

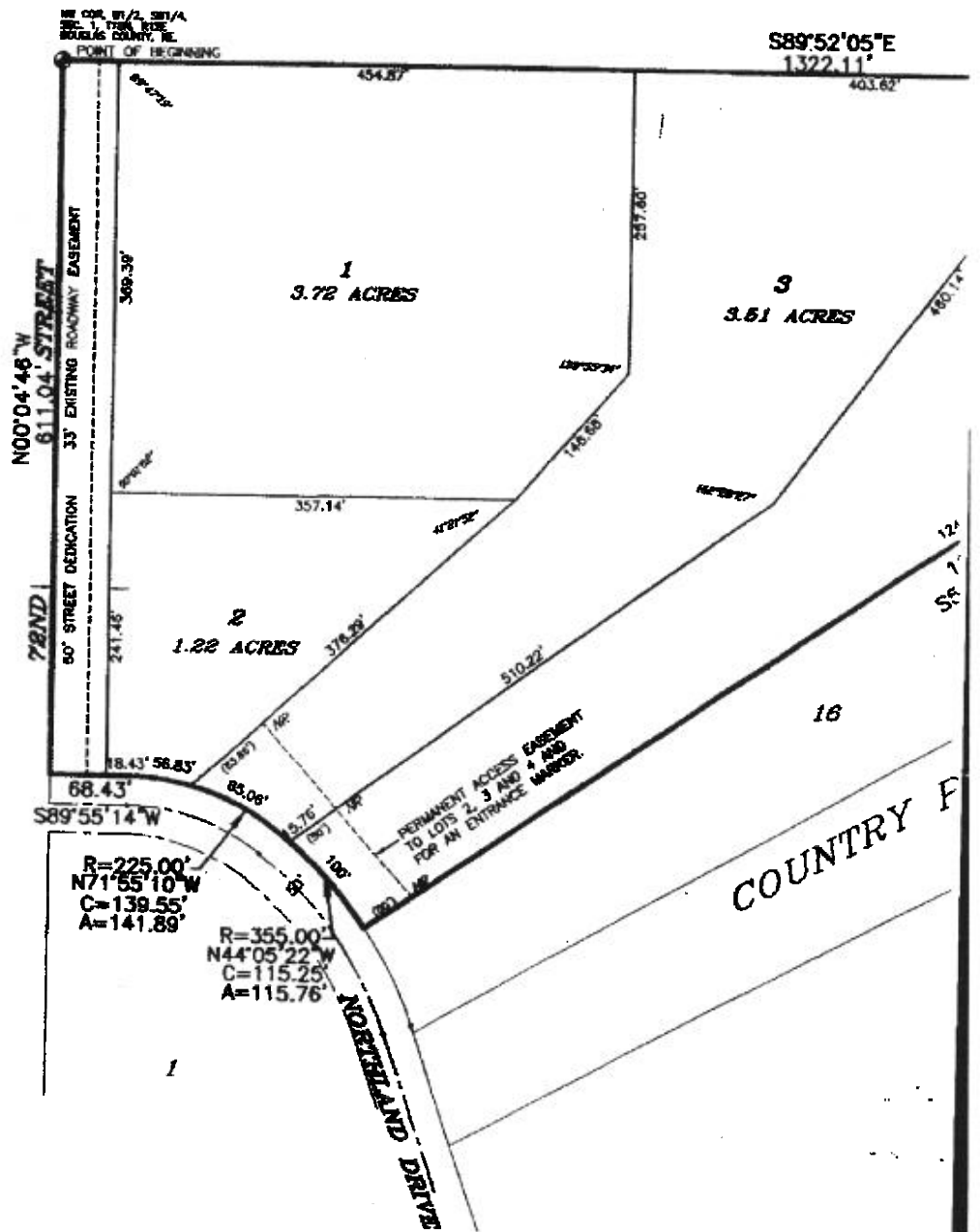


COUNTRY F

LOTS 1 THROUGH 4, INCLUSIVE BE A THE SOUTHWEST QUARTER LYING NOR AS SURVEYED, PLATTED AND RECORDE IN SECTION 1, TOWNSHIP 16 NORTH, DOUGLAS COUNTY, NEBRASKA.

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Jun. 26 3:09 PM 1997
31.1.1997



drawn by
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RDP

reviewed by

revisions

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reference

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a survey of the boundary and the lots of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the said boundary and lots in the subdivision to be known as COUNTRY PLACE NORTH (Lots 1 through 4, inclusive) being a platting of that part of the West Half of the Southwest Quarter being north of COUNTRY PLACE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, in Section 1, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the southwest corner of the said West Half of the Southwest Quarter of Section 1; Thence North 89°32'05" East (assumed bearings) for 1322.11 feet to the northeast corner of the said West Half of the Southwest Quarter of Section 1; Thence South 00°01'11" West for 41.71 feet to the northwest corner of Lot 15, COUNTRY PLACE; Thence South 54°20'56" West for 1249.31 feet along the northwest line of Lots 15 and 16, COUNTRY PLACE to the northeast right of way line of Northland Drive; Thence along a curve to the left (having a radius of 355.00 feet and a long chord bearing North 44°02'22" West for 119.25 feet) for an arc length of 115.76 feet along the northeast right of way line of Northland Drive; Thence along a curve to the left (having a radius of 225.00 feet and a long chord bearing North 71°35'10" West for 139.55 feet) for an arc length of 141.89 feet along the north right of way line of Northland Drive; Thence South 89°55'14" West for 68.43 feet along the north right of way line of Northland Drive to the west line of the said West Half of the Southwest Quarter of Section 1; Thence North 00°04'46" West for 611.04 feet to the Point of Beginning. Contains 13.43 acres including 0.48 acre of existing county roadway easement.

[Signature]
Robert D. Proehl, L.S. 378

Oct 10, 1996
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, Emerson Welty, OWNER, being the sole OWNER of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as COUNTRY PLACE NORTH; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications 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 System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys 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 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 abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

[Signature]
Emerson Welty, OWNER

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 10 day of October, 1996, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared EMERSON WELTY, who is personally known to me to be the identical person whose name is affixed to the above instrument as OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

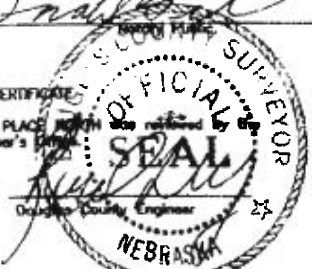


NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

COUNTY ENGINEER'S CERTIFICATE

This plat of COUNTRY PLACE NORTH was reviewed by Douglas County Engineer's Office

10/25/96
Date



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 25 day of October, 1996.

[Signature]
Douglas County Treasurer
J. M. Haney

larp, ryeanson & associates, inc.
engineers
surveyors
planners

4747 California Street
Omaha, Nebraska 68154-1970
408-498-9498
FAX 408-498-2780

COUNTRY PLACE NORTH
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

REDS

IMPRINTED SEAL
REGISTER OF DEEDS

PLACE NORTH

Nw 1/4 Sw 1/4

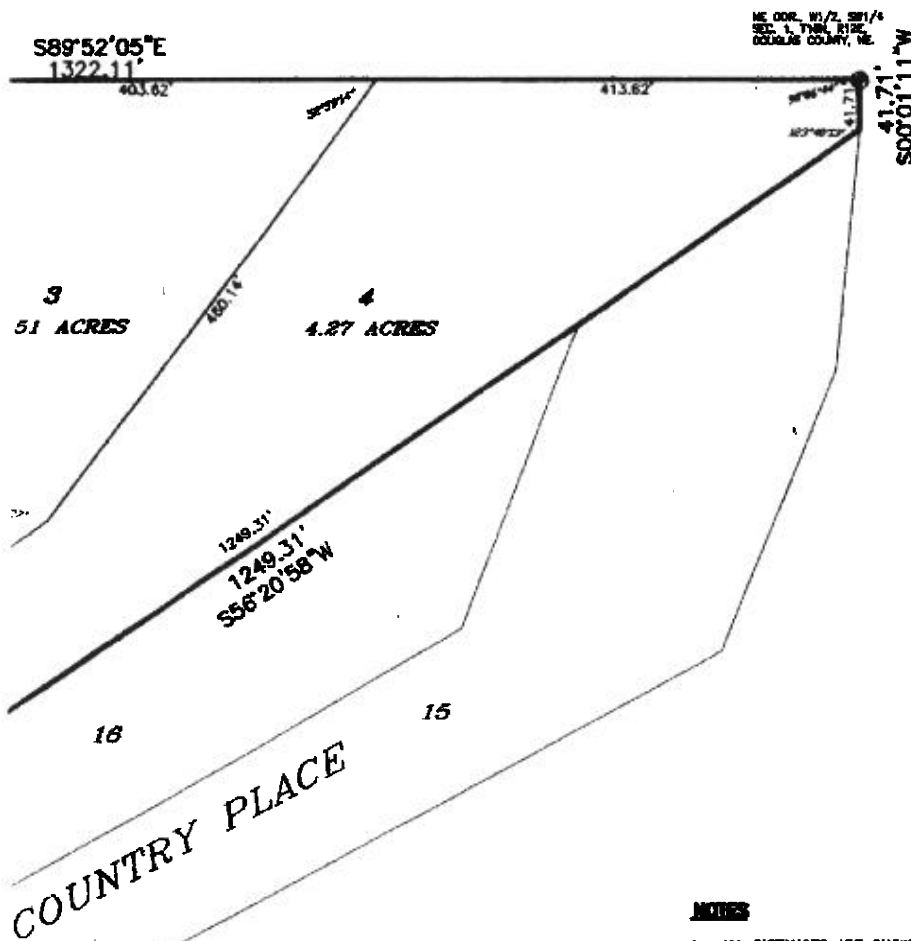
PLAT BE A PLATTING OF PART OF THE WEST HALF OF
 LYING NORTH OF COUNTRY PLACE, A SUBDIVISION,
 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.
 16 NORTH, RANGE 12 EAST OF THE 6TH P.M.,
 NEBRASKA.

IMPRINTED SEAL
 REGISTER OF DEEDS



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ACKNOW
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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. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 2 WILL HAVE NO DIRECT ACCESS TO 72ND STREET.
7. LOTS 2, 3 AND 4 WILL HAVE ONLY ONE COMMON ACCESS TO NORTHLAND DRIVE

IMPRINTED SEAL
 REGISTER OF DEEDS

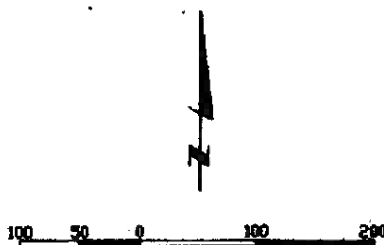
COUNTY

This plat
 Douglas

10/2
 Date

COUNTY

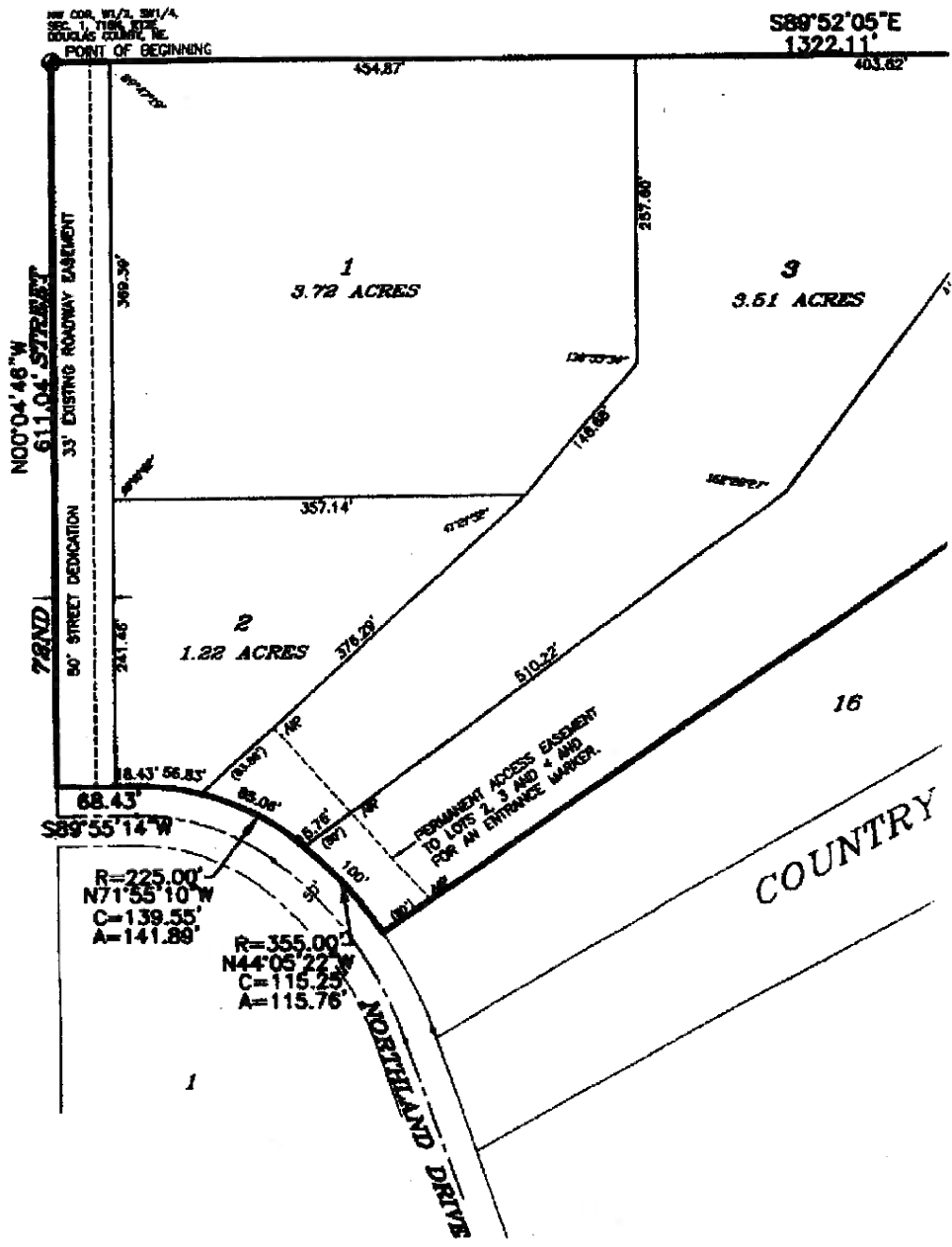
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79227
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21-60000

Jun 26 3:09 PM 1997



IMPRINTED SEAL
REGISTER OF DEEDS



that permanent (in boundary and lots inclusive) being a PLAGE, a subdivision Township 16 North, bounds as follows: Section 1; Thence the said West Half the northeast corner the northeast line Drive; Thence along 44°05'22" West for Northland Drive; Th North 71°55'10" W Northland Drive; Th Drive to the west West for 611.04 ft county roadway as

Robert D. Proett
Robert D. Proett

KNOW ALL MEN BY land described with to be subdivided in hereafter known as our property as the plot and do hereby the Omaha Public granted a franchise Television System to repair and renew p facilities; and to er light, heat, and po provided by cable i feet (3') wide strip abutting the rear b and recorded lots; lots that are not a as these lots form easement will be r and recorded. We their successors on and other related f under and across c retaining walls, or i may be used for g the aforesaid uses

Emerson Wally, CW
Emerson Wally, CW

ACKNOWLEDGEMENT

State of Nebraska
County of Douglas

On this 10
Notary Public, duly appeared EMERSON be the identical p instrument as OWNE the foregoing Dedic

Witness my h

[Signature]

COUNTY ENGINEER'S

This plot of COUNTR
Douglas County/Eng

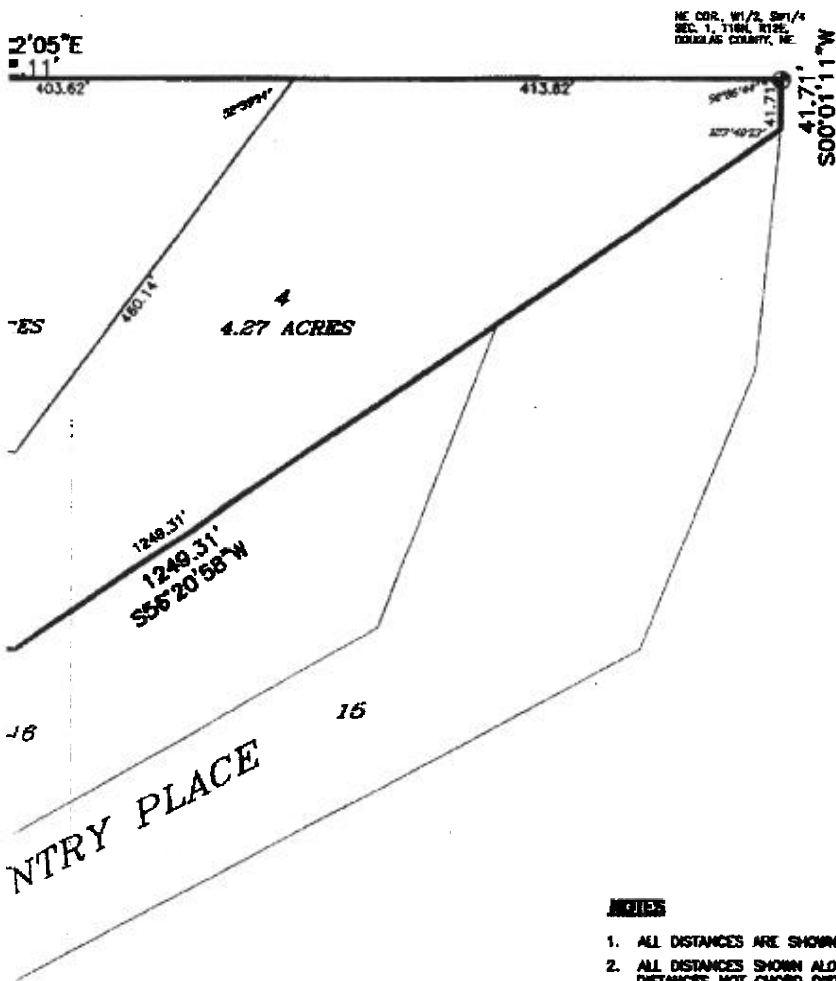
10/25/96
Date

COUNTY TREASURER'S

THIS IS TO CERTIFY due or delinquent a Surveyor's Certificate records of this offic

[Signature]

IMPRINTED SEAL
REGISTER OF DEEDS



NOTES

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4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 2 WILL HAVE NO DIRECT ACCESS TO 72ND STREET.
7. LOTS 2, 3 AND 4 WILL HAVE ONLY ONE COMMON ACCESS TO NORTHLAND DRIVE



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plot of COUNTRY PLACE NORTH (Lots 1 through 4, inclusive) as to the design standards this 14 day of November 1996.

Raymond Neumann
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

June 26, 1997
Date *Raymond Neumann*
City Engineer

APPROVAL OF CITY PLANNING

This plot of COUNTRY PLACE NORTH was approved by the City Planning Board of the City of Omaha, Nebraska, this 6th day of November 1996.

Kathleen J. Jaffrin
Chairman, City Planning Board

that permanent monuments have been placed at all corners, angle points and ends of curves on the said boundary and lots in the subdivision to be known as COUNTRY PLACE NORTH (Lots 1 through 4, inclusive) being a platting of that part of the West Half of the Southwest Quarter 1/4 north of COUNTRY PLACE, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, in Section 1, Township 18 North, Range 12 East of the 9th P.M., Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the northwest corner of the said West Half of the Southwest Quarter of Section 1; Thence North 88°20' East (assumed bearing) for 1322.11 feet to the northeast corner of the said West Half of the Southwest Quarter of Section 1; Thence South 0°01'11" West for 41.71 feet to the northwest corner of Lot 15; COUNTRY PLACE: Thence South 56°20'54" West for 1248.31 feet along the northwest line of Lots 15 and 16, COUNTRY PLACE to the northeast right of way line of Northland Drive; Thence along a curve to the left (having a radius of 358.00 feet and a long chord bearing North 4°05'22" West for 115.25 feet) for an arc length of 115.78 feet along the northeast right of way line of Northland Drive; Thence along a curve to the left (having a radius of 225.00 feet and a long chord bearing North 71°38'18" West for 138.26 feet) for an arc length of 141.89 feet along the north right of way line of Northland Drive; Thence South 89°55'14" West for 63.43 feet along the north right of way line of Northland Drive to the west line of the said West Half of the Southwest Quarter of Section 1; Thence North 0°04'46" West for 611.04 feet to the Point of Beginning. Contains 13.43 acres including 0.46 acre of existing county roadway easement.

SEAL
OF DEEDS



Robert D. Probst
Robert D. Probst, L.S. 378

Oct 10, 1996
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, Emerson Welty, OWNER, being the sole OWNER of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as COUNTRY PLACE NORTH; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications 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 System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys 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 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 abutting the front and side boundary lot lines; on eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

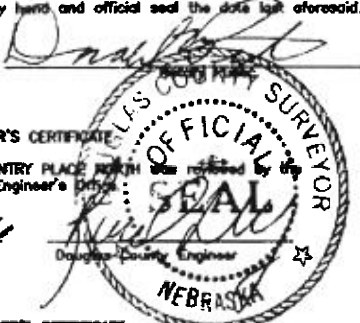
Emerson Welty
Emerson Welty, OWNER

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
County of Douglas) SS

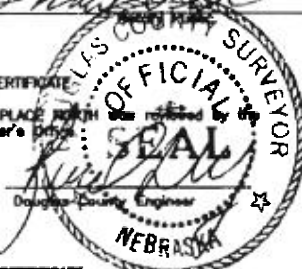
On this 10 day of October, 1996, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared EMERSON WELTY, who is personally known to me to be the identical person whose name is affixed to the above instrument as OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.



COUNTY ENGINEER'S CERTIFICATE

This plat of COUNTRY PLACE NORTH was received by the Douglas County Engineer's Office:
10/25/96
Date



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 25 day of October, 1996.

Julie M. Hancy
Julie M. Hancy
Douglas County Treasurer

APPROVAL OF OMAHA CITY COUNCIL

This plat of COUNTRY PLACE NORTH was approved and accepted by the City Council of Omaha, Nebraska, this day of October, 1996.

President
President
Deputy
Deputy City Clerk



ABING

PLACE NORTH was approved by the City of Omaha, Nebraska, this day of October, 1996.

Chairman
Chairman, City Planning Board

amp. ryneerson & associates, inc.
engineers
surveyors
planners

14747 California Street
Omaha, Nebraska 68104-8776
402-488-2488
402-488-8780
FAX 402-488-8780

COUNTRY PLACE NORTH
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

IMPRINTED SEAL
REGISTER OF DEEDS

NOTARIAL SEAL AFFIXED
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