



2139 313 DEED



17168 99 313-319

Nebr Doc	Stamp Tax
12/08/99	
Date	
\$04/86.00	
By DJ	

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 DEC -8 PM 12:17

RECEIVED

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

1716899 New # OC-14521  
 01-60000 old 3w  
 FEB 144.00  
 MAR 2015-11 C/O COMP db  
 DEC 55 SCAN PV

# THE GROVE

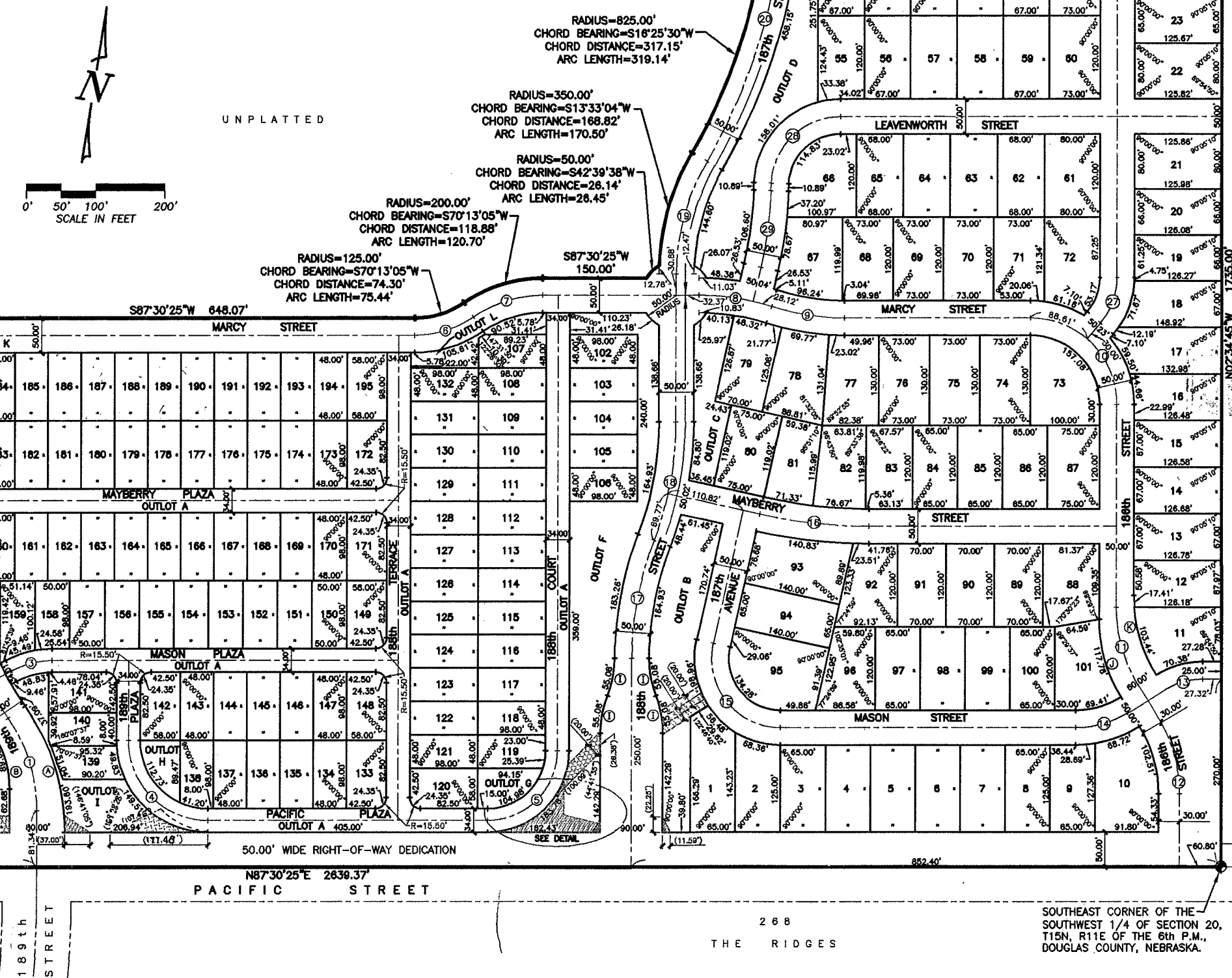
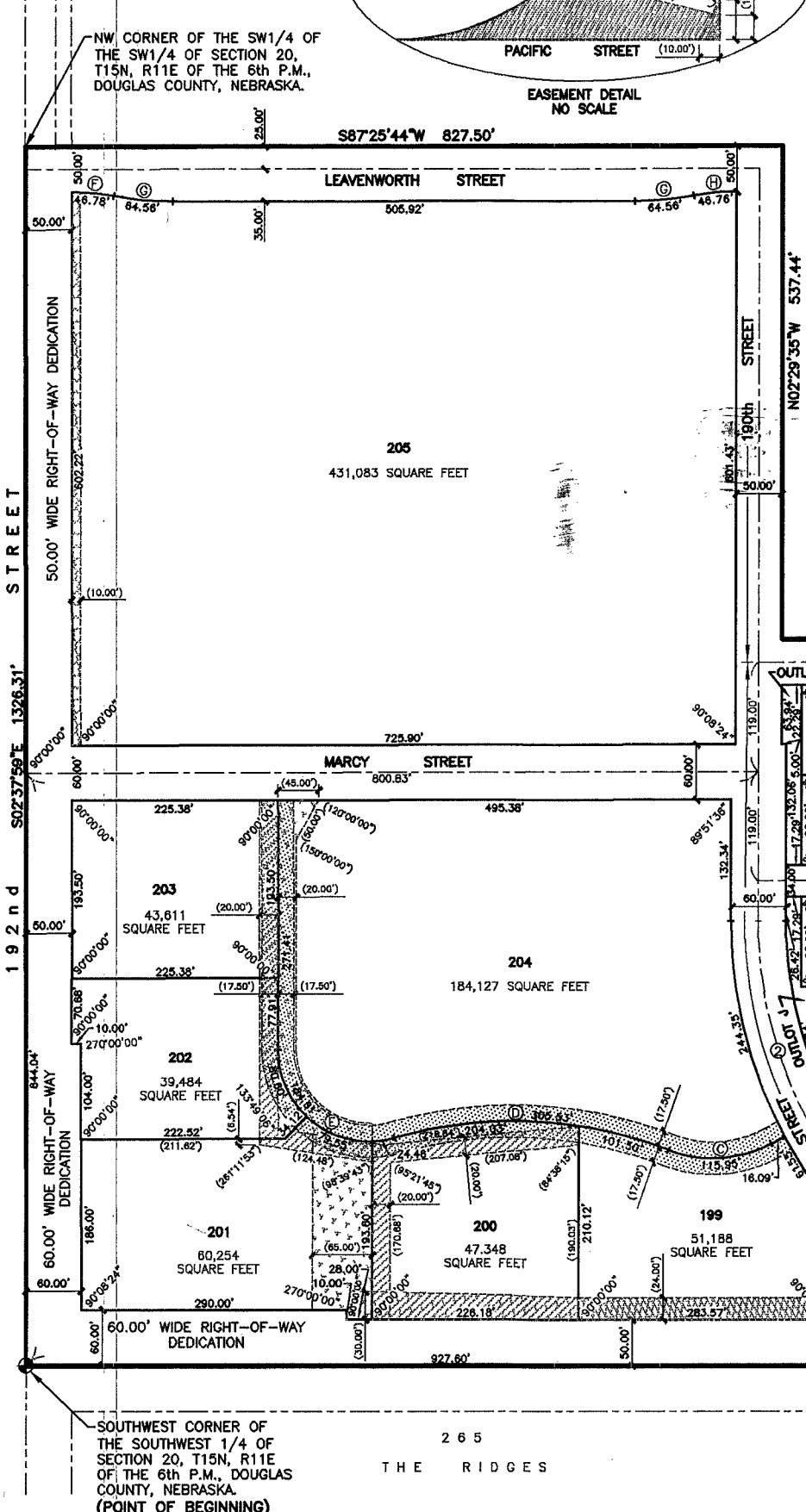
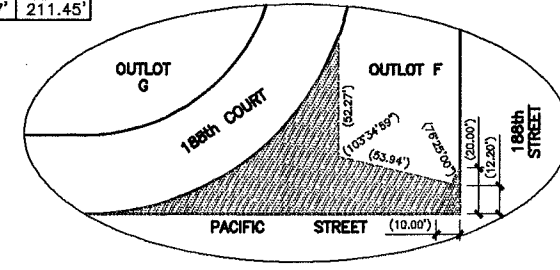
LOTS 1 THRU 205, INCLUSIVE, AND OUTLOTS A THRU L, INCLUSIVE,  
 (LOTS 102 THRU 195, INCLUSIVE AND OUTLOTS A, G THRU L, INCLUSIVE, BEING A CLUSTER SUBDIVISION.)  
 BEING A PLATTING OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

NEW  
SOUTH  
WEST

CENTERLINE CURVE DATA				PROPERTY LINE CURVE DATA					
CURVE	DELTA	TANGENT	LENGTH	RADIUS	CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	35°23'38"	73.10'	141.84'	229.25'	A	35°23'38"	100.00'	193.80'	313.40'
2	35°23'38"	148.43'	297.37'	465.19'	B	35°23'38"	48.32'	89.68'	148.18'
3	28°16'21"	31.48'	61.88'	125.00'	C	49°12'41"	61.82'	115.95'	135.00'
4	90°00'00"	115.00'	180.84'	115.00'	D	36°51'14"	158.26'	305.53'	475.00'
5	90°00'00"	100.00'	157.08'	100.00'	E	105°46'30"	132.16'	184.61'	100.00'
6	34°34'39"	48.69'	90.52'	150.00'	F	107°24'30"	23.45'	48.78'	267.50'
7	34°34'39"	54.47'	105.81'	175.00'	G	102°04'47"	32.37'	64.96'	357.50'
8	17°30'10"	53.88'	106.92'	350.00'	H	102°24'19"	23.45'	48.78'	257.50'
9	17°30'10"	53.88'	106.92'	350.00'	I	21°02'22"	27.85'	55.08'	150.00'
10	90°00'00"	125.00'	196.35'	125.00'	J	32°05'09"	60.48'	117.78'	210.33'
11	32°05'09"	61.27'	119.31'	213.06'	K	32°05'09"	62.05'	120.84'	215.79'
12	32°05'09"	61.27'	119.31'	213.06'					
13	32°05'09"	28.95'	56.38'	100.88'					
14	32°05'09"	42.83'	83.41'	148.94'					
15	102°35'01"	124.78'	179.04'	100.00'					
16	12°35'01"	79.74'	158.84'	723.26'					
17	21°00'00"	88.04'	174.10'	475.00'					
18	21°00'00"	88.04'	174.10'	475.00'					
19	30°00'00"	67.08'	134.17'	325.00'					
20	30°00'00"	72.78'	145.06'	350.00'					
21	03°12'31"	25.21'	50.40'	900.00'					
22	40°00'00"	191.08'	366.52'	525.00'					
23	27°41'17"	43.13'	84.57'	175.00'					
24	73°11'53"	112.26'	193.12'	151.17'					
25	88°48'07"	184.85'	291.48'	250.00'					
26	29°44'11"	131.34'	259.24'	574.92'					
27	40°37'05"	37.01'	70.89'	100.00'					
28	87°43'25"	96.10'	183.11'	100.00'					
29	10°37'20"	55.78'	111.24'	600.00'					
30	28°52'35"	54.44'	106.57'	211.45'					

- STORM SEWER AND DRAINAGE EASEMENT. (SEE RECORDED DOCUMENT)
- 20 FOOT WIDE SANITARY SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- 35 FOOT WIDE INGRESS AND EGRESS EASEMENT. (SEE RECORDED DOCUMENT)
- 15 FOOT WIDE STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- 20 FOOT WIDE SANITARY SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- 20 FOOT WIDE STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER AND DRAINAGE EASEMENTS. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- 24 FOOT WIDE STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- TEMPORARY CONSTRUCTION EASEMENT. (SEE RECORDED DOCUMENT)
- STORM SEWER EASEMENT. (SEE RECORDED DOCUMENT)
- PEDESTRIAN EASEMENT. (SEE RECORDED DOCUMENT)

- NOTES:
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 192nd STREET FROM LOTS 201, 202, 203 AND 205.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO PACIFIC STREET FROM LOTS 1 THRU 10, INCLUSIVE, LOTS 199, 200, 201 AND OUTLOTS A, B, F AND L.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 187th/188th STREET AND 189th/190th STREET FROM ANY RESIDENTIAL LOT.
  - ACCESS TO 192nd STREET FROM MARCY STREET WILL BE RESTRICTED TO RIGHT IN/RIGHT OUT TURNING MOVEMENTS WHEN 192nd STREET IS IMPROVED INTO A FOUR LANE DIVIDED ROADWAY.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO MARCY STREET FROM LOTS 203 AND 204 EXCEPT AS SHOWN AT THE INGRESS/EGRESS EASEMENT LOCATION.
  - ANGLES AND DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION, 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 THE GROVE, LOTS 1 THRU 205, INCLUSIVE, AND OUTLOTS A THRU L, INCLUSIVE, (LOTS 102 THRU 195, INCLUSIVE AND OUTLOTS A, G THRU L, INCLUSIVE, BEING A CLUSTER SUBDIVISION), BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N87°30'25"E (ASSUMED BEARING) 2639.37 FEET ON THE SOUTHERLY LINE OF SAID SW 1/4 TO THE SE CORNER THEREOF; THENCE N02°34'45"W 1735.00 FEET ON THE EASTERLY LINE OF SAID SW 1/4; THENCE N57°25'32"W 197.54 FEET, THENCE N52°10'54"W 86.01 FEET; THENCE N64°42'22"W 88.56 FEET; THENCE N69°17'42"W 80.00 FEET; THENCE N76°44'35"W 80.89 FEET; THENCE S13°15'25"W 51.01 FEET; THENCE SOUTHEASTERLY ON A 236.45 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S01°10'52"E, CHORD DISTANCE 119.19 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT 176.17 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S51°51'53"W, CHORD DISTANCE 87.37 FEET, AN ARC DISTANCE OF 88.29 FEET; THENCE S37°30'25"W 46.28 FEET; THENCE SOUTHWESTERLY ON A 550.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING S35°20'36"W CHORD DISTANCE 41.53 FEET, AN ARC DISTANCE OF 41.54 FEET; THENCE N59°25'32"W 8.80 FEET; THENCE NORTHWESTERLY ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°16'11"W CHORD DISTANCE 95.71 FEET, AN ARC DISTANCE OF 95.65 FEET; THENCE S02°53'11"W 50.00 FEET; THENCE NORTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N89°48'12"W CHORD DISTANCE 14.08 FEET, AN ARC DISTANCE OF 14.08 FEET; THENCE S09°14'47"W 131.45 FEET; THENCE N87°08'11"W 35.00 FEET; THENCE S02°29'35"E 125.00 FEET; THENCE S87°30'25"W 5.61 FEET; THENCE S02°29'35"E 170.00 FEET; THENCE S87°30'25"W 72.80 FEET; THENCE SOUTHWESTERLY ON A 825.00 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 A 350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S13°33'04"W CHORD DISTANCE 168.82 FEET, AN ARC DISTANCE OF 170.50 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°39'38"W, CHORD DISTANCE 28.14 FEET, AN ARC DISTANCE OF 28.45 FEET; THENCE S87°30'25"W 150.00 FEET ON A NON-TANGENT LINE; THENCE SOUTHWESTERLY 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 120.70 FEET; THENCE SOUTHWESTERLY 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 N02°34'45"W 87.37 FEET; THENCE N87°30'25"W 537.44 FEET ON THE NORTHERLY LINE OF THE SW 1/4 OF SAID SW 1/4; THENCE S87°25'44"W 827.50 FEET ON THE NORTHERLY LINE OF THE SW 1/4 OF SAID SW 1/4 TO THE NW CORNER THEREOF; THENCE S02°37'59"E 1326.31 FEET ON THE WESTERLY LINE OF THE SW 1/4 TO THE POINT OF BEGINNING.

DATE: DECEMBER 7, 1998  
 CHRIS E. DORNER  
 NEBRASKA RLS 507

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, ARTHUR M. GREENE AND DEBORAH GREENE, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE GROVE, 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, 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 RECEPTION THEREOF, INCLUDING SIGNALS AND SOUNDS FROM 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 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; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE DEFINED AS ABOVE 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

ARTHUR M. GREENE  
 DEBORAH GREENE  
**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MAY 1998  
 BY ARTHUR M. GREENE AND DEBORAH GREENE, HUSBAND AND WIFE.

JOSEPH C. FRANCO  
 NOTARY PUBLIC  
**COUNTY TREASURER**  
 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 12th DAY OF MAY 1998.  
 JAMES M. HANEY  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**  
 I HEREBY APPROVE THIS PLAT OF THE GROVE ON THIS 13th DAY OF MAY 1998.  
 TERRY STEINMANN  
 CITY ENGINEER

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
 THIS PLAT OF THE GROVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 2nd DAY OF MAY 1998.  
 JAMES J. SMITH  
 CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**  
 THIS PLAT OF THE GROVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22nd DAY OF MAY 1998.  
 MAYOR: DANIEL KROEGER  
 PRESIDENT: DANIEL KROEGER  
 CITY CLERK: DANIEL KROEGER

**REVIEW BY DOUGLAS COUNTY ENGINEER**  
 THIS PLAT OF THE GROVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 11th DAY OF MAY 1998.  
 DOUGLAS COUNTY ENGINEER

AS SHOWN: DECEMBER 7, 1998  
 JUP  
 CED

**THE GROVE**  
 FINAL PLAT

**THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10886 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 390-8860

122-187  
 A122187A.DWG