



BK 2179 PG 710-716



DEED 2001 05450

Stamp Tax
5-7-01
Date
\$ EX04
By CP

CLARENCE W. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 MAY -7 PM 2:31

RECEIVED

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

Deed <sup>F</sup> 40<sup>cc</sup> *new # MC-14162*

7 FEE 40 FB 0-6000 - old

10 BKP 11-15-11 C/O N COMP MB

DEL PE SCAN Ja FV

WEST MAPLE ROAD

N89°30'31"E 2844.12'  
NORTH LINE OF NE 1/4 OF SECTION 11

N.D.O.R. RIGHT-OF-WAY

# GRAYHAWK

(LOT 1 THRU 6, AND OUTLOT A THRU OUTLOT C, INCLUSIVE)  
PART OF THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M.  
DOUGLAS COUNTY, NEBRASKA

### SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF GRAYHAWK HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AS SHOWN ON THIS PLAT OF GRAYHAWK, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA; THENCE S00°15'29"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 11, 448.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, S00°17'29"E, 2188.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE S89°34'35"W, 1250.00 FEET, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE N00°15'29"W, 889.83 FEET; THENCE S88°44'31"W, 240.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AND A CHORD BEARING S70°40'35"W, 287.46 FEET, AND AN ARC DISTANCE OF 292.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, AND A CHORD BEARING N79°41'18"W, 946.81 FEET, AND AN ARC DISTANCE OF 1070.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 82.60 FEET, AND A CHORD BEARING S00°23'29"E, 71.00 FEET, AND AN ARC DISTANCE OF 73.40 FEET; THENCE S88°05'50"W, 31.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A CHORD BEARING S87°15'53"W, 301.42 FEET, AND AN ARC DISTANCE OF 390.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1390.00 FEET, AND A CHORD BEARING N78°34'09"W, 336.00 FEET, AND AN ARC DISTANCE OF 336.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING N94°27'00"W, 165.36 FEET, AND AN ARC DISTANCE OF 109.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, AND A CHORD BEARING N86°50'41"W, 135.36 FEET, AND AN ARC DISTANCE OF 136.25 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 11, SAID POINT ALSO BEING ON THE EAST BOUNDARY OF HIGHLAND PARK, A PLATTED AND RECORDED SUBDIVISION; THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, N00°10'07"W, 1340.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE (6) COURSES: (1) THENCE S87°13'00"E, 1721.70 FEET; (2) THENCE N77°28'37"E, 332.46 FEET; (3) THENCE N89°37'53"E, 215.01 FEET; (4) THENCE S08°47'44"E, 136.47 FEET; (5) THENCE S17°40'14"E, 184.43 FEET TO THE POINT OF BEGINNING, CONTAINING 99.46 ACRES, MORE OR LESS.

ALSO, BEGINNING AT THE C 1/4 CORNER OF SECTION 11, T15N, R11E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE EAST BOUNDARY OF HIGHLAND PARK, A PLATTED AND RECORDED SUBDIVISION, THENCE N00°10'07"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 11, 405.00 FEET; THENCE N69°49'53"E, 130.00 FEET; THENCE S89°05'50"E, 64.90 FEET; THENCE S87°15'53"E, 63.82 FEET; THENCE N18°35'10"E, 110.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, AND A CHORD BEARING S70°42'28"E, 22.86 FEET, AND AN ARC DISTANCE OF 22.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1170.00 FEET, AND A CHORD BEARING S71°22'10"E, 100.75 FEET, AND AN ARC DISTANCE OF 100.75 FEET; THENCE S05°44'11"E, 317.01 FEET; THENCE S00°25'25"E, 110.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 11, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF NELSON'S CREEK, A PLATTED AND RECORDED SUBDIVISION; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, S89°34'35"W, 588.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS, FOR A TOTAL OF 104.86 ACRES MORE OR LESS.

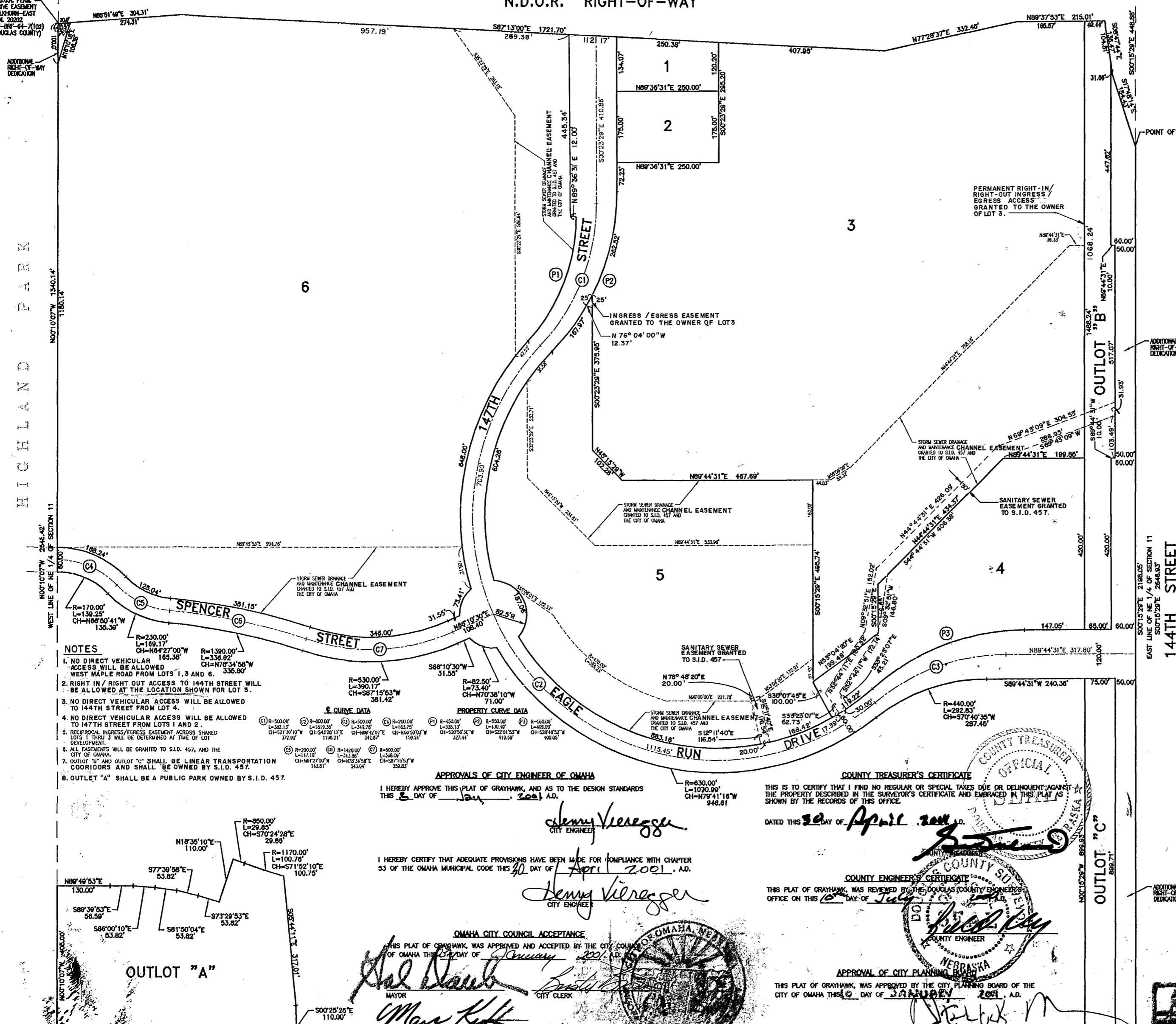
DATED THIS 7th DAY OF July, 2000 A.D. Chad W. Marsh  
CHAD W. MARSH  
REGISTERED LAND SURVEYOR L.S. 560

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 144-MAPLE, L.L.C., HERBERT L. FREEMAN, KEVIN IRISH, PAUL S. MCGUINE, JEFFREY W. JOHNSON, AND JERRY J. JOHNSON, MEMBERS OF 144-MAPLE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND PROPRIETORS OF THE LAND ENCOMPASSED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HEREON, AND WE DO HEREBY 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 ERECT, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUBSTANCHING WIRES, CROSS ARMS, CUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, 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 OF PURPOSES PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION THEREON, THROUGH, UNDER AND ACROSS 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 REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED, DOES 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, 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 CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT STRIPS, BUT THE SAME MAY 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, WE DO HEREBY SET OUR HANDS THIS 10th DAY OF July, 2000 A.D. FOR  
Herbert L. Freeman, HERBERT L. FREEMAN, MEMBER  
Kevin Irish, KEVIN IRISH, MEMBER  
Paul S. McGuine, PAUL S. MCGUINE, MEMBER  
Jeffrey W. Johnson, JEFFREY W. JOHNSON, MEMBER  
Jerry J. Johnson, JERRY J. JOHNSON, MEMBER

ACKNOWLEDGEMENT  
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } ss  
I, Chad W. Marsh, a Notary Public in and for said County of Douglas, Nebraska, do hereby certify that the foregoing is a true and correct copy of the original instrument presented to me for my acknowledgment, and that the signers of the foregoing are the persons whose names are subscribed to the instrument, and they acknowledge the execution thereof to be their voluntary act and deed, and they acknowledge the execution thereof to be their voluntary act and deed, and they acknowledge the execution thereof to be their voluntary act and deed, and they acknowledge the execution thereof to be their voluntary act and deed.  
Carole J. Hunsley  
Notary Public

MY COMMISSION EXPIRES ON THE 9th DAY OF Nov. 2003.



- NOTES
- 1. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED WEST MAPLE ROAD FROM LOTS 1, 3 AND 6.
- 2. RIGHT IN / RIGHT OUT ACCESS TO 144TH STREET WILL BE ALLOWED AT THE LOCATION SHOWN FOR LOT 3.
- 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 144TH STREET FROM LOT 4.
- 4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 147TH STREET FROM LOTS 1 AND 2.
- 5. RECREATIONAL INGRESS/EGRESS EASEMENT ACROSS SHARED LOTS 1 THRU 3 WILL BE DETERMINED AT TIME OF LOT DEVELOPMENT.
- 6. ALL EASEMENTS WILL BE GRANTED TO S.I.D. 457, AND THE CITY OF OMAHA.
- 7. OUTLOT "B" AND OUTLOT "C" SHALL BE LINEAR TRANSPORTATION CORRIDORS AND SHALL BE OWNED BY S.I.D. 457.
- 8. OUTLET "A" SHALL BE A PUBLIC PARK OWNED BY S.I.D. 457.

CURVE DATA and PROPERTY CURVE DATA tables with columns for R, L, CH, and bearings.

APPROVALS OF CITY ENGINEER OF OMAHA  
I HEREBY APPROVE THIS PLAT OF GRAYHAWK, AND AS TO THE DESIGN STANDARDS THIS 2nd DAY OF July, 2000 A.D.  
Henry Vierogger  
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE  
THIS PLAT OF GRAYHAWK, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 10th DAY OF July, 2000 A.D.  
Hal Staub, Mayor  
Mara Keff, 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 30th DAY OF April, 2000 A.D.

COUNTY ENGINEER'S CERTIFICATE  
THIS PLAT OF GRAYHAWK, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 10th DAY OF July, 2000 A.D.  
APPROVAL OF CITY PLANNING BOARD  
THIS PLAT OF GRAYHAWK, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 10th DAY OF July, 2000 A.D.

KIRKHAM MICHAEL CONSULTING ENGINEERS  
9110 WEST DOUGLASS ROAD, P.O. BOX 21129, OMAHA, NEBRASKA 68124  
(402) 393-5630

C 1/4 CORNER SEC. 11-T15N-R11E

SOUTH LINE OF NE 1/4 OF SECTION 11 S89°34'35"W 2848.27'

EAST CORNER SEC. 11-T15N-R11E