

R OF THE
16N-R11E

SEE Sheet No. 1 of 2 FOR
AFFIDAVIT OF CORRECTION
NOTES AND SIGNATURES

COPPER

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BEING A PLATTING OF PART OF THE NE 1/4 OF
EAST OF THE 6TH P.M., DOUGLAS COUNTY, NE

AVENUE

DEDICATION

Know all men by these presents that we, Integrated Holdings, Inc., f/k/a Equine Equities, Inc., a Nebraska Corporation and RGK Investments, LLC, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as COPPER RIDGE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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; 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 and we do further grant a perpetual easement to Metropolitan Utilities 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-sac streets. ~~In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.~~


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	E&A CONSULTING GROUP, INC.	
	ENGINEERING • PLANNING • FIELD SERVICES	
<small>330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700</small>		
Drawn by: JAF	Chkd by: <i>WAC 1-2-08</i>	Chkd by: _____
Job No.: P1995.105.003	Date: 12/28/2007	Sheet No.: 2 of 2

AFFIDAVIT OF CORRECTION

COPPER RIDGE

DOUGLAS COUNTY, NEBRASKA