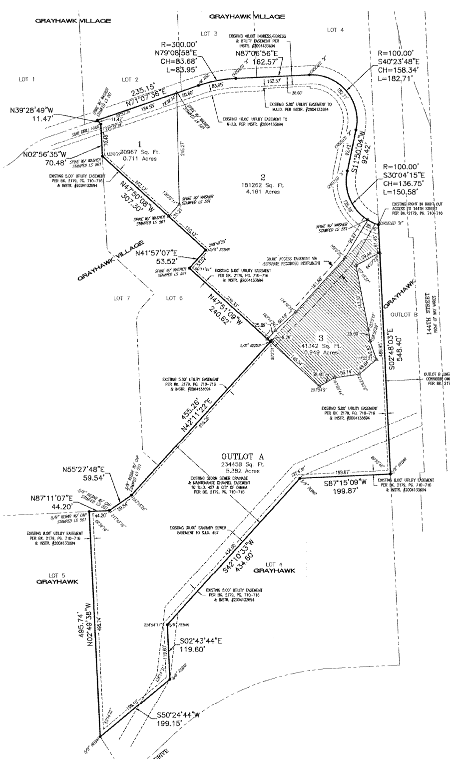
DEED 2016012034
FEB 19 2016 12:25 P 10

GRAYHAWK VILLAGE REPLAT 1

LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1, BEING A REPLATTING OF LOT 5, GRAYHAWK VILLAGE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NE 1/4 SEC. 11-15-11
SE 1/4 NE 1/4 SEC. 11-15-11

0 100 200



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PORTION OF EXISTING STORM SEWER DRAINAGE & MAINTENANCE CHANNEL EASEMENT TO S.I.D. 457 & CITY OF OMAHA PER BK. 2179, PG. 710-716 TO BE RELEASED VIA SEPARATE RECORDED INSTRUMENT (SEE DETAIL)
- CORNER FOUND
- CORNER SET (5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED LS-561 UNLESS NOTED OTHERWISE)

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 3 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO 144TH STREET.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
8. ACCESS EASEMENT OVER LOTS 2 & 3 VIA SEPARATE RECORDED INSTRUMENT.

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

3 DAY OF December, 2015.

Susan Berscheid
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1 AS TO THE DESIGN STANDARDS.

Todd Pfitzer 10/19/15
CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

Todd Pfitzer 2/11/16
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

5th DAY OF August, 2015.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

24th DAY OF November, 2015.

Jean Stothert
MAYOR
ATTEST:
Buster Brown
CITY CLERK
Ben Gray
PRESIDENT

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

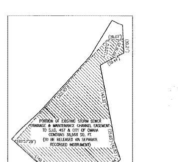
REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

9/4/15
DATE

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA



PORTION OF EASEMENT TO BE RELEASED VIA SEPARATE RECORDED INSTRUMENT DETAIL
NO SCALE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1, BEING A REPLATTING OF LOT 5, GRAYHAWK VILLAGE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

CONTAINS 11.204 ACRES

TODD L. WHITFIELD, LS-561

9-4-2015
DATE

REGISTERED LAND SURVEYOR TODD L. WHITFIELD LS-561 STATE OF NEBRASKA 9-4-15

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ALFORD PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND ALFORD OIL COMPANY, A NEBRASKA CORPORATION, OWNERS AND PINNACLE BANK, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A, GRAYHAWK VILLAGE REPLAT 1; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK 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 AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE SIDE LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ALFORD PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND ALFORD OIL COMPANY, A NEBRASKA CORPORATION, OWNERS

WILLIAM R. ALFORD
PRESIDENT

PINNACLE BANK, MORTGAGEE

BRETT MICHAEL
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

21st DAY OF September 2015

BY WILLIAM R. ALFORD, PRESIDENT OF ALFORD PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND ALFORD OIL COMPANY, A NEBRASKA CORPORATION ON BEHALF OF SAID COMPANY AND CORPORATION.

Gwendolyn Gorman
SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
GWENDOLYN GORMAN
My Comm. Exp. August 26, 2019

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

21st DAY OF September, 2015

BY BRETT MICHAEL, VICE PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

Gwendolyn Gorman
SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
GWENDOLYN GORMAN
My Comm. Exp. August 26, 2019

drawn by EAM	references 0115052F100
designed by	
reviewed by TLW	
filename 0115052F101.dwg	

revisions

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GRAYHAWK VILLAGE REPLAT 1 (LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOT A)
OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

job number-tasks 0115052.01-425
book page 15052
date 7-6-15

sheet 1 of 1

G28 #36
GRAYHAWK VILLAGE REPLAT 1 (L 1-3, OL A)