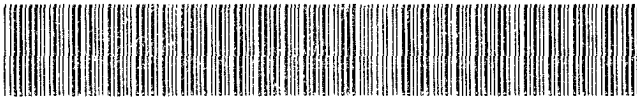


DEED 2005051330



MAY 05 2005 13:35 P 7

Nebr Doc
Stamp Tax
5-5-04
Date
\$ EX-4
By JH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/5/2005 13:35:32.54



2005051330

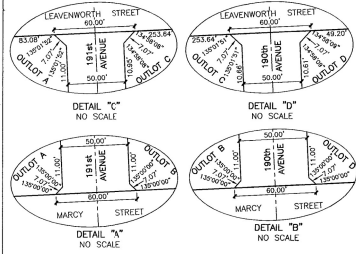
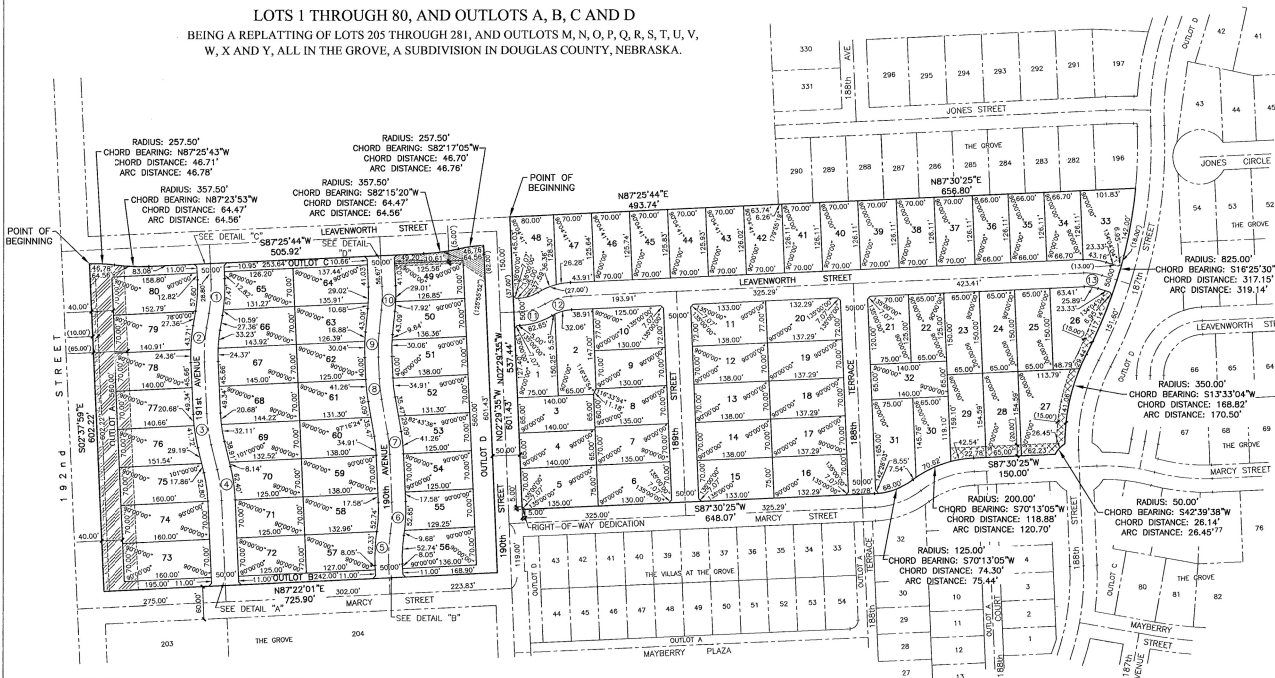
THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

a Deed FEE 120.00 FB 0014529 - new
7 BKP C/O COMP 800
1704 DEL MH SCAN FV MS

RETURN: Att: Doug Kellner
Thompson Dressen & Dornier
10836 Old Mill Rd
Omaha NE 68154

THE GROVE REPLAT 6

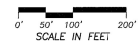
LOTS 1 THROUGH 80, AND OUTLOTS A, B, C AND D
BEING A REPLATTING OF LOTS 205 THROUGH 281, AND OUTLOTS M, N, O, P, Q, R, S, T, U, V,
W, X AND Y, ALL IN THE GROVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



- SANITARY SEWER EASEMENT
(SEE RECORDED INSTRUMENT)
- SEWER AND DRAINAGE EASEMENT
(SEE RECORDED INSTRUMENT)
- STORM SEWER EASEMENT
(SEE RECORDED INSTRUMENT)
- 10' SIDEWALK EASEMENT
(SEE RECORDED INSTRUMENT)
- NOISE ATTENUATION EASEMENT

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	12°00'00"	31.53'	82.83'	300.00'
2	12°00'00"	31.53'	82.83'	300.00'
3	11°00'00"	28.89'	57.60'	300.00'
4	11°00'00"	28.89'	57.60'	300.00'
5	10°59'19"	28.86'	57.54'	300.00'
6	10°59'19"	28.86'	57.54'	300.00'
7	7°18'24"	19.07'	38.08'	300.00'
8	7°18'24"	19.07'	38.08'	300.00'
9	8°16'19"	21.69'	43.31'	300.00'
10	8°16'19"	21.69'	43.31'	300.00'
11	28°42'55"	25.60'	50.12'	100.00'
12	28°42'55"	25.60'	50.12'	100.00'
13	19°46'52"	17.44'	34.52'	100.00'

- NOTES:
- DIMENSIONS IN PARENTHESIS () PERTAIN TO EASEMENTS.
 - DIMENSIONS ON CURVES ARE ARC DISTANCES.
 - A PERMANENT 65' WIDE NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.O. 508 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 192ND STREET AS THE PLAY WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAVEMENT.



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF THE GROVE REPLAT 6 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 8th DAY OF November 2004
Roscoe A. Mancuso
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE GROVE REPLAT 6 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 8th DAY OF March
Mike Sedberry Mayor
Jim Hill President
Robert A. Horak City Clerk

COUNTY TREASURER'S CERTIFICATE

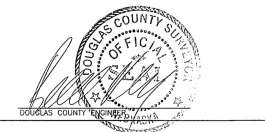
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR PAYABLE ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENCLOSED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THE COUNTY OF DOUGLAS, NEBRASKA, AS OF THIS DAY OF February 2004.
Michael Macken
CITY ENGINEER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF THE GROVE REPLAT 6 ON THIS 1st DAY OF October 2004.
Charles Krigstein
CITY ENGINEER

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE GROVE REPLAT 6 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 26th DAY OF October 2004.
James W. Warner
CITY ENGINEER



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 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 THE GROVE REPLAT 6, LOTS 1 THROUGH 80, AND OUTLOTS A, B, C AND D, BEING A REPLATTING OF LOTS 205 THROUGH 281, AND OUTLOTS M, N, O, P, Q, R, S, T, U, V, W, X AND Y, ALL IN THE GROVE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 205; THENCE S02°37'59"E (ASSUMED BEARING) 602.22 FEET ON THE WEST LINE OF SAID LOT 205 TO THE SW CORNER THEREOF; THENCE N87°22'01"E 725.00 FEET ON THE SOUTH LINE OF SAID LOT 205 TO THE SE CORNER THEREOF; THENCE N22°29'35"W 601.43 FEET ON THE EAST LINE OF SAID LOT 205 TO THE NE CORNER THEREOF; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 205 ON A NON-TANGENT 257.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S82°17'05"W, CHORD DISTANCE 48.70 FEET, AN ARC DISTANCE OF 46.76 FEET; THENCE SOUTHWESTERLY ON A 357.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S82°15'20"W, CHORD DISTANCE 64.47 FEET, AN ARC DISTANCE OF 64.56 FEET; THENCE S82°15'20"W 505.92 FEET; THENCE NORTHWESTERLY ON A 357.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N87°25'44"W, CHORD DISTANCE 64.47 FEET, AN ARC DISTANCE OF 64.56 FEET; THENCE NORTHWESTERLY ON A 257.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N87°25'43"W, CHORD DISTANCE 64.71 FEET, AN ARC DISTANCE OF 64.76 FEET; THENCE NORTHWESTERLY ON A 357.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°25'30"W, CHORD DISTANCE 317.15 FEET, AN ARC DISTANCE OF 319.14 FEET; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID OUTLOT M ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 118.88 FEET, AN ARC DISTANCE OF 120.79 FEET; THENCE SOUTHWESTERLY ON THE SOUTHWEST LINE OF SAID OUTLOT M ON A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°39'38"W, CHORD DISTANCE 26.14 FEET, AN ARC DISTANCE OF 26.45 FEET; THENCE S87°30'25"W 150.00 FEET ON THE SOUTH LINES OF SAID OUTLOTS M, N AND O; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID OUTLOTS M, N AND O ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 118.88 FEET, AN ARC DISTANCE OF 120.79 FEET; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID OUTLOT O ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 74.30 FEET, AN ARC DISTANCE OF 75.44 FEET; THENCE S87°30'25"W 150.00 FEET ON THE SOUTH LINES OF SAID OUTLOTS P, Q, R AND V TO THE SW CORNER OF SAID OUTLOT R; THENCE N02°29'35"W 537.44 FEET ON THE WEST LINES OF SAID OUTLOTS R, S AND V TO THE POINT OF BEGINNING.

AND BEGINNING AT THE NW CORNER OF SAID OUTLOT S; THENCE N87°25'44"E (ASSUMED BEARING) 493.74 FEET ON THE NORTH LINE OF SAID OUTLOT S AND ON THE NORTH LINES OF SAID LOTS 272 THROUGH 281; THENCE N87°30'25"W 658.80 FEET ON THE NORTH LINES OF SAID LOTS 281 THROUGH 272 TO THE NE CORNER OF SAID LOT 281; THENCE SOUTHWESTERLY ON THE EAST LINES OF SAID OUTLOTS M, N AND W ON A 800.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°25'30"W, CHORD DISTANCE 317.15 FEET, AN ARC DISTANCE OF 319.14 FEET; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID OUTLOT M ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 118.88 FEET, AN ARC DISTANCE OF 120.79 FEET; THENCE SOUTHWESTERLY ON THE SOUTHWEST LINE OF SAID OUTLOT M ON A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°39'38"W, CHORD DISTANCE 26.14 FEET, AN ARC DISTANCE OF 26.45 FEET; THENCE S87°30'25"W 150.00 FEET ON THE SOUTH LINES OF SAID OUTLOTS M, N AND O; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID OUTLOTS M, N AND O ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 118.88 FEET, AN ARC DISTANCE OF 120.79 FEET; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID OUTLOT O ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S70°13'05"W, CHORD DISTANCE 74.30 FEET, AN ARC DISTANCE OF 75.44 FEET; THENCE S87°30'25"W 150.00 FEET ON THE SOUTH LINES OF SAID OUTLOTS P, Q, R AND V TO THE SW CORNER OF SAID OUTLOT R; THENCE N02°29'35"W 537.44 FEET ON THE WEST LINES OF SAID OUTLOTS R, S AND V TO THE POINT OF BEGINNING.

DATE: OCTOBER 8, 2004
DAVID H. NEEB
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ONE NINETY-TWO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, 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, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE GROVE REPLAT 6, 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, QUVEST 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, CROSSING, 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 RECEPTION 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 ALONG FRONT AND SIDE BOUNDARY LOT LINES AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE REAR EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, 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 HARM OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

ONE NINETY-TWO, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY
FIRST NATIONAL BANK OF OMAHA
BY: *John C. Czerwinski* MANAGING MEMBER
BY: *Robert A. Horak* VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October 2004 BY JOHN C. CZERWINSKI, MANAGING MEMBER OF ONE NINETY-TWO, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
Lisa M. Robinson
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October 2004 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.
James W. Warner
NOTARY PUBLIC

SCALE: 1" = 100'
DATE: OCT. 8, 2004
DRAWN BY: JLP
CHECKED BY: DNN
REVISION:

THE GROVE REPLAT 6
FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
Professional Engineers and Surveyors
608 S. OLD WORLD ROAD, OMAHA, NEBRASKA 68105
TEL: (402)330-8840 FAX: (402)330-8845
EMAIL: TDMAIL@TDCCO.COM WEB: WWW.TDCCO.COM

2
LISA M. ROBINSON
My Comm. Exp. May 1, 2003