

STONE CREEK PLAZA REPLAT 2

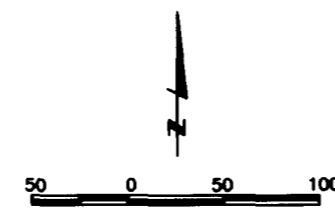
Lots 1 through 6, inclusive, being a replatting of Lots 1, 2, and 4, STONE CREEK PLAZA TOGETHER WITH Lots 1 and 2, STONE CREEK PLAZA REPLAT 1, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska



6-6-03
E104
CP

NOTES

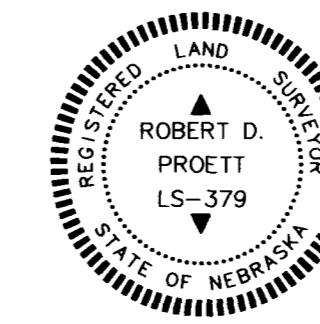
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- THERE WILL BE ONE SHARED VEHICULAR ACCESS ALLOWED OVER THIS SUBDIVISION TO FORT STREET, LOCATED A MINIMUM OF 600 FEET WEST OF THE CENTERLINE OF 156TH STREET. THIS ACCESS WILL BE RIGHT-IN / RIGHT-OUT ONLY IN THE FUTURE.
- THERE WILL BE ONE SHARED VEHICULAR ACCESS ALLOWED OVER THIS SUBDIVISION TO FORT STREET, LOCATED A MINIMUM OF 600 FEET SOUTH OF THE CENTERLINE OF FORT STREET. THIS ACCESS WILL BE RIGHT-IN / RIGHT-OUT ONLY IN THE FUTURE.
- THERE WILL BE ONE SHARED VEHICULAR ACCESS ALLOWED OVER THIS SUBDIVISION TO 156TH STREET, LOCATED A MINIMUM OF 600 FEET SOUTH OF THE CENTERLINE OF FORT STREET. THIS ACCESS WILL BE RIGHT-IN / RIGHT-OUT ONLY IN THE FUTURE.
- LOTS 3, 4 AND 5 WILL HAVE NO DIRECT VEHICULAR ACCESS TO FORT STREET, EXCEPT AS NOTED IN ITEM NO. 6.
- LOTS 1, 2 AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 156TH STREET, EXCEPT AS NOTED IN ITEM NO. 7.
- ALL CORNERS MONUMENTED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 379.



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of the subdivision and at all angle points, corners and ends of all curves on all lots and streets in the subdivision to be known as STONE CREEK PLAZA REPLAT 2 (Lots 1 through 6, inclusive) being a replatting of Lots 1, 2, and 4, STONE CREEK PLAZA TOGETHER WITH Lots 1 and 2, STONE CREEK PLAZA REPLAT 1, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the southeast corner of Lot 5, STONE CREEK PLAZA; Thence North 02°30' West for 280.47 feet along the east line of said Lot 5 to an angle point therein; Thence North 60°02'09" West for 434.38 feet along the east line of said Lot 5 to an angle point therein; Thence North 02°43'55" West for 207.78 feet along the east line of said Lot 5 to the northeast corner thereof; Thence South 87°16'05" West for 251.18 feet along the north line of said Lot 5 to the east right of way line of 156th Avenue; Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing North 22°15'27" West for 136.12 feet) for an arc length of 137.00 feet along said east right of way line; Thence along a curve to the right (having a radius of 255.00 feet and a long chord bearing North 18°06'05" West for 135.17 feet) for an arc length of 136.81 feet along said east right of way line to the south right of way line of Fort Street; Thence North 87°16'05" East for 726.24 feet along said south right of way line to an angle point therein; Thence South 73°15'29" East for 30.00 feet along said south right of way line to an angle point therein; Thence North 87°16'05" East for 273.06 feet along said south right of way line to the west right of way line of 156th Street; Thence South 42°59'07" East for 25.96 feet along said west right of way line to an angle point therein; Thence South 02°16'46" East for 270.19 feet along said west right of way line to an angle point therein; Thence South 21°45'03" East for 30.00 feet along said west right of way line to an angle point therein; Thence South 02°16'46" East for 721.96 feet along said west right of way line to the north right of way line of Grand Avenue; Thence South 87°43'14" West for 100.70 feet along said north right of way line; Thence along a curve to the right (having a radius of 182.83 feet and a long chord bearing North 75°14'24" West for 107.03 feet) for an arc length of 108.62 feet along said north right of way line; Thence along a curve to the left (having a radius of 330.00 feet and a long chord bearing North 72°03'02" West for 157.99 feet) for an arc length of 159.54 feet along said north right of way line to the Point of Beginning. Contains 14.758 acres.

Robert D. Proett, L.S. 379
Mar 8, 2002
Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, STONE CREEK PLAZA LLC, a Nebraska limited liability company OWNER, and FIRST WESTROADS BANK, MORTGAGEES, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as STONE CREEK REPLAT 2; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and QWEST Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, downgays 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots.

No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

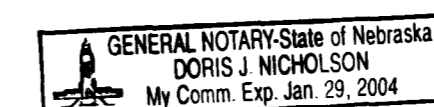
STONE CREEK PLAZA LLC
A Nebraska limited liability company, OWNER
Gerold L. Torczon, Manager

RAY ANDERSON, INC.
Raymond D. Anderson III, President

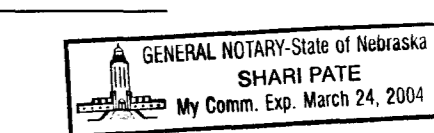
FIRST WESTROADS BANK, MORTGAGEE
Stephán F. Robinson, Vice-President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas)
On this 11 day of March, 2002, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Gerold L. Torczon, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Manager of STONE CREEK PLAZA LLC, and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said corporation.
Witness my hand and official seal the date last aforesaid.
Doris J. Nicholson
Notary Public

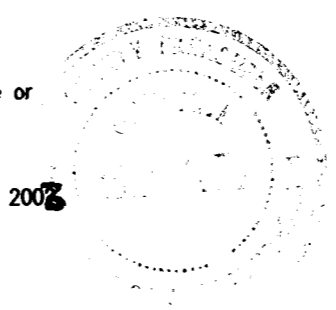


State of Nebraska)
County of Douglas)
On this 11th day of March, 2002, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Stephán F. Robinson, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said bank.
Witness my hand and official seal the date last aforesaid.
Shari Pate
Notary Public



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 23 day of May, 2002.
Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

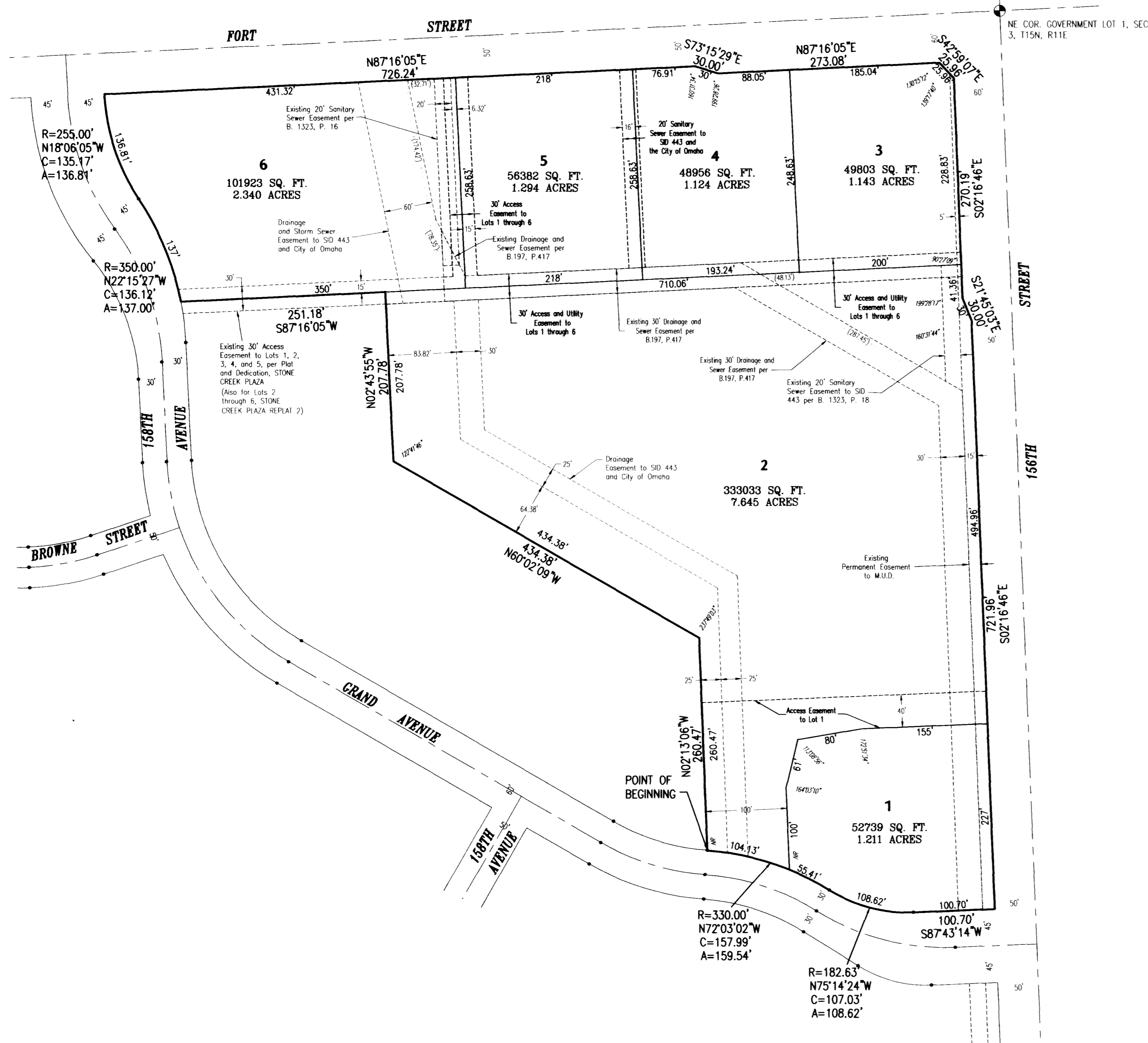
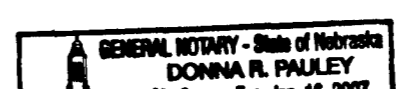
I HEREBY CERTIFY THAT all public improvements have been completed, inspected and approved by the Public Works Department.
Date 5/27/03
Michael J. Mickna
City Engineer

APPROVAL OF CITY PLANNING DIRECTOR

Approved as a subdivision of STONE CREEK PLAZA REPLAT 2 in compliance with Section 53-10(3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha, this 27th day of March, 2002.
City Planning Director

State of Nebraska) County of Douglas)

On this 5 day of June, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Raymond D. Anderson III, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as President of RAY ANDERSON, INC. and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said corporation.
Witness my hand and official seal the date last aforesaid.
Alonna A. Parley
Notary Public



drawn by	act
designed by	RDP
reviewed by	FAK
path filename	97034.DWG\9734R200.dwg
revisions	9734R10
reference	act-rp

lamp, rymearson & associates, inc.
engineers, planners, surveyors

14710 west dodge road, suite 100
omaha, nebraska 68144-2028
ph 402-496-2488
fax 402-496-2730

STONE CREEK PLAZA REPLAT 2
DOUGLAS COUNTY, NEBRASKA

MINOR ADMINISTRATIVE SUBDIVISION

job number-tasks
97034.00-006
book page

date
MAR. 8, 2002

sheet
1 of 1

G16 #54
Stone Creek Plaza Replat 2

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