



DEED 2017015536



FEB 28 2017 11:04 P 6

Deed (New) FEE 40.00 FB.01=600000-01d
BKP 10-15-11 11:00 COMP
DEL SCAN PV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/28/2017 11:04:02 AM
2017015536

GINGER CREEK

NE 1/4 NW 1/4
SE 1/4 NW 1/4 60

LOTS 1, 2, 3 AND OUTLOT "A"

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 10, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH OUTLOT "C", MAPLE VALLEY, A SUBDIVISION IN SAID DOUGLAS COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS GINGER CREEK, LOTS 1, 2, 3 AND OUTLOT "A", BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 10, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH OUTLOT "C", MAPLE VALLEY, A SUBDIVISION IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID EAST 1/2; THENCE S00°27'25"E (ASSUMED BEARING) 100.74 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S89°59'47"E 45.00 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF 165TH STREET; THENCE CONTINUING S89°59'47"E 270.89 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE N82°49'24"E 239.94 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S88°51'57"E 240.15 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE NW CORNER OF LOT 2, MAPLE CREEK OFFICE CONDOMINIUMS, A SUBDIVISION IN SAID DOUGLAS COUNTY; THENCE S03°05'21"W 565.14 FEET ON THE WEST LINE OF SAID MAPLE CREEK OFFICE CONDOMINIUMS TO THE SOUTH LINE OF PINKNEY STREET; THENCE S89°34'40"W 232.16 FEET ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF PINKNEY STREET; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S79°20'52"W, CHORD DISTANCE 95.90 FEET, AN ARC DISTANCE OF 96.42 FEET; THENCE SOUTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S77°38'30"W, CHORD DISTANCE 97.83 FEET, AN ARC DISTANCE OF 98.19 FEET; THENCE S00°27'25"E 195.09 FEET ON A LINE 337.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2; THENCE S89°32'35"W 337.00 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2, SAID POINT ALSO BEING ON THE EAST LINE OF OUTLOT "B" OF SAID MAPLE VALLEY; THENCE N00°27'25"W 41.00 FEET ON THE WEST LINE OF SAID EAST 1/2 AND ON THE EAST LINE OF SAID OUTLOT "B" TO THE SOUTH CORNER OF SAID OUTLOT "C"; THENCE N54°30'49"W 142.04 FEET ON THE SOUTHWESTERLY LINE OF SAID OUTLOT "C" TO THE NW CORNER THEREOF; THENCE N46°54'24"E 54.13 FEET ON THE NORTHERLY LINE OF SAID OUTLOT "C"; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID OUTLOT "C" AND ON THE SOUTH LINE OF BEDFORD AVENUE ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N74°19'32"E, CHORD DISTANCE 248.66 FEET, AN ARC DISTANCE OF 258.42 FEET TO THE EAST LINE OF 165TH STREET; THENCE NORTHERLY ON THE EAST LINE OF 165TH STREET ON THE FOLLOWING FIVE DESCRIBED COURSES: THENCE N11°44'39"E 60.00 FEET; THENCE N03°54'24"E 36.31 FEET; THENCE NORTHWESTERLY ON A 345.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N17°57'51"W, CHORD DISTANCE 257.04 FEET, AN ARC DISTANCE OF 263.39 FEET; THENCE NORTHWESTERLY ON 255.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N20°08'46"W, CHORD DISTANCE 171.83 FEET, AN ARC DISTANCE OF 175.26 FEET; THENCE N00°27'25"W 48.86 FEET TO THE POINT OF BEGINNING.

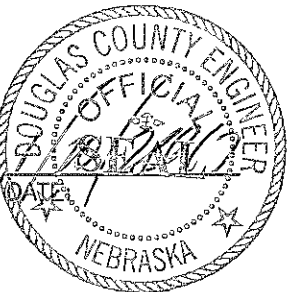
NOTES:

- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST MAPLE ROAD OVER THE NORTH LINES OF LOTS 2 AND 3.
- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
- DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS

STORM SEWER AND DRAINAGE EASEMENT (TO BE GRANTED BY SEPARATE DOCUMENT)
OCTOBER 13, 2016
DATE:

CURVE #	DELTA	TANGENT	LENGTH	RADIUS
1	08°16'15"	21.69'	43.31'	300.00'
2	40°53'51"	111.86'	214.14'	300.00'
3	20°27'37"	54.14'	107.13'	300.00'

REVIEW BY THE DOUGLAS COUNTY ENGINEER
THIS PLAT OF GINGER CREEK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



[Signature]
DOUGLAS COUNTY ENGINEER

A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG WEST MAPLE ROAD. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF WEST MAPLE ROAD AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, GERALD E. PALMER, A SINGLE PERSON, AND JERRY PALMER HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GINGER CREEK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL INTERIOR LOTS AND A (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN (8') FOOT WIDE STRIP OF LAND WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

[Signature]
BY: PATRICIA A. SHEPPARD, AS ATTORNEY IN FACT FOR GERALD E. PALMER, A SINGLE PERSON

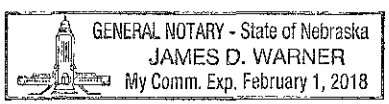
JERRY PALMER HOMES, INC., A NEBRASKA CORPORATION

[Signature]
BY: PATRICIA A. SHEPPARD, AS ATTORNEY IN FACT FOR GERALD E. PALMER, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 2017 BY PATRICIA A. SHEPPARD, AS ATTORNEY IN FACT FOR GERALD E. PALMER, A SINGLE PERSON.

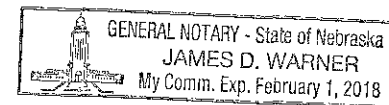


[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 2017 BY PATRICIA A. SHEPPARD, AS ATTORNEY IN FACT FOR GERALD E. PALMER, PRESIDENT OF JERRY PALMER HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

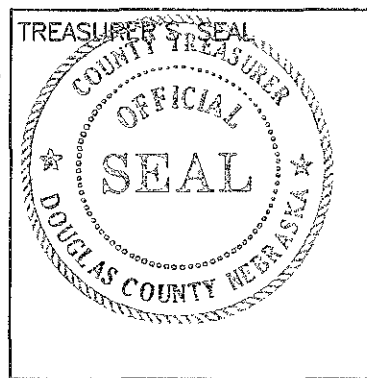


[Signature]
NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 22nd DAY OF FEBRUARY, 2017.

[Signature]
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF GINGER CREEK ON THIS 18th DAY OF January, 2017

[Signature]
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

[Signature]
DATE: 2/28/17

[Signature]
CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF GINGER CREEK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 5th DAY OF August, 2015.

[Signature]
CHAIRMAN

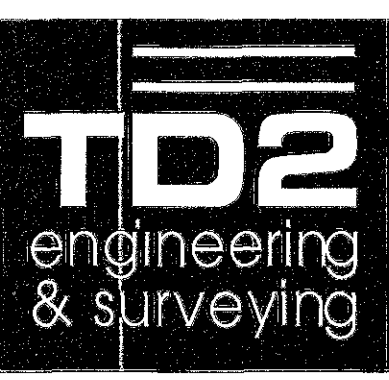
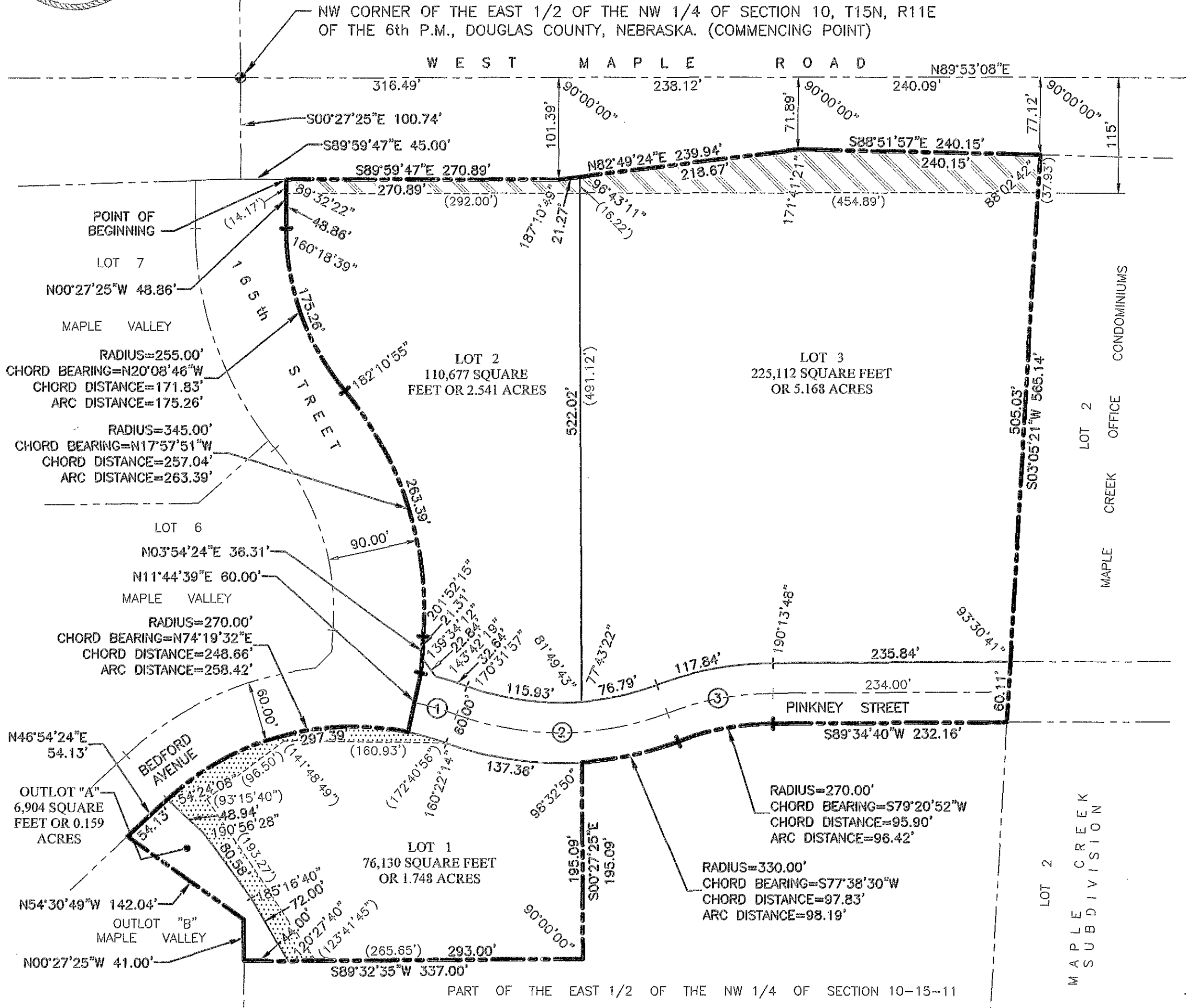
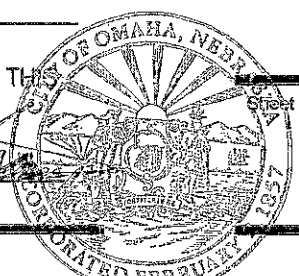
APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF GINGER CREEK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 14th DAY OF February, 2017.

[Signature]
MAYOR

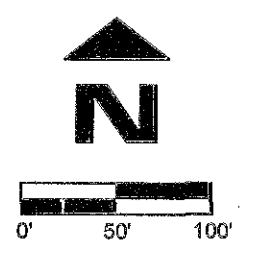
[Signature]
PRESIDENT

[Signature]
CITY CLERK



thompson, dressen & dornier, inc.
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td2co.com

GINGER CREEK
LOTS 1, 2, 3 AND OUTLOT "A"



Revision Dates

No.	Description	MM-DD-YY

Job No.: A128-127A
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 13, 2016
Book:
Page:

CITY OF OMAHA
FINAL PLAT