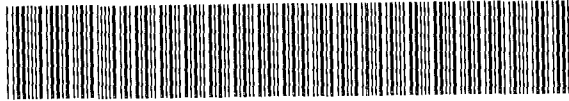


BK 2115 PG 458



DEED 1999002987

RICHARD H. FANELLI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 MAR 12 PM 2:13

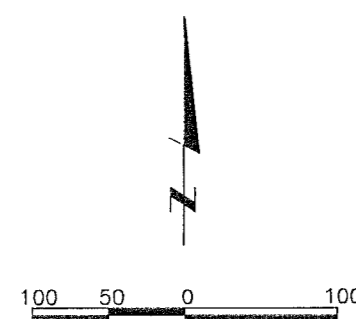
RECEIVED

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

2987 H
 11/50
 new MI-06464
 MI-06462 (old)
 FEE 11/50 FB _____
 BNP _____ C/O _____ COMP _____ VP
 DEL John SCAN BW FY _____

CINNAMON CREEK 2ND ADDITION REPLAT 1

LOTS 1 THROUGH 38, INCLUSIVE, AND OUTLOTS 1, 2
AND 3, BEING A REPLATTING OF LOTS 361 AND 362,
CINNAMON CREEK 2ND ADDITION, DOUGLAS COUNTY,
NEBRASKA

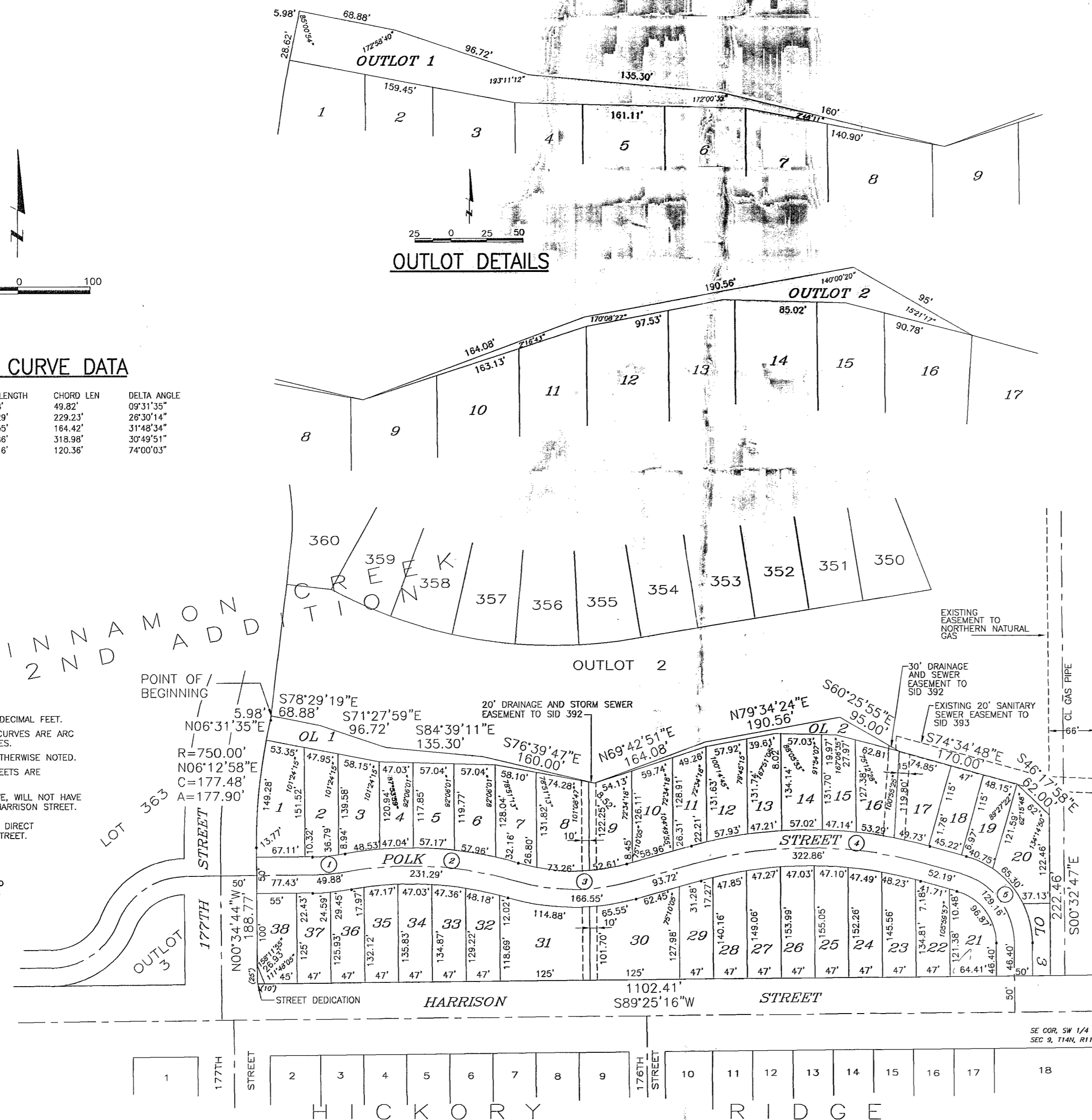


CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	300.00'	49.88'	49.82'	09°31'35"
C2	500.00'	231.29'	229.23'	28°30'14"
C3	300.00'	168.55'	164.42'	31°48'34"
C4	600.00'	322.86'	318.98'	39°49'51"
C5	100.00'	129.16'	120.36'	74°00'03"

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE NON-RADIAL.
- LOTS 21 THROUGH 38, INCLUSIVE, WILL NOT HAVE DIRECT VEHICULAR ACCESS TO HARRISON STREET.
- LOTS 1 AND 38 WILL NOT HAVE DIRECT VEHICULAR ACCESS TO 177TH STREET.
- POLK STREET WILL BE RIGHT-IN/RIGHT-OUT ONLY AT HARRISON STREET IN THE FUTURE.
- OUTLOTS 1 AND 2, 15' DEDICATED AS NATURAL ENVIRONMENTAL AREAS. OUTLOT 1 CONTAINS 0.18 ACRES. OUTLOT 2 CONTAINS 0.08 ACRES.
- OUTLOT 3 - 15' DEDICATED AS RIGHT OF WAY.

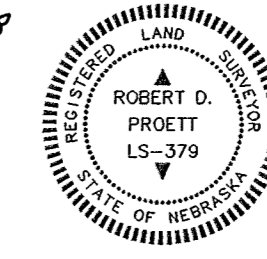


LAND SURVEYOR'S CERTIFICATE

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 of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on all lots and streets in the subdivision to be known as CINNAMON CREEK 2ND ADDITION REPLAT 1, Lots 1 through 38, inclusive AND Outlots 1, 2 and 3, being a replatting of Lots 361 and 362, CINNAMON CREEK 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the southwest corner of Outlot 2, CINNAMON CREEK 2ND ADDITION; Thence South 78°29'19" East (bearing referenced to the Final Plat of CINNAMON CREEK 2ND ADDITION) for 68.88 feet along the south line of said Outlot 2, CINNAMON CREEK 2ND ADDITION to an angle point therein; Thence east and south along the south and west line of said Outlot 2, CINNAMON CREEK 2ND ADDITION for the next nine (9) courses: (1) Thence South 71°22'59" East for 98.72 feet; (2) Thence South 84°39'11" East for 135.30 feet; (3) Thence South 76°39'47" East for 160.00 feet; (4) Thence North 69°42'51" East for 164.08 feet; (5) Thence North 79°34'24" East for 190.56 feet; (6) Thence South 60°25'55" East for 95.00 feet; (7) Thence South 74°34'48" East for 170.00 feet; (8) Thence South 48°17'58" East for 62.00 feet; (9) Thence South 03°24'47" East for 222.46 feet to the north right of way line of Harrison Street; Thence South 89°25'16" West for 1102.41 feet along said north right of way line to the east right of way line of 177th Street; Thence North 07°34'44" West for 188.77 feet along said east right of way line; Thence along a curve to the right (having a radius of 750.00 feet and a long chord bearing North 06°12'58" East for 177.48 feet) for an arc length of 177.90 feet along said east right of way line; Thence North 06°31'55" East for 5.99 feet to the Point of Beginning. Contains 7.97 acres.

Robert D. Proett, L.S. 379

Apr. 13, 1998



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, CINNAMON CREEK LAND CORP., a Nebraska Corporation, OWNER, and DOUGLAS COUNTY BANK, BENEFICIARY, under a Deed of Trust, being the sole Owner and Beneficiary, of the land described within the 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, said subdivision to be hereinafter known as CINNAMON CREEK 2ND ADDITION REPLAT 1, 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 this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to 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, crossarms, down guys 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 a cable television system, and the reception thereon, over, through, under, and across a five-(5) foot-wide strip of land abutting all front and side boundary lot lines; an eight-(8) foot-wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen-(16) foot-wide strip of land adjoining 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-(16) foot-wide easement will be reduced to an eight-(8) foot-wide strip 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-(5) foot-wide strip of land abutting all cul-de-sac 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.

CINNAMON CREEK LAND CORP., OWNER
John C. Allen, President

DOUGLAS COUNTY BANK, BENEFICIARY
Paul T. Friesen, Vice President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska }
County of Douglas } SS

State of Nebraska }
County of Douglas } SS

On this 13th day of April, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOHN C. ALLEN who is personally known to me to be the identical person whose name is affixed to the above instrument as President of CINNAMON CREEK LAND CORP., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

On this 13th day of April, 1998, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared PAUL T. FRIESEN who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of DOUGLAS COUNTY BANK and he/she did acknowledge his/her execution of the foregoing Dedication to be his/her voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.
Nancy A. Grice, Notary Public

Witness my hand and official seal the date last aforesaid.
NANCY A. GRICE, My Comm. Exp. June 13, 2000

Witness my hand and official seal the date last aforesaid.
Jodi L. Veylupek, Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
JODI L. VEYLUPEK
My Comm. Exp. Aug. 26, 1998

COUNTY ENGINEER'S CERTIFICATE

This plat of CINNAMON CREEK 2ND ADDITION REPLAT 1 (Lots 1 through 38, inclusive and Outlots 1, 2 and 3) as to the design standards this 15th day of October, 1998.

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 embraced in this plat as shown by the records of this office, this 15th day of October, 1998.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of CINNAMON CREEK 2ND ADDITION REPLAT 1 (Lots 1 through 38, inclusive and Outlots 1, 2 and 3) as to the design standards this 15th day of October, 1998.

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

3/12/99
Date

APPROVAL OF CITY PLANNING BOARD

This plat of CINNAMON CREEK 2ND ADDITION REPLAT 1 was approved by the City Planning Board of the City of Omaha this 10/12/98 day of October, 1998.

APPROVAL OF OMAHA CITY COUNCIL

This plat of CINNAMON CREEK 2ND ADDITION REPLAT 1 was approved and accepted by the City Council on this 3d day of October, 1998.

Hal Daub, Mayor

City Clerk



drawn by
AET
designed by
RDP
reviewed by

path filename
94023\9423R101
references
9423100

lamp, rynearson & associates, inc.
engineers, planners, surveyors
14710 west dodge road, suite 100
omaha, nebraska 68144-2029
ph 402-466-2488
fax 402-466-2750
CINNAMON CREEK 2ND ADDITION REPLAT 1
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks
94023.02-004
book page
date
MAR. 26, 1998
sheet
1 of 1