



BK 2208 PG 111-117



DEED 2002 05106

Nebr Doc Stamp Tax
4-16-02
Date
\$ Ex #4
By <i>Sgt</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

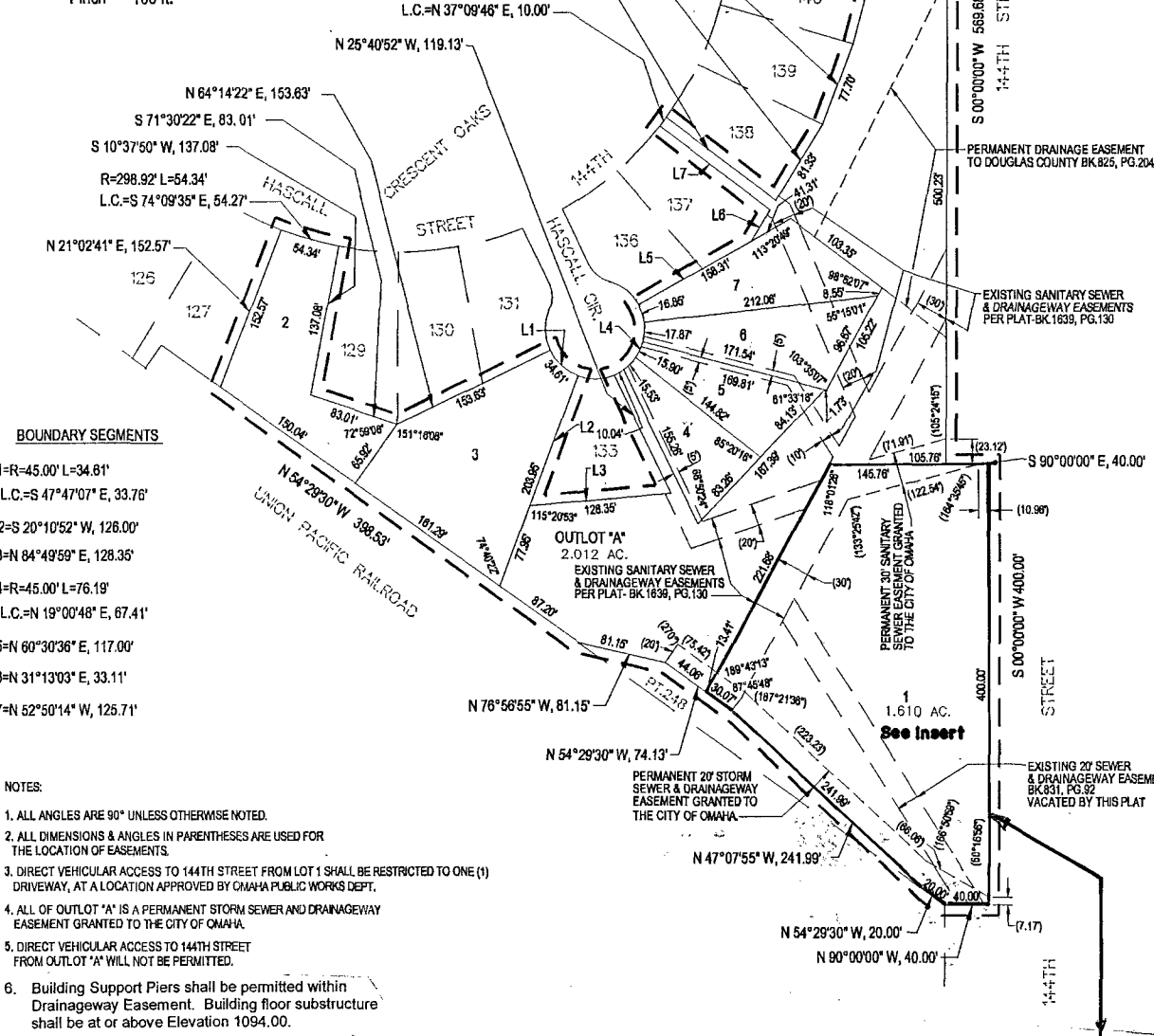
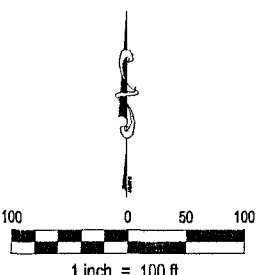
2002 APR 16 AM 9:22

RECEIVED

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed *ST*
7
1/4
FEE *42.50* FB *66-08307*
66-08290
BKP _____ C/O _____ COMP *0*
DEL *mcb* SCAN *CQ* FV _____
blpg



BOUNDARY SEGMENTS
L1-R=45.00' L=34.81'
L2-S=20'10.52' W, 128.00'
L3-N 64°49'59\"

NOTE:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS AND ANGLES IN PARENTHESES ARE USED FOR THE LOCATION OF EASEMENTS.
3. DIRECT VEHICULAR ACCESS TO 144TH STREET FROM LOT 1 SHALL BE RESTRICTED TO ONE (1) DRIVEWAY, AT ALLOCATION APPROVED BY OMAHA PUBLIC WORKS DEPT.
4. ALL OF OUTLOT 'A' IS A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO THE CITY OF OMAHA.
5. DIRECT VEHICULAR ACCESS TO 144TH STREET FROM OUTLOT 'A' WILL NOT BE PERMITTED.
6. Building Support Piers shall be permitted within Dringeway Easement. Building floor substructure shall be at or above Elevation 1064.00.

OMAHA CITY COUNCIL ACCEPTANCE
This plat of CRESCENT OAKS REPLAT SIX was approved by the City Council of Omaha on this 18 day of Sept, 2001.

MAYOR
ATTEST
CITY CLERK
PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of CRESCENT OAKS REPLAT SIX was approved by the City Planning Board on this 18 day of Sept, 2001.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER, CLAYTON
This plat of the CRESCENT OAKS REPLAT SIX was reviewed by the office of the Douglas County Engineer on this 18 day of Sept, 2001.

DOUGLAS COUNTY ENGINEER

COUNTY TREASURER
This is to certify that I find no unpaid taxes or delinquent against the property described in the Surveyor's Certificate and proposed in this plat as shown by the records of this County.

COUNTY TREASURER

The said vacated portion of 144th Street right-of-way herein described, and the reversion thereof, pursuant to applicable law, shall be subject to the conditions and limitation that there is reserved to the City of Omaha the right to maintain, operate, repair and renew sewers now existing therein and in the future to construct, maintain, repair and renew additional or other sewers, and also the right to authorize the public utilities and cable television systems to construct, maintain, repair or renew and operate now or hereafter installed water mains and gas mains, pole lines, conduits, electrical transmission lines, sound and signal transmission lines and other similar services and equipment and appurtenances above, on, and below the surface of the ground for the purpose of serving the general public or abutting property; and the right so reserved shall also include such lateral connection or branch lines as may be ordered, desired or permitted by the City or such other utility and to enter upon the premises to accomplish the above purposes at any and all times.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 18 day of Sept, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Patricia A. Travis-Kahle, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 18 day of Sept, 2001, before me, the undersigned, a Notary Public in and for said County, personally came William R. Stahlheber, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 17 day of May, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Johnny Ballentine, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of CRESCENT OAKS REPLAT SIX as to the Design Standards this 18 day of Sept, 2001.

CITY ENGINEER

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

CITY ENGINEER

CRESCENT OAKS REPLAT SIX

LOTS 1 THRU 9 INCLUSIVE & OUTLOT 'A'

BEING A REPLAT OF ALL OF LOTS 128, 132, 134, 135 AND 142, CRESCENT OAKS, A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 35; AND ALSO TOGETHER WITH A REPLAT OF PART OF LOT 248, CRESCENT OAKS; AND ALSO TOGETHER WITH PART OF 144TH STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

PETITION TO VACATE A PART OF 144TH STREET RIGHT-OF-WAY, as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as CRESCENT OAKS REPLAT SIX (lots numbered as shown). The undersigned petition that the portion of said 144th Street being herein replatted, and the dedication of the street and other areas for public use be set aside, vacated and held for naught and to replat said right-of-way as CRESCENT OAKS REPLAT SIX (lots numbered as shown) and in connection therein make the following dedication.

DEDICATION

Know all men by these presents that we, Terry R. Peterson, Wai Y. Robinson, William R. Stahlheber, Jason T. Thiam, Johnny Ballentine, Richard D. Hovorka, Mary C. Hills, Jeanne M. Peters, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as CRESCENT OAKS REPLAT SIX, and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby grant easements as shown on this plat; we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise 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, 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines except those side lot lines which area occupied by the common wall between duplex units; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said 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.

In witness whereof, we do set our hands.

Terry Peterson
William R. Stahlheber
Johnny Ballentine
Mary C. Hills
Jason T. Thiam
Wai Y. Robinson
Richard D. Hovorka
Jeanne M. Peters

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 22nd day of March, 2002, before me, the undersigned, a Notary Public in and for said county, personally came Jason T. Thiam, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledges the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 16th day of May, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Mary C. Hills, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 3rd day of May, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Mary C. Hills, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY - State of Nebraska
RICHARD D. HOVORKA
My Comm. Exp. 12-28-02

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in Crescent Oaks Replat Six (the lots numbered as shown) being a replat of all of Lots 128, 132, 134, 135, and 142, Crescent Oaks, a subdivision located in the NE 1/4 of Section 35; and also together with a replat of part of Lot 248, said Crescent Oaks; and also together with part of 144th Street right-of-way; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 143, said Crescent Oaks, said point also being on the West right-of-way line of 144th Street, said point also being the Northeast corner of said Lot 248, Crescent Oaks; thence S00°00'00"W (assumed bearing) along said West right-of-way line of 144th Street, said line also being the East line of said Lot 248, Crescent Oaks, a distance of 569.68 feet; thence S90°00'00"E, a distance of 40.00 feet; thence S00°00'00"W, a distance of 400.00 feet; thence N90°00'00"W, a distance of 40.00 feet to a point on said West right-of-way line of 144th Street, said point also being the Southeast corner of said Lot 248, Crescent Oaks, said point also being on the Northern right-of-way line of the Union Pacific Railroad; thence N54°29'30"W along the Southerly line of said Lot 248, Crescent Oaks, said line also being said Northern right-of-way line of the Union Pacific Railroad, a distance of 20.00 feet; thence N47°07'55"W, a distance of 241.99 feet; thence N54°29'30"W, a distance of 74.13 feet; thence N76°56'55"W, a distance of 81.15 feet to a point on said Southerly line of Lot 248, Crescent Oaks, said line also being said Northern right-of-way line of the Union Pacific Railroad; thence N54°29'30"W along said Southerly line of Lot 248, Crescent Oaks, said line also being said Northern right-of-way line of the Union Pacific Railroad, a distance of 398.53 feet to the Southeast corner of Lot 127, said Crescent Oaks, said point also being the Southwest corner of said Lot 248, Crescent Oaks; thence N21°02'41"E along the Westerly line of said Lot 248, Crescent Oaks, said line also being the Easterly line of said Lot 127, Crescent Oaks, said line also being the Westerly line of said Lot 128, Crescent Oaks, and the Southeastery extension thereof, a distance of 152.57 feet to the Northwest corner of said Lot 128, Crescent Oaks, said point also being the Northern corner of said Lot 127, Crescent Oaks, said point also being the Southeast corner of said Lot 131, Crescent Oaks; thence Southeastery along said Westerly right-of-way line of Hascall Circle, said line also being the Northern line of said Lot 128, Crescent Oaks, on a curve to the left with a radius of 45.00 feet, a distance of 34.61 feet, said curve having a long chord which bears S47°47'07"E, a distance of 33.76 feet to the Northeast corner of said Lot 132, Crescent Oaks, said point also being the Northwest corner of Lot 133, said Crescent Oaks; thence S20°10'52"W along the Easterly line of said Lot 132, Crescent Oaks, said line also being the Westerly line of said Lot 133, Crescent Oaks, a distance of 126.00 feet to the Southeast corner of said Lot 132, Crescent Oaks, said point also being the Southwest corner of said Lot 133, Crescent Oaks; thence N84°49'59"E along the Southerly line of said Lot 133, Crescent Oaks, a distance of 128.35 feet to the Southeast corner of said Lot 133, Crescent Oaks; thence N25°40'52"W along the Easterly line of said Lot 133, Crescent Oaks, a distance of 119.13 feet to the Northeast corner of said Lot 133, Crescent Oaks, said point also being on the Southerly right-of-way line of said Hascall Circle; thence Northery along said Southerly right-of-way line of Hascall Circle and the Easterly right-of-way line of said Hascall Circle, said line also being the Westerly line of said Lots 248, 134 and 135, Crescent Oaks, on a curve to the left with a radius of 45.00 feet, a distance of 76.19 feet, said curve having a long chord which bears N19°00'48"E, a distance of 67.41 feet to the Northwest corner of said Lot 135, Crescent Oaks, said point also being the Southwest corner of Lot 136, said Crescent Oaks; thence N60°30'36"E along the Northwest corner of said Lot 135, Crescent Oaks, said line also being the Southerly line of Lot 136 and 137, said Crescent Oaks, a distance of 117.00 feet to the Northeast corner of said Lot 135, Crescent Oaks; thence N31°13'03"E along the Easterly line of said Lot 137, Crescent Oaks, a distance of 33.11 feet to the Northeast corner of said Lot 137, Crescent Oaks; thence N62°50'14"W along the Northeast corner of said Lot 137, Crescent Oaks, a distance of 125.71 feet to the Northeast corner of said Lot 137, Crescent Oaks, said point also being on the Easterly right-of-way line of 144th Avenue; thence Northery along said Easterly right-of-way line of 144th Avenue, said line also being the Westerly line of said Lot 248, Crescent Oaks, on a curve to the left with a radius of 298.92 feet, a distance of 10.00 feet, said curve having a long chord which bears N37°09'46"E, a distance of 10.00 feet to the Southwest corner of Lot 138, said Crescent Oaks; thence S52°50'14"E along the Southwest corner of said Lot 138, Crescent Oaks, a distance of 124.67 feet to the Southeast corner of said Lot 138, Crescent Oaks; thence along the Westerly line of said Lot 248, Crescent Oaks, said line also being the Easterly line of Lots 138, 139, 140, and 141, said Crescent Oaks, on the following described courses; thence N31°13'03"E, a distance of 81.33 feet; thence N20°19'33"E, a distance of 77.70 feet; thence N15°05'23"E, a distance of 133.59 to the Northeast corner of said Lot 141, Crescent Oaks, said point also being the Southeast corner of said Lot 142, Crescent Oaks; thence N79°06'16"W along the Northern line of said Lot 141, Crescent Oaks, said line also being the Southerly line of said Lot 142, Crescent Oaks, a distance of 128.56 feet to the Northwest corner of said Lot 141, Crescent Oaks, said point also being the Southwest corner of said Lot 142, Crescent Oaks, said point also being on said Easterly right-of-way line of 144th Avenue; thence Northwest along said Easterly right-of-way line of 144th Avenue, said line also being the Westerly line of said Lot 142, Crescent Oaks, on a curve to the left with a radius of 1302.80 feet, a distance of 60.37 feet, said curve having a long chord which bears N09°33'37"E, a distance of 60.37 feet to the Southwest corner of said Lot 143, Crescent Oaks, said point also being the Northwest corner of said Lot 142, Crescent Oaks; thence S81°45'54"E along the Southerly line of said Lot 143, Crescent Oaks, said line also being the Northern line of said Lot 142, Crescent Oaks, and the Northern line of said Lot 248, Crescent Oaks, a distance of 168.79 feet to the point of beginning.

Said tract of land contains an area of 5.521 acres, more or less.

Robert Clark
Date March 28, 2001
LS-419

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 2 day of April, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Terry R. Peterson, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 18 day of May, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Wai Y. Robinson, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS



1735 SOUTH 28TH STREET, SUITE 200
OMAHA, NE 68106
PHONE 402/462-2277
FAX 402/462-2278

CRESCENT OAKS REPLAT SIX

OMAHA, NEBRASKA

FINAL PLAT

Revisions

Date

Proj No: 99093

Date: 3-18-01

Designed By: JAR

Drawn By: TRH

Checked By:

Scale: 1" = 100'

Sheet 1 of 1