

# STONE CREEK PLAZA

Lots 1 through 8, Inclusive, and Outlots 1 and 2, Being a Platting of Government Lot 1 in the Northeast Quarter of Section 3, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

2138 166 DEED  
16446 99 166-174

Neb. Doc Stamp Tax  
Date 11/28/99  
By [Signature]

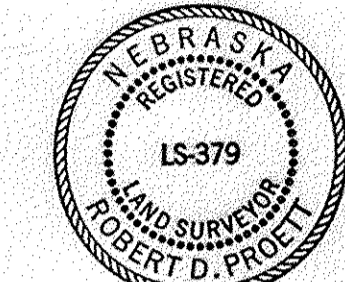
RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
99 NOV 22 PM 12:21  
RECEIVED

16446F new mc-37079  
[Handwritten notes and signatures]

### 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 plot and that a bond has been posted to ensure that permanent monuments will be placed 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 (Lots 1 through 8, inclusive, and Outlots 1 and 2) being a platting of that part of Government Lot 1 in the Northeast Quarter of Section 3, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northwest corner of the said Government Lot 1; Thence North 87°16'05" East (bearing referenced to the Final Plat of STONE CREEK, a subdivision in Section 34, Township 15 North, Range 11 East of the 6th P.M., as surveyed, platted and recorded in Douglas County, Nebraska) for 1218.96 feet along the north line of said Government Lot to the west right of way line of 156th Street; Thence South 02°43'55" East for 33.00 feet along the west right of way line of 156th Street; Thence South 42°59'07" East for 92.00 feet along the west right of way line of 156th Street; Thence South 02°16'46" East for 1209.34 feet along the west right of way line of 156th Street; Thence South 87°23'17" West for 1279.83 feet to the southwest of said Government Lot 1; Thence North 02°15'08" West for 1309.88 feet to the Point of Beginning. Contains 38.42 acres including 0.92 acre of existing county roadway easement.

Robert D. Proett, L.S. 379  
Dec 12, 1998  
Date



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, STONE CREEK PLAZA LLC, a Nebraska Limited Liability Company, OWNERS, 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 PLAZA, 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 U.S. West 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, downspouts 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 front and side boundary lot lines; 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; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement 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 erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sacs. 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, L.L.C.  
A Nebraska Limited Liability Company, OWNER  
[Signature]  
Gerald L. Torczon, Manager

FIRST WESTROADS BANK  
MORTGAGEE  
[Signature]  
Stephen F. Robinson, Vice-President

### ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska }  
County of Douglas } SS

On this 13 day of December, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Gerald L. Torczon who is personally known to me to be the identical person whose name is affixed to the above instrument as MANAGER, of STONE CREEK PLAZA, L.L.C., OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.  
[Signature]  
Notary Public

State of Nebraska }  
County of Douglas } SS

On this 14th day of December, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Stephen F. Robinson, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of FIRST WESTROADS BANK, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.  
[Signature]  
Notary Public

### COUNTY ENGINEER'S CERTIFICATE

This plat of STONE CREEK PLAZA was reviewed by the Douglas County Engineer's Office on 12/14/98.

[Signature]  
Douglas County Engineer

### 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 17th day of November, 1998.

[Signature]  
Douglas County Treasurer

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of STONE CREEK PLAZA (Lots 1 through 8, inclusive, and Outlots 1 and 2) as to the design standards this 18th day of August, 1998.

[Signature]  
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

11-18-99  
Date  
[Signature]  
City Engineer

### APPROVAL OF CITY PLANNING BOARD

This plat of STONE CREEK PLAZA was approved by the CITY PLANNING BOARD, this 18th day of August, 1998.

[Signature]  
Chairman, CITY PLANNING BOARD

### APPROVAL OF OMAHA CITY COUNCIL

This plat of STONE CREEK PLAZA was approved and accepted by the City Council of Omaha, Nebraska, this 18th day of August, 1998.

[Signature] [Signature]  
President Mayor

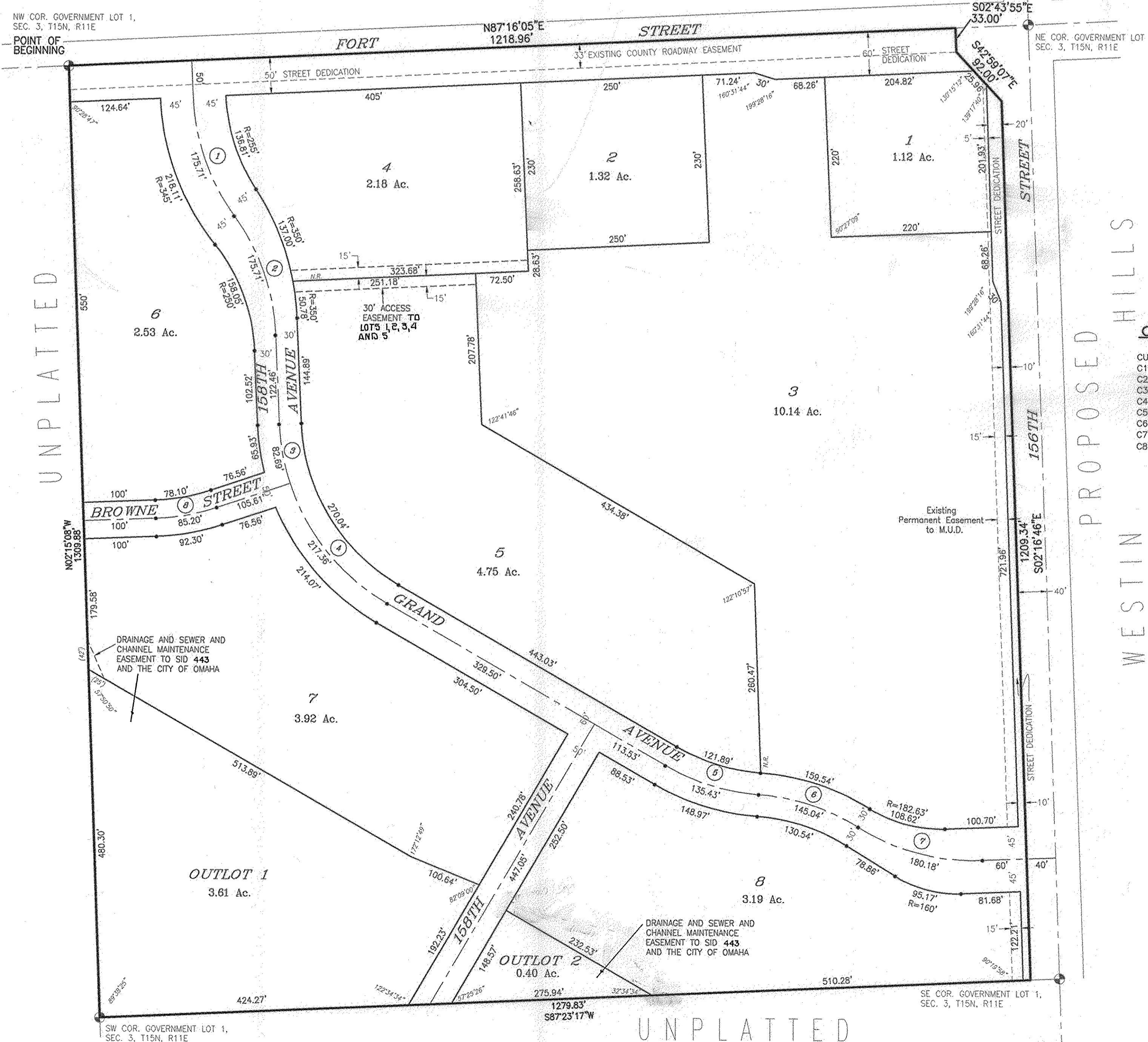
City Clerk

### CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	DELTA ANGLE
C1	300.00'	175.71'	173.21'	33°33'26"
C2	300.00'	175.71'	173.21'	33°33'26"
C3	300.00'	82.09'	82.42'	15°47'30"
C4	300.00'	217.36'	212.63'	41°30'44"
C5	300.00'	135.43'	134.28'	25°51'54"
C6	300.00'	145.04'	143.63'	27°42'01"
C7	300.00'	180.18'	177.48'	34°24'41"
C8	300.00'	85.20'	84.91'	16°16'17"

### 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.
- ALL CUL-DE-SAC RADI ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADI ARE 25 FEET UNLESS NOTED OTHERWISE.
- THE SUBDIVISION WILL BE ALLOWED ONE SHARED VEHICULAR ACCESS OVER LOT 2 TO FORT STREET, LOCATED A MINIMUM OF 600 FEET WEST OF THE CENTERLINE OF FORT STREET. THIS ACCESS WILL BE RIGHT-IN / RIGHT-OUT ONLY IN THE FUTURE.
- THE SUBDIVISION WILL BE ALLOWED ONE SHARED VEHICULAR ACCESS OVER LOT 3 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 1, 3, 4 AND 6 WILL HAVE NO DIRECT VEHICULAR ACCESS TO FORT STREET.
- LOT 1 AND 8 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 156TH STREET.
- ALL OF OUTLOTS 1 AND 2 WILL HAVE A DRAINAGE AND SEWER AND CHANNEL MAINTENANCE EASEMENT TO SID 443 AND THE CITY OF OMAHA.
- OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC TO BE USED AS A DRAINAGEWAY.



drawn by  
cet  
designed by  
RDP  
reviewed by  
revisions

path filename  
97034\9734F101  
references  
9734F100

lamp, rymearson & associates, inc.  
planners  
surveyors  
engineers  
14710 west dodge road, suite 100  
omaha, nebraska 68164-2029

STONE CREEK PLAZA  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT  
job number-tasks  
97034.01-003  
book page  
date  
DEC. 8, 1998  
sheet  
1 of 1

C:\Users\9734f101.dwg Sat Dec 12 08:16:22 1998 Lamp, Rymearson & Associates (aet)  
G11#69  
STONE CREEK PLAZA