



DEED 2007024676



MAR 06 2007 09:44 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/6/2007 09:44:55.85



2007024676

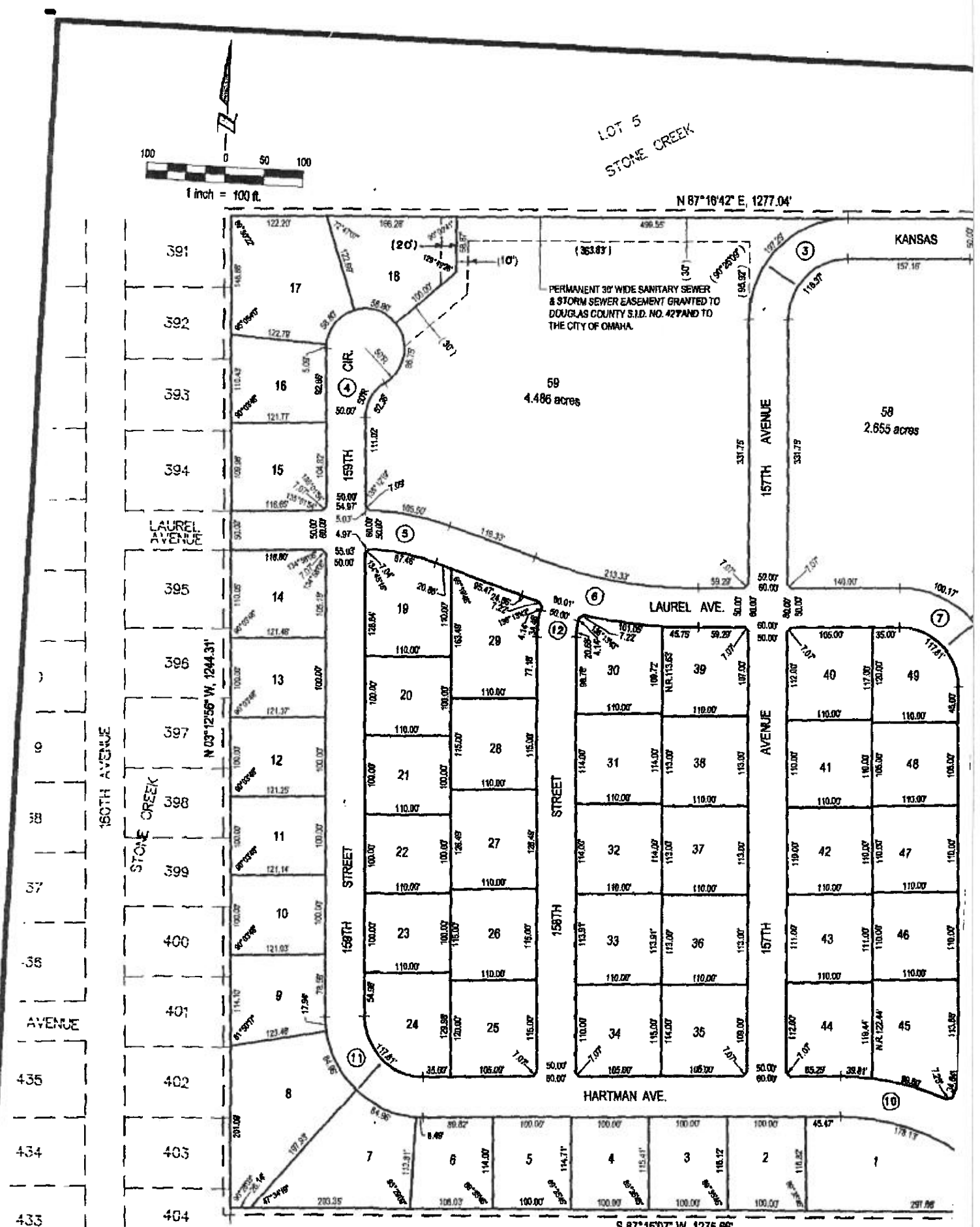
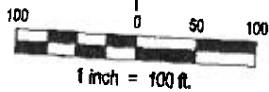
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

-new

Deed. FEE 65.00 FB 01-60000-old
 B $\frac{7}{61}$ BKP 34-16-11 ^{vst} C/O COMP _____
 DEL _____ SCAN _____ FV _____

EACG1

✓ 8184



PERMANENT 30' WIDE SANITARY SEWER & STORM SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 427 AND TO THE CITY OF OMAHA.

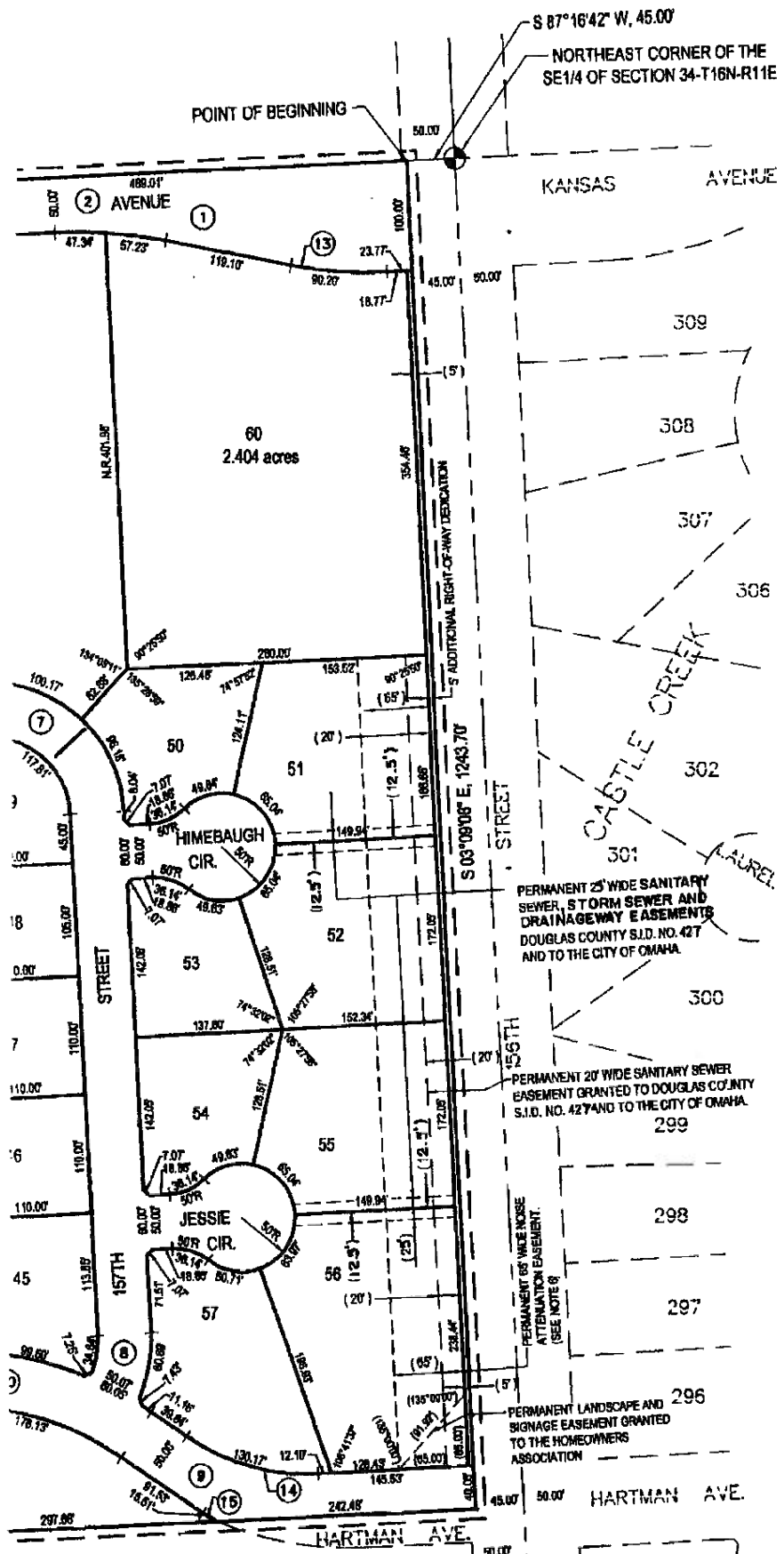
LOT 1
CONCORDIA HICK

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET FROM LOTS 51 THRU 56 INCLUSIVE OR TO HARTMAN AVENUE FROM LOTS 58 & 57. LOT 60 HAS AN EXISTING ACCESS DRIVE TO 156TH STREET, THIS ACCESS SHALL BE RELOCATED BY THE PROPERTY OWNER TO KANSAS AVENUE FOLLOWING THE COMPLETION OF PAVING OF KANSAS AVENUE.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	371.94'	90.20'	45.32'	13°53'43"
14	200.85'	130.17'	67.46'	37°06'51"
15	73.51'	15.51'	7.78'	12°05'24"

CURVE
1
2
3
4
5
6
7
8
9
10
11
12



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	470.00'	113.98'	57.27'	13°53'43"
2	470.00'	110.45'	55.48'	13°27'53"
3	100.00'	157.83'	100.75'	90°25'50"
4	186.60'	97.70'	50.00'	30°00'00"
5	280.44'	101.48'	51.30'	20°44'00"
6	818.34'	222.35'	112.40'	20°40'12"
7	100.00'	157.08'	100.00'	90°00'00"
8	101.08'	52.67'	26.95'	28°51'12"
9	300.00'	172.29'	88.59'	32°54'15"
10	309.00'	194.33'	100.71'	37°06'51"
11	100.00'	157.08'	100.00'	90°00'00"
12	100.00'	27.57'	13.87'	15°47'44"

DEDICATION

Know all men by these presents that we, Integrated Holdings, Inc., f/k/a Equine Corporation and RGK Investments, LLC, owners of the property described in and embraced within the plat, have caused said land to be subdivided into lots and named as shown, said subdivision to be hereafter known as COPPER RIDGE (lots shown), and we do hereby ratify and approve of the disposition of our property we do hereby dedicate to the public for public use the streets, avenues and easements as shown on this plat, we do further grant a perpetual easement to District, Qwest Communications and any company which has been granted a television system in the area to be subdivided, their successors and assigns, repair and renew poles, wires, cables, conduits and other related facilities, and cables for the carrying and transmission of electric current for light, heat and transmission of signals and sounds of all kinds including signals provided by the reception on, over, through, under and across a five-foot (5') wide strip of side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary of a lot and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of an exterior lots is herein defined as those lots forming the outer perimeter of the Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip of land as surveyed, platted and recorded and we do further grant a perpetual easement to District, their successors and assigns, to erect, install, operate, maintain, repair, hydrants and other related facilities, and to extend thereon pipes for the transmission of signals and sounds of all kinds through, under and across a five-foot (5') wide strip of land abutting all outside lines of the grant of these easements and as a limitation of these easements grant conduits and/or pipelines installed by any grantee or any beneficiary under the Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground level and all underground facilities shall also be installed at least thirty-six (36") inches below ground level. In the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be responsible for all costs, expenses, liability, and/or damage resulting from such failure, including relocation costs. No permanent buildings or retaining walls shall be placed in the same may be used for gardens, shrubs, landscaping and other purposes which interfere with the aforesaid uses or rights herein granted.

INTEGRATED HOLDINGS, INC.,
f/k/a EQUINE EQUITIES, INC.,
a Nebraska Corporation.

By: John P. Chudy, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 27th day of April, 2006, before me, the undersigned Notary Public in and for said County, personally came John P. Chudy, President of Integrated Holdings, Inc. who is personally known to be the identical person as affixed to the Dedication on this plat and acknowledged the same to be his act and deed as said president of said corporation.

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

Thomas A. Hunt
Notary Public



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COPPER RIDGE (lots numbered as shown) as conforming to the Omaha Municipal Code Standards.

Charles Keaynik 4/2/06
CITY ENGINEER DATE

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

Charles Keaynik 2/13/07
CITY ENGINEER DATE

COPPER RIDGE

(LOTS 1 THRU 60 INCLUSIVE)

BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and that a bond has been furnished to the city of OMAHA to ensure placing of permanent monuments and stake at all corners of all lots, streets, angle points and ends of all curves in COPPER RIDGE (the lots numbered as shown), being a platting of part of the NE 1/4 of the SE 1/4 of Section 34, Township 16 North, Range 11 East of the 6th p.m., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said SE1/4 of Section 34; thence S87°18'42"W (assumed bearing) along the North line of said NE1/4 of the SE1/4 of Section 34, a distance of 45.00 feet to a point on the West right-of-way line of 158th Street, said point also being the Point of Beginning; thence S03°08'08"E along said West right-of-way line of 158th Street, a distance of 1243.70 feet to the point of intersection of said West right-of-way line of 158th Street, and the North right-of-way line of Hartman Avenue; thence S87°15'07"W along said North right-of-way line of Hartman Avenue, and also the North line of Lot 1, Concordia High, a subdivision located in the East 1/2 of said SE1/4 of Section 34, a distance of 1275.66 feet to the Northwest corner of said Lot 1, Concordia High, said point also being on the West line of said NE1/4 of the SE1/4 of Section 34, said line also being the East line of Lot 404, Stone Creek, a subdivision located in said SE1/4 of Section 34; thence N03°12'58"W along said West line of the NE1/4 of the SE1/4 of Section 34, said line also being said East line of Lot 404, Stone Creek, and also the East line of Lots 403, 402, 401, 400, 399, 398, 397, 396 and 395, said Stone Creek, and also the East right-of-way line of Laurel Avenue, and also the East line of Lots 394, 393, 392 and 391, said Stone Creek, a distance of 1244.31 feet to the Northwest corner of said NE1/4 of the SE1/4 of Section 34, said point also being the Northeast corner of said Lot 391, Stone Creek, said point also being on the South line of Lot 5, said Stone Creek; thence N87°16'42"E along the North line of said NE1/4 of the SE1/4 of Section 34, said line also being said South line of Lot 5, Stone Creek, and the Easterly extension thereof, a distance of 1277.04 feet to the Point of Beginning.

Said tract of land contains an area of 1,587,735 square feet or 36.449 acres, more or less.

ROBERT CLARK

LS-419

DATE:

APRIL 17, 2006

inc., f/k/a Equine Equities, Inc., a Nebraska corporation, described in the Certification of Survey divided into lots and streets to be numbered as COPPER RIDGE (lots to be numbered as shown) of our property as shown on the plat, and streets, avenues and circles, and we do hereby grant an easement to the Omaha Public Power Board, a franchise to provide a cable television system, and a 5' wide strip of land abutting all front and rear boundary lines of all interior lots; boundary lines of all exterior lots. The term perimeter of the above-described addition, eight-foot (8') wide strip when the adjacent land is conveyed to Metropolitan Utilities Board, to maintain, repair and renew pipelines, pipes for the transmission of gas and water on, utility all cut-de-sac streets. In consideration of the easements granted herein, any wires, cables, conduits, etc., shall be placed in the said easement ways, but not other purposes that do not then or later

RGK INVESTMENTS, LLC

By:

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 17th day of April, 2006, before me, the undersigned, a Notary Public in and for said County, personally came ROBERT CLARK, MANAGER of RGK Investments, LLC, 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 as said officer of said LLC.

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

before me, the undersigned, a Notary Public in and for said County, personally came the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said officer of said LLC.

above written.

A GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

Notary Public

A GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2007

OMAHA CITY COUNCIL ACCEPTANCE

This plat of COPPER RIDGE (Lots numbered as shown) was approved by the City Council of Omaha.

MAYOR

DATE

ATTEST
CITY CLERK

PRESIDENT OF COUNCIL



as shown) as to the Design

for compliance with Chapter 53 of

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



7130 SOUTH 28TH STREET, SUITE D
LINCOLN, NE 68516-5941
PHONE: (402) 420-7217
FAX: (402) 420-7218

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 885-4700
FAX: (402) 885-3399

COPPER RIDGE
OMAHA, NEBRASKA

FINAL PLAT



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 158TH STREET FROM LOTS 51 THRU 56 INCLUSIVE OR TO HARTMEN AVENUE FROM LOTS 56 & 57. LOT 60 HAS AN EXISTING ACCESS DRIVE TO 158TH STREET, THIS ACCESS SHALL BE RELOCATED BY THE PROPERTY OWNER TO KANSAS AVENUE FOLLOWING THE COMPLETION OF PAVING OF KANSAS AVENUE.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 427 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF 158TH STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

R.O.W. CURVE TABLE

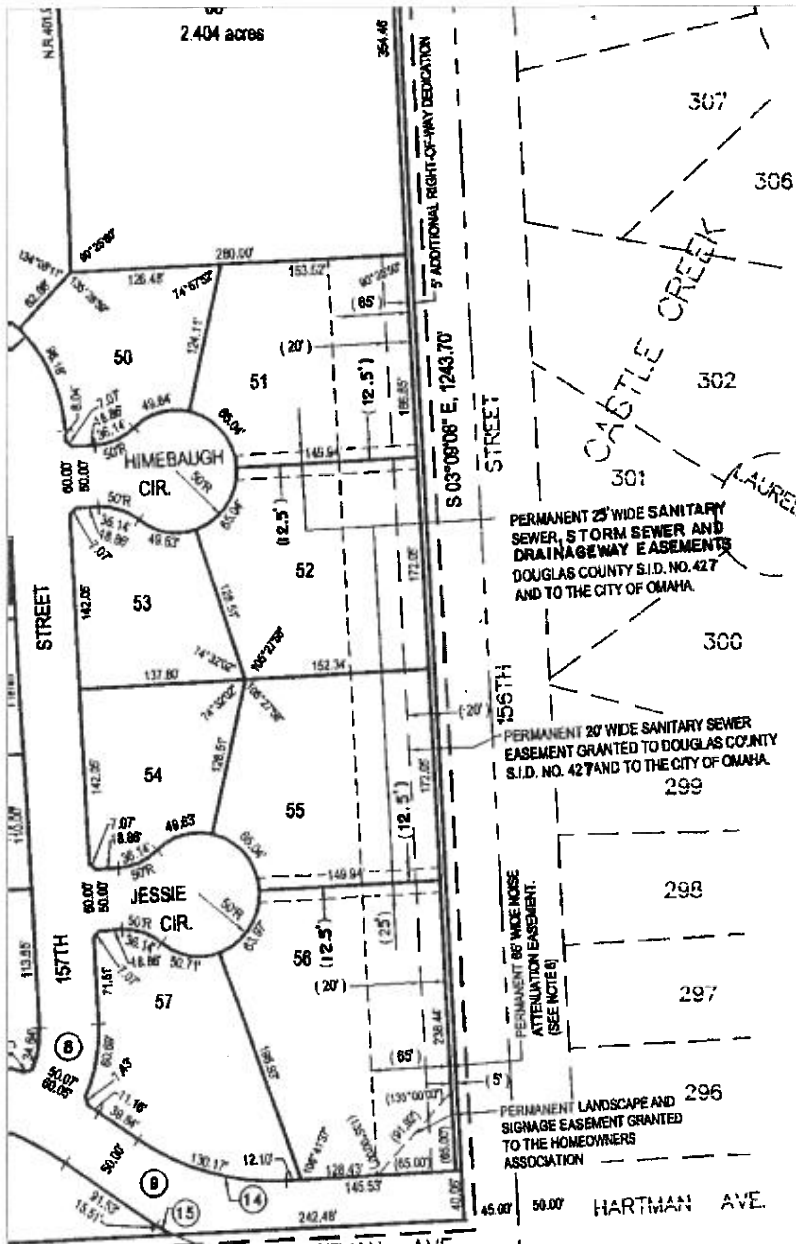
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14	200.95'	130.17'	67.48'	37°06'51"
15	73.51'	15.51'	7.78'	12°05'24"

CURVE	RAC
1	470
2	470
3	100
4	186
5	280
6	616
7	100
8	101
9	300
10	300
11	100
12	100

REVIEW OF DOUGLAS C

This plat of COPPER RIDGE
Douglas County Engineer.

[Signature]
DOUGLAS COUNTY ENG



repair and renew poles, wires, cables, conduits and other related facilities, and to extend cables for the carrying and transmission of electric current for light, heat and power or transmission of signals and sounds of all kinds including signals provided by a cable to the reception on, over, through, under and across a five-foot (5') wide strip of land abutting the side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary line and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots is herein defined as those lots forming the outer perimeter of the above-said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip and is surveyed, platted and recorded and we do further grant a perpetual easement to the District, their successors and assigns, to erect, install, operate, maintain, repair and hydrants and other related facilities, and to extend thereon pipes for the transmission through, under and across a five-foot (5') wide strip of land abutting all cut-de-sac streets of the grant of these easements and as a limitation of these easements granted herein conduits and/or pipelines installed by any grantee or any beneficiary under the easement Plat and/or Dedication shall be installed at least thirty-six (36) inches below ground and underground facilities shall also be installed at least thirty-six (36) inches below ground. A failure to comply with this limitations, such grantee and/or beneficiary shall be solely and all costs, expenses, liability, and/or damage resulting from such failure, including relocation costs. No permanent buildings or retaining walls shall be placed in the said the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights herein granted.

INTEGRATED HOLDINGS, INC.,
f/k/a EQUINE EQUITIES, INC.,
a Nebraska Corporation

RGK INVESTMENT

By: John P. Chudy, President
By: [Signature]

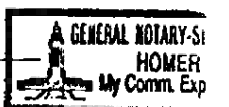
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 11th day of April, 2006, before me, the undersigned Notary Public in and for said County, personally came John P. Chudy, President of Integrated Holdings, Inc. 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 as said president of said corporation.

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

[Signature]
Notary Public



RADIUS	LENGTH	TANGENT	DELTA
470.00'	113.98'	57.27'	13°53'43"
470.00'	110.45'	55.48'	13°27'53"
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300.00'	194.33'	100.71'	37°06'51"
100.00'	157.08'	100.00'	90°00'00"
100.00'	27.57'	13.87'	15°47'44"

GLAS COUNTY ENGINEER
COPPER RIDGE (Lots numbered as shown) was reviewed by the office of the engineer.
[Signature]
DATE 4/10/06
NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COPPER RIDGE (lots numbered as shown) as to the District Standards.

Charles Keenrich 4/4/06
CITY ENGINEER DATE

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

Charles Keenrich 2/13/07
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of COPPER RIDGE (Lots numbered as shown) was approved by the City Planning Board.

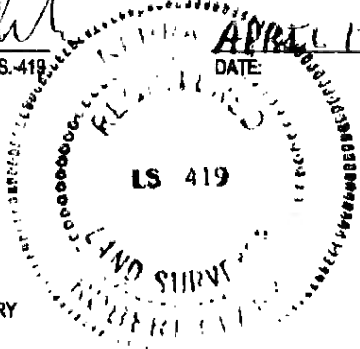
[Signature] 5/3/06
CHAIRMAN OF CITY PLANNING BOARD DATE

facilities, and to extend thereon wires or heat and power and for the provided by a cable television system, and wide strip of land abutting all front and rear boundary lines of all interior lots; any lines of all exterior lots. The term wheler of the above-described addition. 2-foot (8") wide strip when the adjacent land easement to Metropolitan Utilities maintain, repair and renew pipelines, for the transmission of gas and water on, ing all cul-de-sac streets. In consideration nents granted herein, any wires, cables, ay under the easements granted in this ches below ground and any other) inches below ground and, in the event of icary shall be solely responsible for any ch failure, including but not limited to be placed in the said easement ways, but r purposes that do not then or later

West right-of-way line of 156th Street, said point also being the Point of Beginning; thence S03°09'08"E along said West right-of-way line of 156th Street, a distance of 1243.70 feet to the point of intersection of said West right-of-way line of 156th Street, and the North right-of-way line of Hartman Avenue; thence S87°15'07"W along said North right-of-way line of Hartman Avenue, and also the North line of Lot 1, Concordia High, a subdivision located in the East 1/2 of said SE1/4 of Section 34, a distance of 1275.66 feet to the Northwest corner of said Lot 1, Concordia High, said point also being on the West line of said NE1/4 of the SE1/4 of Section 34, said line also being the East line of Lot 404, Stone Creek, a subdivision located in said SE1/4 of Section 34; thence N03°12'56"W along said West line of the NE1/4 of the SE1/4 of Section 34, said line also being said East line of Lot 404, Stone Creek, and also the East line of Lots 403, 402, 401, 400, 399, 388, 397, 396 and 395, said Stone Creek, and also the East right-of-way line of Laurel Avenue, and also the East line of Lots 394, 393, 392 and 391, said Stone Creek, a distance of 1244.31 feet to the Northwest corner of said NE1/4 of the SE1/4 of Section 34, said point also being the Northeast corner of said Lot 391, Stone Creek, said point also being on the South line of Lot 5, said Stone Creek; thence N87°16'42"E along the North line of said NE1/4 of the SE1/4 of Section 34, said line also being said South line of Lot 5, Stone Creek, and the Easterly extension thereof, a distance of 1277.04 feet to the Point of Beginning.

Said tract of land contains an area of 1,587,735 square feet or 36.449 acres, more or less.

Robert Clark
 ROBERT CLARK L.S. 419 DATE APRIL 17, 2006



RGK INVESTMENTS, LLC

[Signature]

By:

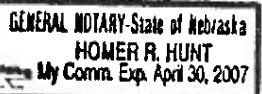
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 17th day of April, 2006, before me, the undersigned, a Notary Public in and for said County, personally came ROBERT CLARK, MANAGER of RGK Investments, LLC, 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 as said officer of said LLC.

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

Homer R. Hunt
 Notary Public



OMAHA CITY COUNCIL ACCEPTANCE

This plat of COPPER RIDGE (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Jolley 10/31/2004
 MAYOR DATE

ATTEST [Signature]
 CITY CLERK

[Signature]
 PRESIDENT OF COUNCIL



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.

[Signature]
Jillie M. Honey 12-7-06
 COUNTY TREASURER DATE
[Signature] 3-8-07

(shown) as to the Design

406

compliance with Chapter 53 of

3/07

approved by the City Planning

3/06



12801 Q STREET
 OMAHA, NE 68137
 PHONE: (402) 885-4700
 FAX: (402) 885-5886

COPPER RIDGE
 OMAHA, NEBRASKA

FINAL PLAT

Proj No:	95-085.03	Revisions	No	Date
Date:	4-3-06	Designed By:	JDE	TRH
Drawn By:	TRH	Scale:	1" = 100'	Sheet 1 of 1