



DEED 2006048722



MAY 02 2006 14:56 P 37

Nebr Doc Stamp Tax
5-2-06
Date
\$ ex04
By <i>[Signature]</i>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/2/2006 14:56:55.17



2006048722

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

Deed.

37.

FEE 385.⁰⁰ FB

05-37175 - new
01-60000 - old

BKP 2-16-11 ^{1/5th} C/O COMP *[Signature]*

400.

DEL *MS* SCAN FV

blepys [Signature]

F

NW
NE } SE
SW
SE

SW } NE
SE

R.D. ENGINEERING INC
5306 N 154th ST SUITE 201
OMAHA NE 68116
402-505-4355

J 11 0 85



FINAL PLAT OF STRATFORD PARK

LOTS 1 THRU 393, INCLUSIVE, AND OUTLOTS A THRU F, INCLUSIVE
LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH,
RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT R.P.H. INVESTMENTS L.L.C. AND CH & JH INVESTMENTS L.L.C., OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS STRATFORD PARK, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 393, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE), AND WE APPROVE THE GRANTING OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OF COUPLERS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRING, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE ENTIRETY OF OUTLOTS A THROUGH F, A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REQUIRED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL SIDES, WHETHER PUBLIC OR PRIVATE, TO PERMANENT BUILDINGS OR RETAINING WALLS SHALL, BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME WAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 24th DAY OF Aug 2005, A.D.

FOR R.P.H. INVESTMENTS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,
FOR CH & JH INVESTMENTS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,

BY: Robert P. Morgan
ROBERT P. MORGAN

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS } SS

ON THIS 24 DAY OF August 2005, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ROBERT P. MORGAN AS MANAGER OF R.P.H. INVESTMENTS L.L.C. AND CH & JH INVESTMENTS L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THE MANAGER OF R.P.H. INVESTMENTS L.L.C. AND CH & JH INVESTMENTS L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Muhle R. Stathakis
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17 DAY OF July 2007, A.D.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 2 DAY OF May 2005, A.D.

FOR STRATFORD PARK DEVELOPMENT L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,

BY: Barbara Lodes-Shaw manager
BARBARA LODES-SHAW

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS } SS

ON THIS 23 DAY OF March 2005, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BARBARA LODES-SHAW AS MANAGER OF STRATFORD PARK DEVELOPMENT L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGER AND ACKNOWLEDGE THAT THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THE MANAGER OF STRATFORD PARK DEVELOPMENT L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Dennis J. Schetter
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 30th DAY OF March 2007, A.D.

SURVEYOR'S CERTIFICATE

I, STEPHEN L. HUMPHRIES, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF STRATFORD PARK HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS 1 1/2"-DIAMETER X 24"-LONG REBAR AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF STRATFORD PARK. THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, 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 SECTION 21; THENCE ALONG THE SOUTH LINE OF SAID SECTION 21, AND ALONG THE CENTERLINE OF STATE STREET, SOUTH 87 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 2492.53 FEET; THENCE NORTH 02 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 333.19 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 143.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 2008.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, ALSO KNOWN AS THE CENTER OF SECTION 21; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 87 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 89.28 FEET; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 3007.6 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 218.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 97.50 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 10 DEGREES 08 MINUTES 29 SECONDS WEST, A DISTANCE OF 378.50 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 161.42 FEET HAVING A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 35 MINUTES 30 SECONDS EAST, 1061.72 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1025.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 15 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 1532.60 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 612.78 FEET HAVING A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 25 MINUTES 49 SECONDS EAST, 608.70 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2073.50 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 07 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 5277.50 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 845.52 FEET HAVING A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 18 MINUTES 23 SECONDS EAST, 844.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 87 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 452.79 FEET; THENCE NORTH 42 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.18 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 38 SECONDS WEST, A DISTANCE OF 22.98 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 22 SECONDS EAST, DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SAID POINT ALSO BEING ON THE CENTERLINE OF 16TH STREET; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, AND ALONG THE CENTERLINE OF SAID 16TH STREET, SOUTH 02 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 85.21 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 21, AND CONTINUING ALONG THE CENTERLINE OF SAID 16TH STREET, SOUTH 02 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 2640.8 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 162.58 ACRES, MORE OR LESS. THE EAST AND SOUTH 3300 FEET OF SAID PARCEL ARE SUBJECT TO RIGHT-OF-WAY EASEMENTS FOR 16TH STREET AND STATE STREET, RESPECTIVELY. SAID EASEMENTS CONTAIN 343.5 ACRES, MORE OR LESS.

NOTE: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 IS ASSUMED TO BEAR SOUTH 87 DEGREES 28 MINUTES 38 SECONDS WEST FOR THE DESCRIPTION.

DATED THIS 1 DAY OF May 2005, A.D.

Stephen L. Humphries 587
STEPHEN L. HUMPHRIES
REGISTERED LAND SURVEYOR L.S. 587



APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF STRATFORD PARK (LOTS 1 THROUGH 393, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE) AS TO THE DESIGN STANDARDS
THIS 24 DAY OF August 2005, A.D.

Charles Kujawa
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 24 DAY OF August 2005, A.D.

Charles Kujawa
CITY ENGINEER

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF STRATFORD PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 18th DAY OF August 2005, A.D.

Stephen L. Humphries
COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF STRATFORD PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 6th DAY OF December 2005, A.D.

Mike Jeleny
MAYOR
Dennis J. Schetter
CITY COUNCIL PRESIDENT



David Brown
CITY CLERK

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.

DATED THIS 23rd DAY OF APRIL 2006, A.D.



Robert A. Mearns
COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF STRATFORD PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 7th DAY OF September 2005, A.D.

Robert A. Mearns
CHAIRMAN

ENGINEERING, INC. 1100 BROADWAY, SUITE 1000 OMAHA, NEBRASKA 68102-4000 (PH) 402.492.4422 (FAX)	
DESCRIPTION	
DATE	
NO.	
PROJECT NO.	307-00406
DATE	AUGUST 2005
DESIGNED	RLD
DRAWN	CR
CHECKED	BD
SHEET NO.	1 OF 4

STATE OF NEBRASKA }
 COUNTY OF DOUGLAS }
 I, CLARENCE M. HARRIS, Notary Public for the State of Nebraska, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.
 My Commission Expires: 11/06/06

FINAL PLAT OF STRATFORD PARK

LOTS 1 THRU 393, INCLUSIVE, AND OUTLOTS A THRU F, INCLUSIVE, LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA



NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 168TH STREET OR STATE STREET FROM ANY LOT.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO S/D UNLESS SHOWN OTHERWISE.
- A PERMANENT GRASS EASEMENT IS GRANTED TO S/D 326. THE CITY OF OMAHA AND DOUGLAS COUNTY ADDRESS THE ENTIRETY OF OUTLOTS C, D, AND E. SUCH OUTLOTS MAY BE USED FOR OTHER PURPOSES THAT DO NOT IMPACT THE 100 YEAR FLOOD ELEVATION AND THAT DO NOT INTERFERE WITH THE RIGHTS GRANTED BY THIS EASEMENT.
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- ALL DIMENSIONS SHOWN IN () ARE EASEMENT DIMENSIONS.
- NOT ALL LOT LINES ARE RADIAL.
- (NR) INDICATES A NON-RADIAL LINE.

TOTAL OUTLOT AREA = 24.41 AC.

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	CHORD
L1	315.61	N87.20°E	C1	118.88	176.26
L2	335.01	N87.20°E	C2	108.18	160.00
L3	374.50	N102.30°E	C3	108.18	160.00
L4	46.48	N44.31°E	C4	148.36	220.00
L5	155.51	N63.91°E	C5	48.13	72.25
L6	208.17	N63.91°E	C6	225.15	337.72
L7	149.64	S08.91°E	C7	53.30	80.00
L8	149.64	S08.91°E	C8	53.30	80.00
L9	149.64	S08.91°E	C9	53.30	80.00
L10	6.67	S38.13°E	C10	39.70	60.00
L11	85.00	S88.00°E	C11	233.62	350.00
L12	235.96	N83.29°E	C12	92.62	140.00
L13	228.14	N83.29°E	C13	282.21	420.00
L14	41.71	N83.29°E	C14	152.52	228.00
L15	116.64	N87.64°E	C15	63.80	96.00
L16	237.97	N23.18°E	C16	285.84	420.00
L17	305.07	N03.91°E	C17	155.06	232.50
L18	86.11	N83.14°E	C18	279.79	420.00
L19	29.02	S49.92°E	C19	28.24	42.00
L20	83.44	S70.24°E	C20	49.50	75.00
L21	83.44	N73.92°E	C21	107.06	158.41
L22	11.56	N78.14°E	C22	19.04	28.00
L23	104.89	N73.92°E	C23	81.05	120.00
L24	175.85	S87.40°E	C24	183.41	270.00
L25	488.10	S08.00°E	C25	61.43	92.00
L26	155.27	S74.50°E	C26	211.13	315.00
L27	87.74	N71.18°E	C27	264.11	400.00
L28	101.07	N71.18°E	C28	315.13	470.00
L29	134.50	N71.18°E	C29	381.15	570.00
L30	229.50	N71.18°E	C30	345.17	510.00
L31	368.18	N63.91°E	C31	101.84	152.75
L32	368.18	N63.91°E	C32	101.84	152.75
L33	368.18	N63.91°E	C33	101.84	152.75
L34	158.00	N63.91°E	C34	191.80	287.75
L35	11.00	N27.54°E	C35	157.88	237.00
L36	178.00	N63.91°E	C36	266.80	400.00
L37	191.00	S33.29°E	C37	195.25	292.80
L38	12.17	S28.50°E	C38	189.83	280.00
L39	50.00	S43.50°E	C39	88.49	132.60
L40	45.00	S55.30°E	C40	84.13	126.00
L41	174.18	S73.18°E	C41	533.15	800.00
L42	151.00	S28.42°E	C42	89.84	135.00
L43	313.16	S62.50°E	C43	38.47	57.00
L44	250.12	N82.42°E	C44	283.09	420.00
L45	85.39	N87.78°E	C45	97.54	145.00
L46	174.11	N26.28°E	C46	206.00	300.00
L47	19.02	N72.28°E	C47	77.70	115.00
L48	24.00	N87.78°E	C48	77.00	115.00
L49	101.00	N87.78°E	C49	34.56	51.80
L50	265.00	S72.17°E	C50	205.07	300.00
L51	404.43	N63.91°E	C51	63.37	95.00
L52	189.14	N63.91°E	C52	278.14	410.00
L53	189.14	N63.91°E	C53	278.14	410.00
L54	145.43	N63.91°E	C54	185.58	278.14
L55	145.43	N63.91°E	C55	185.58	278.14
L56	82.54	N17.21°E	C56	105.19	157.78
L57	217.50	N63.91°E	C57	278.14	410.00
L58	245.30	N24.42°E	C58	122.00	183.00
L59	76.39	S04.04°E	C59	76.39	115.00
L60	226.18	N63.91°E	C60	118.73	178.10
L61	7.00	N87.78°E	C61	10.00	15.00
L62	703.84	N82.72°E	C62	181.85	272.70
L63	145.00	N82.72°E	C63	182.63	272.70
L64	26.99	N82.72°E	C64	10.97	16.46
L65	15.82	N82.72°E	C65	15.82	23.73
L66	186.24	S87.41°E	C66	215.80	323.70
L67	215.80	S87.41°E	C67	315.80	473.70
L68	458.78	N41.38°E	C68	118.83	178.25
L69	94.82	N42.54°E	C69	130.00	195.00
L70	94.82	N42.54°E	C70	130.00	195.00
L71	130.00	N42.54°E	C71	130.00	195.00

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.: 01700005
 DATE: AUGUST 2005
 DESIGNED: RLD
 DRAWN: CH
 CHECKED: BRD
 SHEET NO.: 2 OF 2

