34, 35 OR 36.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STONY BROOK BOULEVARD FROM LOTS 1, 36, 37, 38 OR 39.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

**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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 30 DAY OF August 2002.

*Carol J. Parker*  
DEPUTY

*Terrie M. Haney*  
DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**  
I HEREBY APPROVE THIS PLAT OF STONY BROOK VILLAS ON THIS 15 DAY OF July, 2002.

*Henry Vierzege*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE: 9/5/02

*Henry Vierzege*  
CITY ENGINEER

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
THIS PLAT OF STONY BROOK VILLAS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 22 DAY OF July, 2002.

*John L. Hoick*  
CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**  
THIS PLAT OF STONY BROOK VILLAS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 27 DAY OF August, 2002.

*Mike Jany* MAYOR  
*Andrew J...* PRESIDENT  
*...* CITY CLERK

**REVIEW BY DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF STONY BROOK VILLAS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 15 DAY OF July, 2002.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS STONY BROOK VILLAS, LOTS 1 THRU 39, INCLUSIVE, BEING A REPLATTING OF LOTS 12 THRU 48, INCLUSIVE, AND OUTLOT A, STONY BROOK PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A REPLATTING OF THOSE PARTS OF BERRY STREET, 146th STREET, WASHINGTON STREET AND WASHINGTON CIRCLE LYING WITHIN SAID STONY BROOK PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 30;  
THENCE N88°21'25"E (ASSUMED BEARING) 359.32 FEET ON THE SOUTHERLY LINE OF SAID STONY BROOK PLACE TO THE SE CORNER OF SAID LOT 25;  
THENCE N01°38'35"W 167.37 FEET ON THE EASTERLY LINE OF SAID LOT 25 TO THE NE CORNER THEREOF;  
THENCE NORTH-WESTERLY ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N46°38'35"W, CHORD DISTANCE 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE SE CORNER OF SAID LOT 24;  
THENCE N01°38'35"W 514.67 FEET ON THE NON-TANGENT EASTERLY LINES OF SAID LOTS 16 THRU 24, INCLUSIVE, TO THE NE CORNER OF SAID LOT 16;  
THENCE N28°38'24"E 237.67 FEET ON THE EASTERLY LINES OF SAID LOTS 12 THRU 15, INCLUSIVE TO THE NE CORNER OF SAID LOT 12;  
THENCE N58°42'36"W 55.41 FEET ON THE NORTHERLY LINE OF SAID STONY BROOK PLACE;  
THENCE NORTH-WESTERLY ON THE NORTHERLY LINE OF SAID STONY BROOK PLACE ON A 470.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N65°22'56"W, CHORD DISTANCE 450.58 FEET, AN ARC DISTANCE OF 451.60 FEET TO THE NW CORNER OF SAID STONY BROOK PLACE;  
THENCE SOUTH-EASTERLY ON THE WESTERLY LINE OF SAID STONY BROOK PLACE ON THE FOLLOWING DESCRIBED 5 COURSES;  
THENCE S17°09'55"W 144.49 FEET ON A NON-TANGENT LINE;  
THENCE SOUTH-EASTERLY ON A 470.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S05°02'10"E, CHORD DISTANCE 353.09 FEET, AN ARC DISTANCE OF 361.97 FEET;  
THENCE SOUTH-EASTERLY ON A 405.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S11°51'46"E, CHORD DISTANCE 209.51 FEET, AN ARC DISTANCE OF 211.92 FEET;  
THENCE S03°03'22"W 112.04 FEET;  
THENCE SOUTH-EASTERLY ON A 1355.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S04°40'58"E, CHORD DISTANCE 360.19 FEET, AN ARC DISTANCE OF 361.26 FEET TO THE POINT OF BEGINNING.

APRIL 25, 2002  
DATE

DAVID H. NEEF  
NEBRASKA R.L.S. 475

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, APOLLO BUILDING CORPORATION, A NEBRASKA CORPORATION, BEING THE OWNER AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, AND LOTS AND TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS STONY BROOK VILLAS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND WEST CORPORATION, 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREN GRANTED.

APOLLO BUILDING CORP., NEBRASKA CORPORATION  
*Terrence J. Ficenec*  
TERRENCE J. FICENEC, PRESIDENT

FIRST NATIONAL BANK OF OMAHA  
*Robert J. Horak*  
ROBERT J. HORAK, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 22 DAY OF July, 2002, BY TERRENCE J. FICENEC, PRESIDENT OF APOLLO BUILDING CORP., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY - State of Nebraska  
PATRICIA S. DEVANEY  
My Comm. Exp. July 5, 2005  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 22 DAY OF July, 2002, BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska  
TRACY MORRISON  
My Comm. Exp. Dec. 24, 2003  
NOTARY PUBLIC

SCALE: 1"=50'
DATE: APRIL 25, 2002
DRAWN BY: JKZ
CHECKED BY: DHN
REVISION:

STONY BROOK VILLAS  
FINAL PLAT

2 THOMPSON, DRESEN & DORNER, INC.  
Consulting Engineers and Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8880 FAX: (402)330-8888  
EMAIL: TD2MAIL@TDSCO.COM WEB: WWW.TDSCO.COM

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