

DEED 2003226316



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RICHARD H. JANECHI
REGISTER OF DEEDS

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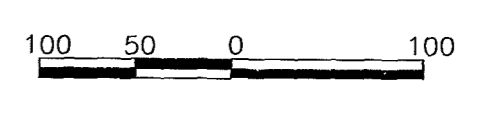
**THIS PAGE INCLUDED FOR INDEXING
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Deed
 31 285 FEE 297.00 FB New - 00-07275
284 BKP 31-15-1610 COMP _____
 DEL _____ SCAN _____ FV _____

Camp Lynearson Associates
 14710 ~~East~~ West Dodge Road
 Suite 100
 Omaha Nebr 68154-2027

Temp 12.4.01

COPPERFIELDS



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.
- LOTS 1 THROUGH 5, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO 204TH STREET (US HIGHWAY 6 / NEBRASKA HIGHWAY 31).
- LOTS 5, 6 AND 9 AND OUTLOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO F STREET.
- LOTS 81, 144, 157 & 252 WILL HAVE NO DIRECT VEHICULAR ACCESS TO THE TRAFFIC CIRCLE AT INTERSECTION OF C STREET AND 201ST AVENUE.
- LOTS 212, 230 AND 280 WILL HAVE NO DIRECT VEHICULAR ACCESS TO THE TRAFFIC CIRCLE AT THE INTERSECTION OF S. HWS CLEVELAND BOULEVARD AND GEORGE B. LAKE PARKWAY.
- THE CHAMBERS FOR SIDEWALK EASEMENTS ON CORNER LOTS ARE SET AT FIVE FOOT (5') RADI FROM THE INTERSECTION OF RIGHT OF WAY LINES.
- A 50 FOOT WIDE ACCESS AND UTILITY EASEMENTS IN FAVOR OF LOTS 1 THROUGH 7, INCLUSIVE, OVERLOT 4 IS HEREBY GRANTED. THE EASEMENT LOCATION WITHIN LOT 4 MAY BE ADJUSTED AT THE TIME LOT 4 IS DEVELOPED, HOWEVER, THE EASEMENT WIDTH OF 50 FEET SHALL BE MAINTAINED.
- ALL THE LANDSCAPE EASEMENTS SHOWN HEREON IS HEREBY GRANTED TO THE COPPERFIELDS HOMEOWNERS ASSOCIATION.
- OUTLOTS 1 AND 2 IS HEREBY DONATED TO THE CITY OF OMAHA, NEBRASKA FOR USE AS A NATURAL ENVIRONMENTAL AREA AND A DRAINAGE EASEMENT.
- WHEN "T" STREET IS IMPROVED WITH MEDIAN, 202ND AVENUE WILL BE RIGHT-IN AND RIGHT-OUT ONLY.
- LOT 8, IS HEREBY DONATED TO THE CITY OF OMAHA, NEBRASKA, FOR USE AS A FIRE STATION.
- PUBLIC SIDEWALK EASEMENTS ARE HEREBY GRANTED FOR ALL CORNER LOTS SHOWN ON THE PLAT.

BENCHMARK

Brass Cap in concrete Southwest corner of the Southwest Quarter of Section 31, T15N, R11E of the 6th P.M., Cap is 38.13 feet Southwest of 600 spike in Southwest face of power pole, 8.4 feet East of East edge of northbound 204th Street, East, Northeast 79.48 feet of a star drill hole in nose of island, and East, Southeast 73.55 feet of a star drill hole in nose of island.
ELEVATION = 1264.19 (NAVD 88)

Brass Cap in concrete Northwest corner of the Southwest Quarter of Section 31, T15N, R11E of the 6th P.M., Cap is 68.78 feet West, Southwest of 600 spike in West face of power pole, Northeast 32.45 feet of 600 spike in back of curb of median and Southeast 33.61 feet of 600 spike in back of curb of median.
ELEVATION = 1219.47 (NAVD 88)

drawn by	set
designed by	RDP
reviewed by	FAK
path filename	02040.00-003.dwg
revisions	
references	

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

14710 west dodge road, suite 100
omaha, nebraska 68154 2029
ph. 402.496.2498
fax. 402.496.2730

COPPERFIELDS (Lots 1 through 281, inclusive and Out Lots 1 and 2)
DOUGLAS COUNTY, NEBRASKA

FINAL
PLAT

job number-tasks	02040.00-003
book	page
date	FEB. 10, 2003
sheet	1 of 2

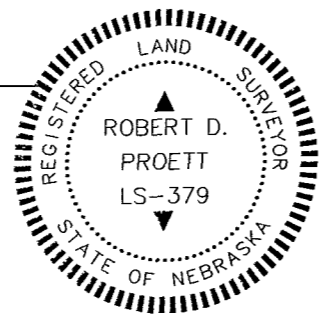
COPPERFIELDS

Lots 1 through 281, inclusive, Out Lots 1 and 2, being a platting of the Southwest Quarter of Section 31, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, EXCEPT the South one-hundred fifty-three foot (153') of the East one-hundred foot (100') AND ALSO EXCEPT that part taken for roads.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments were placed at all angle points and corners on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as COPPERFIELDS, Lots 1 through 281, inclusive, Out Lots 1 and 2, being a platting of the Southwest Quarter of Section 31, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, EXCEPT the South one-hundred fifty-three foot (153') of the East one-hundred foot (100') AND ALSO EXCEPT that part taken for roads, the remaining part described by metes and bounds as follows: Commencing at the northwest corner of the Southwest Quarter of Section 31; Thence North 87°16'43" East (bearing referenced to the Nebraska State Plane System, NAD83) for 107.71 feet along the north line of the Southwest Quarter to the east right of way line of 204th Street (US Highway 6 / State Highway 31) and the TRUE POINT OF BEGINNING; Thence continuing North 87°16'43" East for 2448.56 feet along said north line to the northeast corner of the Southwest Quarter of Section 31; Thence South 02°22'27" East for 2468.32 feet along the east line of the Southwest Quarter of Section 31; Thence South 87°19'25" West for 100.81 feet; Thence South 02°38'51" East for 152.80 feet to the south line of the Southwest Quarter of Section 31; Thence South 87°20'12" West for 1433.16 feet along said south line; Thence North 02°38'55" West for 77.80 feet to the north right of way line of "F" Street; Thence South 87°09'59" West for 941.84 feet along said north right of way line to the said east right of way line of 204th Street; Thence North 01°51'07" West for 1881.97 feet along said east right of way line to an angle point therein; Thence North 01°23'33" West for 682.02 feet along said east right of way line to the Point of Beginning. Contains 147.281 acres including 1.083 acres of existing county roadway easement.

Robert D. Proett, L.S.
 April 18, 2003
 Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, NP DODGE REAL ESTATE SALES, INC., OWNER, and FIRST WESTROADS BANK, INC., MORTGAGEE, 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 COPPERFIELDS (Lots 1 through 281, inclusive and Outlots 1 and 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 hereby grant a perpetual easement over Lots 8 through 281, inclusive, to the Omaha Public Power District, QWEST Communications, and to any company which has been granted a franchise under the authority of the Douglas County Board, 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 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 subdivisions, and a sixteen (16') foot wide strip of land adjoining 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. We do further grant a perpetual easement to the Metropolitan Utility District, 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.

NP DODGE REAL ESTATE SALES, INC., OWNER
 Michael L. Reidmann, President of Residential Sales

FIRST WESTROADS BANK, INC., MORTGAGEE
 Stephen F. Robinson, President

State of Nebraska }
 County of Douglas } SS

On this 22 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Reidmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of Residential Sales of NP DODGE REAL ESTATE SALES, INC., a Nebraska corporation, 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.

Notary Public: Alice A. Lawrence, My Comm. Exp. Aug. 23, 2005

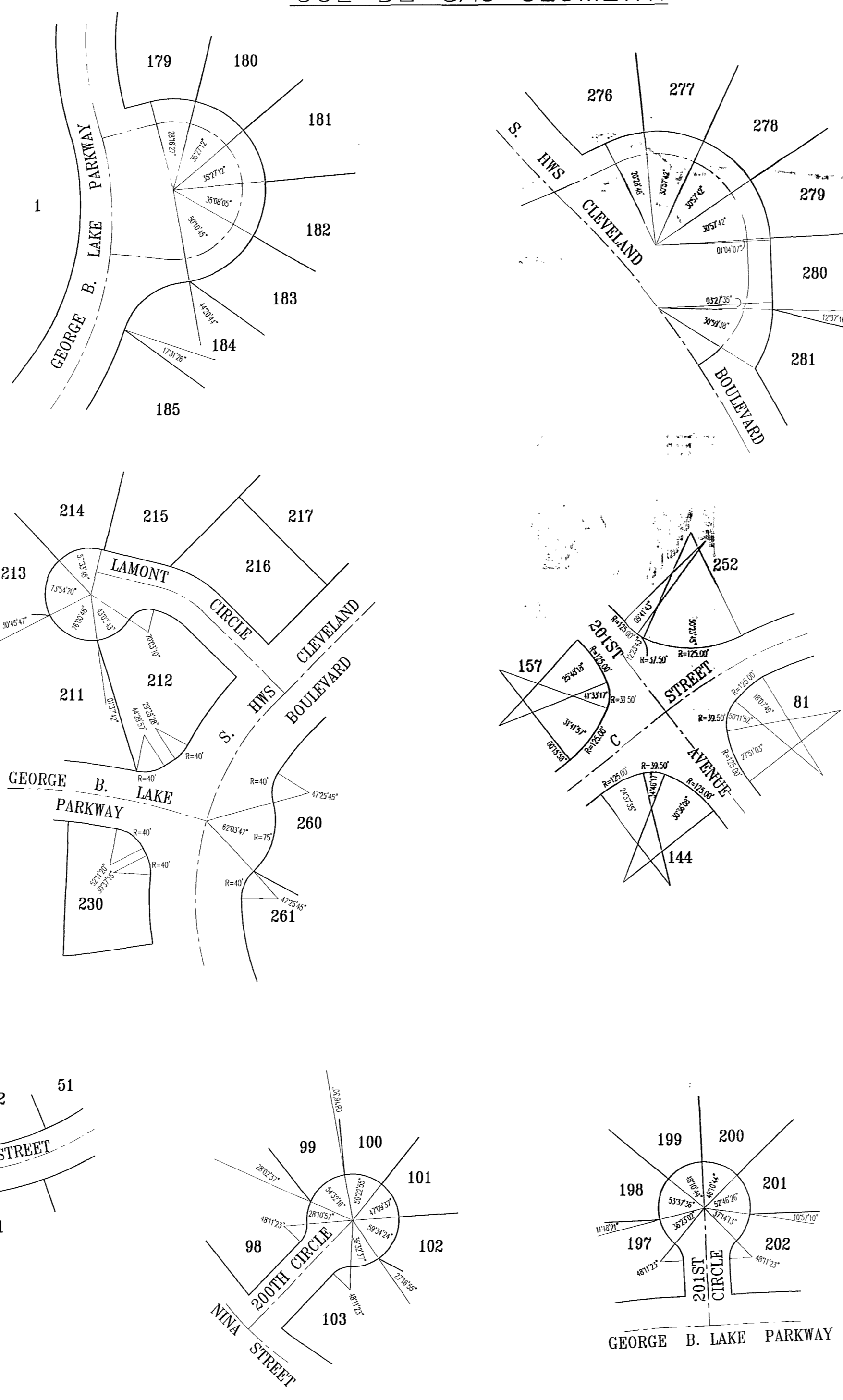
State of Nebraska }
 County of Douglas } SS

On this 24 day of April, 2003, 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 President of FIRST WESTROADS BANK, INC., 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 Bank.

Witness my hand and official seal the date last aforesaid.

Notary Public: Shari Pate, My Comm. Exp. March 24, 2004

CUL-DE-SAC GEOMETRY



CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	350.00'	310.88'	300.76'	50°53'28"
2	350.00'	184.33'	182.21'	30°10'30"
3	350.00'	126.48'	125.79'	20°42'18"
4	350.00'	16.45'	16.44'	02°11'32"
5	300.00'	381.46'	356.28'	72°51'13"
6	500.00'	275.03'	271.58'	31°30'59"
7	800.00'	191.12'	150.66'	13°41'16"
8	500.00'	103.78'	103.59'	11°53'33"
9	600.00'	177.44'	176.80'	16°56'40"
10	500.00'	206.58'	205.12'	23°40'21"
11	500.00'	109.89'	235.64'	27°21'53"
12	800.00'	194.07'	193.60'	13°53'58"
13	800.00'	23.95'	23.95'	01°42'54"
14	300.00'	48.83'	48.77'	09°19'30"
15	300.00'	48.83'	48.77'	09°19'30"
16	100.00'	133.51'	123.81'	76°29'41"
17	500.00'	136.03'	135.61'	15°39'17"
18	600.00'	104.00'	103.87'	13°14'39"
19	600.00'	149.34'	147.81'	06°31'50"
20	600.00'	159.61'	159.14'	15°14'30"
21	300.00'	163.59'	161.57'	31°14'39"
22	500.00'	165.92'	56.96'	08°31'50"
23	200.00'	54.53'	54.36'	15°37'14"
24	200.00'	77.49'	77.01'	22°11'58"
25	200.00'	205.00'	196.14'	58°43'42"
26	200.00'	129.29'	127.05'	37°02'21"
27	500.00'	130.95'	130.58'	15°00'22"
28	600.00'	126.41'	126.18'	12°04'16"
29	300.00'	149.34'	147.81'	28°31'22"
30	300.00'	64.31'	64.19'	12°16'58"
31	300.00'	153.48'	151.81'	29°18'43"
32	300.00'	137.48'	136.28'	28°15'24"
33	300.00'	23.07'	23.06'	04°04'19"
34	300.00'	57.13'	57.04'	10°54'37"
35	500.00'	170.89'	170.08'	19°34'59"
36	635.00'	212.94'	211.95'	19°12'56"
37	635.00'	139.77'	139.48'	12°36'39"
38	100.00'	115.10'	108.85'	65°56'58"
39	100.00'	211.61'	174.28'	121°14'39"
40	500.00'	102.35'	102.17'	11°14'34"
41	500.00'	115.60'	115.34'	13°14'48"
42	500.00'	173.90'	173.02'	19°55'37"
43	500.00'	309.63'	304.71'	35°28'11"
44	1165.00'	417.66'	415.43'	20°32'28"
45	1165.00'	73.26'	73.25'	03°36'11"
46	100.00'	199.72'	168.14'	114°25'59"
47	100.00'	103.19'	98.67'	65°07'23"
48	75.00'	262.72'	147.56'	200°42'18"
49	400.00'	243.50'	239.76'	34°52'45"
50	600.00'	434.15'	424.74'	41°27'28"
51	100.00'	157.06'	141.42'	80°00'00"
52	300.00'	36.75'	36.73'	07°01'10"
53	300.00'	55.86'	55.78'	10°40'06"
54	100.00'	109.36'	103.99'	62°39'59"
55	200.00'	177.41'	171.65'	50°49'32"
56	845.00'	433.23'	428.50'	29°22'32"
57	845.00'	119.47'	119.37'	08°06'02"
58	150.00'	172.43'	163.09'	65°01'52"
59	200.00'	165.16'	160.50'	47°18'51"
60	300.00'	109.17'	108.57'	20°51'03"
61	500.00'	119.45'	119.17'	13°41'16"
62	100.00'	54.02'	53.37'	30°57'11"
63	300.00'	151.43'	149.83'	28°55'17"
64	300.00'	195.72'	192.27'	37°22'50"
65	1000.00'	61.42'	61.39'	04°39'53"
66	1000.00'	332.12'	330.59'	19°01'44"
67	1000.00'	19.76'	19.76'	01°07'57"
68	1000.00'	225.79'	225.31'	12°58'12"
69	1000.00'	77.34'	77.32'	04°25'52"
70	500.00'	4.27'	4.27'	00°29'21"
71	500.00'	1.00'	1.00'	00°08'54"

COUNTY ENGINEER'S CERTIFICATE

This plat of COPPERFIELDS was reviewed by the Douglas County Engineer's Office.

Date: November 24, 2003

Notary Public: Carol J. Faber, Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of COPPERFIELDS (Lots 1 through 281, inclusive and Outlots 1 and 2) as to the design standards.

Date: 8/17/03

City Engineer: Amy Kierges

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

Date: 11/24/03

for: Michael J. Macken, City Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special delinquent against the property described in the plat and embraced in this plat, as shown by the records of the County Treasurer's Office.

Date: November 24, 2003

Notary Public: Carol J. Faber, Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of COPPERFIELDS was approved by the CITY PLANNING BOARD.

Date: 8/11/03

Chairman, CITY PLANNING BOARD: Aaron J. Jaffe

APPROVAL OF OMAHA CITY COUNCIL

This plat of COPPERFIELDS was approved and accepted by the City Council of Omaha, Nebraska.

Date: Sept 30, 2003

Mayor: James D. Bickel Jr.

City Clerk: Betsy B. ...

drawn by	get
designed by	RDP
reviewed by	FAK
path filename	02040\0240F101 view2
revisions	
references	

lamp, rymearson & associates, inc.
 planners
 engineers
 surveyors

14710 west dodge road, suite 100
 omaha, nebraska 68164-2029

ph 402.498.2488
 fax 402.498.2790

COPPERFIELDS (Lots 1 through 281, inclusive and Outlots 1 and 2)
 DOUGLAS COUNTY, NEBRASKA

FINAL
 PLAT