



MISC 2009011688



FEB 10 2009 13:16 P 10

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 FEE 51.⁵⁰ FB 05-07285-01d
 BKP _____ C/O _____ COMP. *JA*
 DEL _____ SCAN _____ FV _____

P

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/10/2009 13:16:02.02



2009011688

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

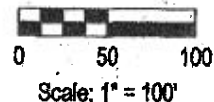
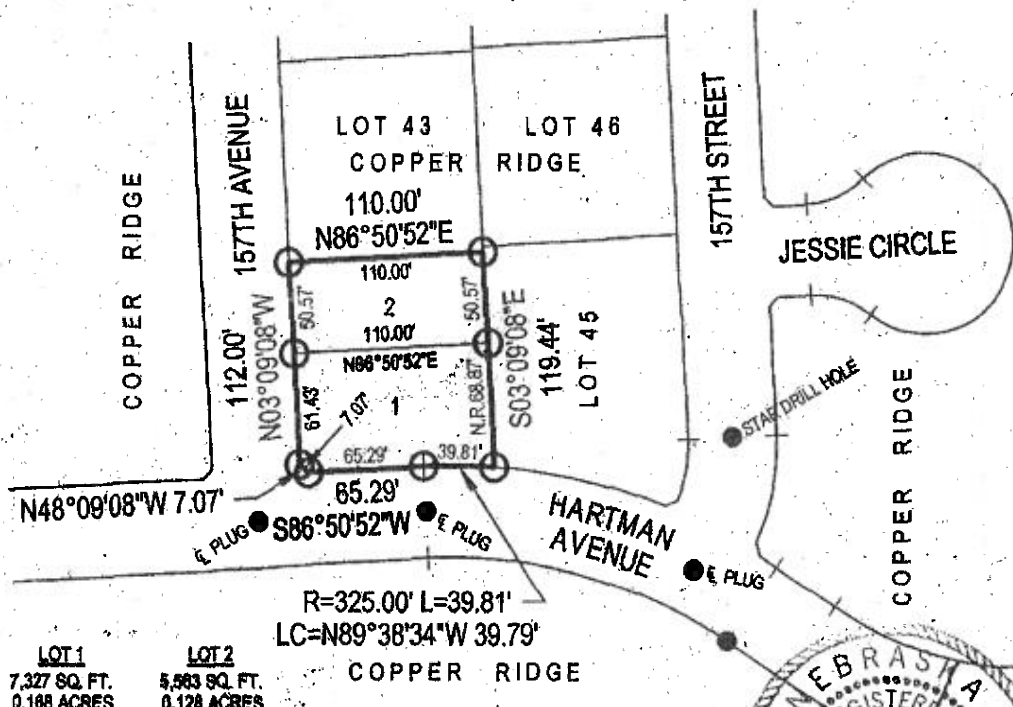
Return To: EACGI

Check Number

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

(include a diagram of the plat, legal description and legend)
LOTS 1 AND 2, COPPER RIDGE REPLAT TWO

BEING A REPLAT OF LOT 44, COPPER RIDGE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA
OPPD, QWEST AND CABLE TV EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN
PLAT DEDICATION OF COPPER RIDGE RECORDED AS INSTRUMENT NO. 2007024676



LEGEND

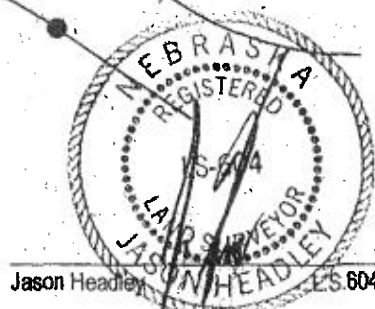
NOTE: ALL DISTANCES ARE PLAT AND ACTUAL

- PINS FOUND 5/8" REBAR UNLESS NOTED
- PINS SET 5/8" REBAR UNLESS NOTED
- N.R. NONRADIAL

LOT 1
7,327 SQ. FT.
0.168 ACRES

LOT 2
5,583 SQ. FT.
0.128 ACRES

R=325.00' L=39.81'
LC=N89°38'34"W 39.79'



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

Owner: Copper Ridge Development, L.L.C.

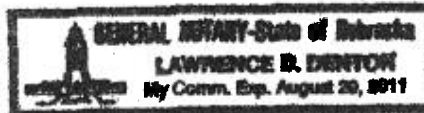
John P. Chudy 7-25-08
Signature Date
By: John P. Chudy, Managing Member

07-28-08
Date

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) SS

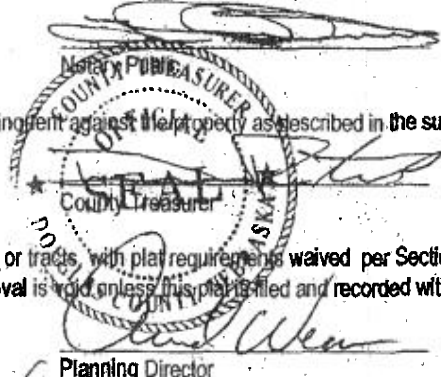
On this 25th day of July, 2008, before me, the undersigned, a Notary Public, in and for said County, personally appeared John P. Chudy, Managing Member of Copper Ridge Development, L.L.C. who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed as such officer of said corporation.



07/25/2008
Date

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.



7/16/2009
Date

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

7/10/09
Date

e+a E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE (402) 693-4700

Drawn by: JAF Chkd by: *WJC* 7-28-08 Chkd by: _____
Job No.: P1995.105.006 Date: 07/24/2008

ADMINISTRATIVE
SUBDIVISION

HARTMAN AVENUE

R=325.00' L=39.81'
LC=N89°38'34"W 39.79'

N48°09'08"W
7.07'

S86°50'52"W 65.29'

CONCRETE DRIVEWAY

17.9'

16.5'
EXISTING

5.00' O.P.D., Q' OF COPPER

5.00'

O.P.D., QWEST AND CABLE TV
EASEMENT GRANTED WITH PLAT
OF COPPER RIDGE RECORDED AS
INSTRUMENT NO. 2007024678

157TH

N03°09'08"W 1

N48°09'08"W
7.07'

5.00' O.P.D., QWEST AND CABLE TV EASEMENT GRANTED WITH PLAT OF COPPER RIDGE RECORDED AS INSTRUMENT NO. 2007024676

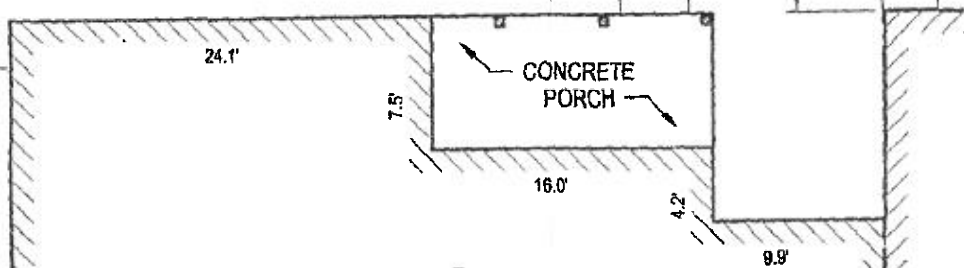
S86°50'52"W 65.29'

CONCRETE DRIVEWAY

17.9'

CONCRETE WALK

25.0' EXISTING



**LOT 44
COPPER**

**PROPOSED
LOT 1
AREA = 7,327 SQ.FT.**

16.5' EXISTING

O.P.D., QWEST AND CABLE TV EASEMENT GRANTED WITH PLAT OF COPPER RIDGE RECORDED AS INSTRUMENT NO. 2007024676

R=325.00' L=39.81'
LC=N89°38'34"W 39.79'

5.00'

66.43' MINIMUM
PROPOSED LOT 1

25.5' EXISTING

47.9'
59.6'

157TH AVENUE

N03°09'08"W 112.00'

CABLE TV EASEMENT GRANTED WITH PLAT OF COPPER RIDGE AS INSTRUMENT NO. 2007024676

CONCRETE DRIVEWAY

25.0'
EXISTING

18.0'

CONCRETE WALK

CONCRETE WALK

24.1'

7.5'

CONCRETE PORCH

16.0'

4.2'

9.8'

LOT 44

COPPER

PROPOSED LOT 1
AREA = 7,327 SQ.FT.

24.2'

15.7'

CONCRETE PORCH

12.5'

8.2'

5.4'

RIDGE

PROPOSED LOT 2
AREA = 5,563 SQ.FT.

37.8'

59.6'

47.8'

27.1'

38.6'

30.1'

12.8'

14.3'

WOOD DECK

66.43' MINIMUM

PROPOSED LOT 1

50.57'

PROPOSED LOT 2

25.5'
EXISTING

8.00'

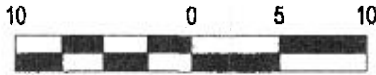
O.P.P.D. QWEST AND CABLE TV EASEMENT GRANTED WITH PLAT OF COPPER RIDGE RECORDED AS INSTRUMENT NO. 2007024676

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA

7/18/2008
DATE

JASON HEADLEY L.S.604



1 inch = 10 ft.

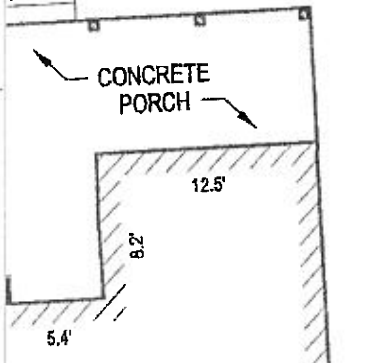
LOT 43

N86°50'52"E 110.00'

O.P.D., QWEST AND CABLE TV EASEMENT GRANTED WITH PLAT OF COPPER RIDGE RECORDED AS INSTRUMENT NO. 2007024676

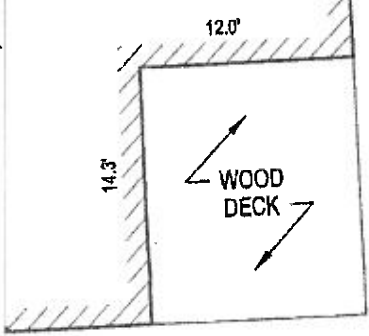
EXISTING

RETE
LK



CONCRETE PORCH

USED
T 2
563 SQ.FT.



WOOD DECK

50.57'
PROPOSED LOT 2

TV EASEMENT
COPPER RIDGE
NO. 2007024676

K:\Projects\1995105\p061Srvy\Topo\TOPO-LOTS 1 44 45-000.dwg

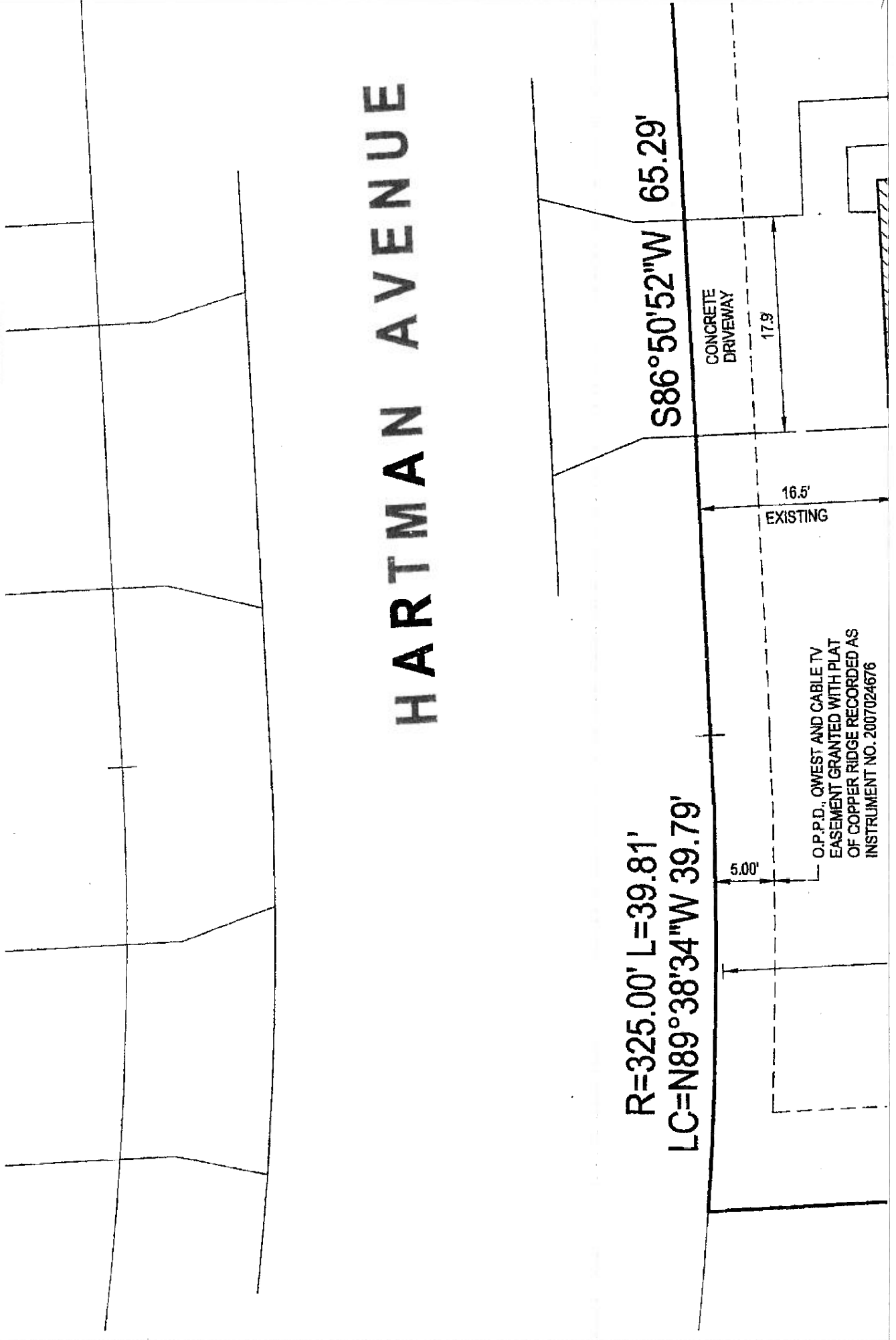
7/28/2008 2:28 PM

James Falk

Proj No:	P1995.105.008
Date:	07/23/2008
Designed By:	
Drawn By:	JAF
Checked By:	7-23-08 WOC
Sheet	1 of 1

Revisions	
No	Date

AS-BUILT SURVEY



CONCRETE WALK

25' EXIST

18.0'

CC

24.1'

CONCRETE PORCH

7.5'

24.2'

16.8'

4.2'

15.7'

9.8'

LOT 44 COPPER RIDGE

PROPOSED
LOT 1
AREA = 7,327 SQ.FT.

PROP
LO
AREA = 5,

16.5'
EXISTING

11.4'

WOOD DECK

27.1'

39.6'

47.9'

38.6'

30.1'

O.P.D., QWEST AND CABLE TV
EASEMENT GRANTED WITH PLAT
OF COPPER RIDGE RECORDED AS
INSTRUMENT NO. 2007024676

66.43' MINIMUM
PROPOSED LOT 1

PR

25.5'
EXISTING

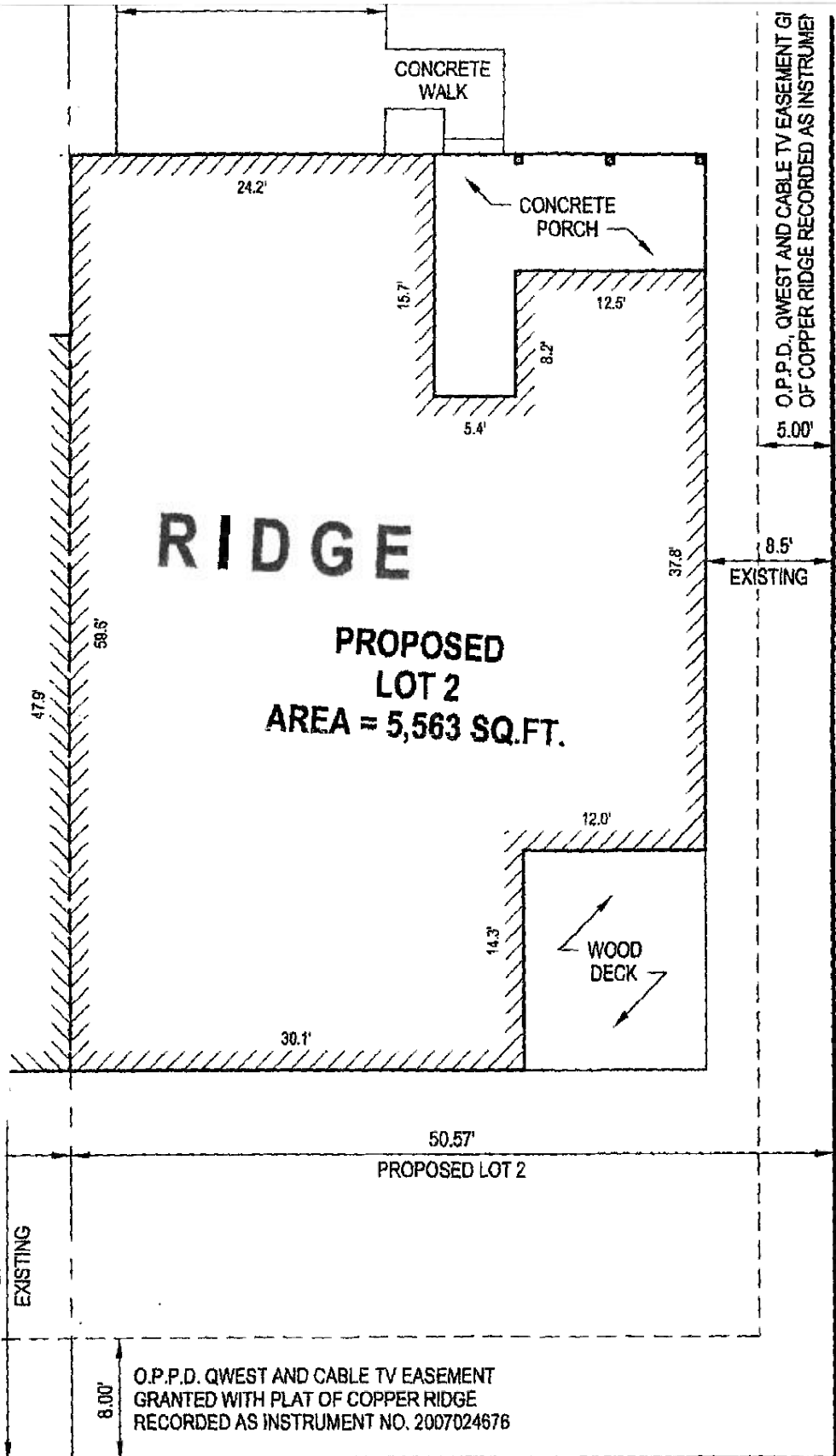
8.00'

O.P.D. QWEST AND CABLE TV
GRANTED WITH PLAT OF COPPER
RIDGE RECORDED AS INSTRUMENT NO.

S03°09'08"E 119.44'

LOT 45

LOT 44, COPPER RIDGE
OMAHA, NEBRASKA

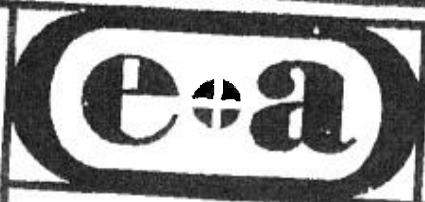


N86°50'52"E 110.00'

LOT 4

119.44'

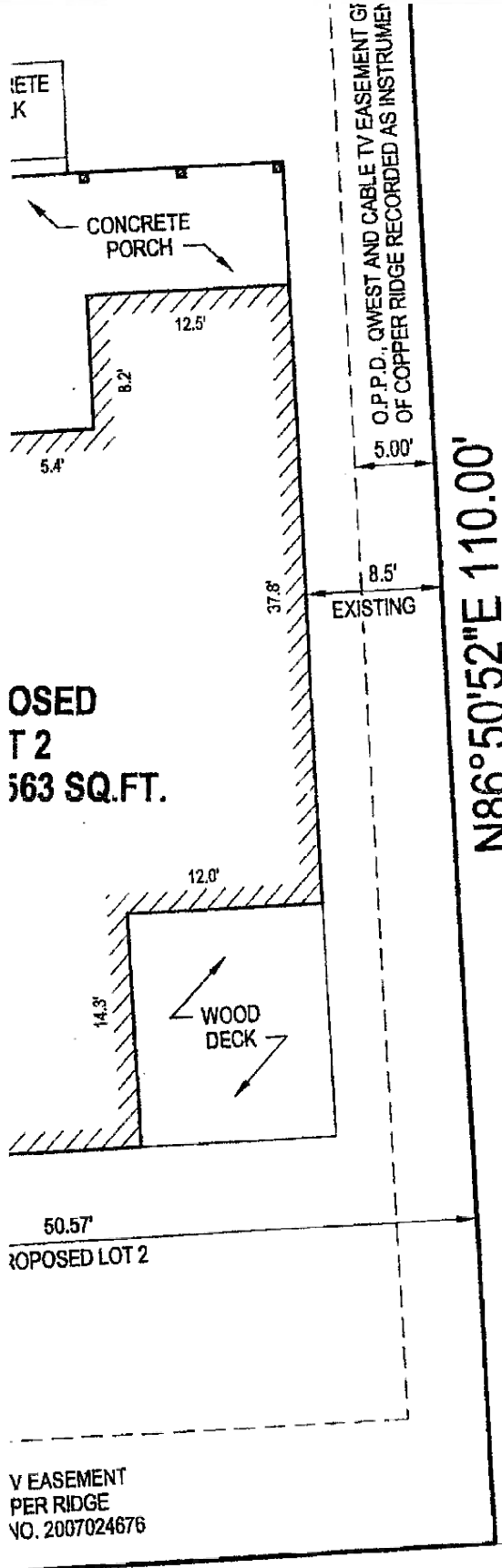
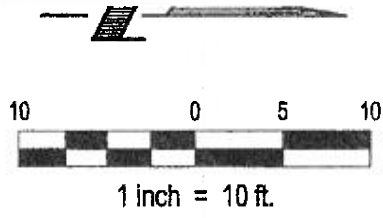
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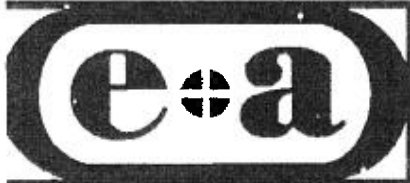
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

DGE



LOT 43

BOOK #3614



E&A CONSULTING GROUP, INC.
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