



DEED 2017009098



FEB 03 2017 10:16 P 16

Deed $\frac{16}{91}$ - New
FEE 100⁰⁰ FB 91-60000-010
BKP 30.16.12 MB EXAM

IND SCAN PRF

0

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/3/2017 10:16:19.53



2017009098

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO:

Philip Niewohner

2111 S 67th St #200, Omaha NE 68106

CHECK NUMBER

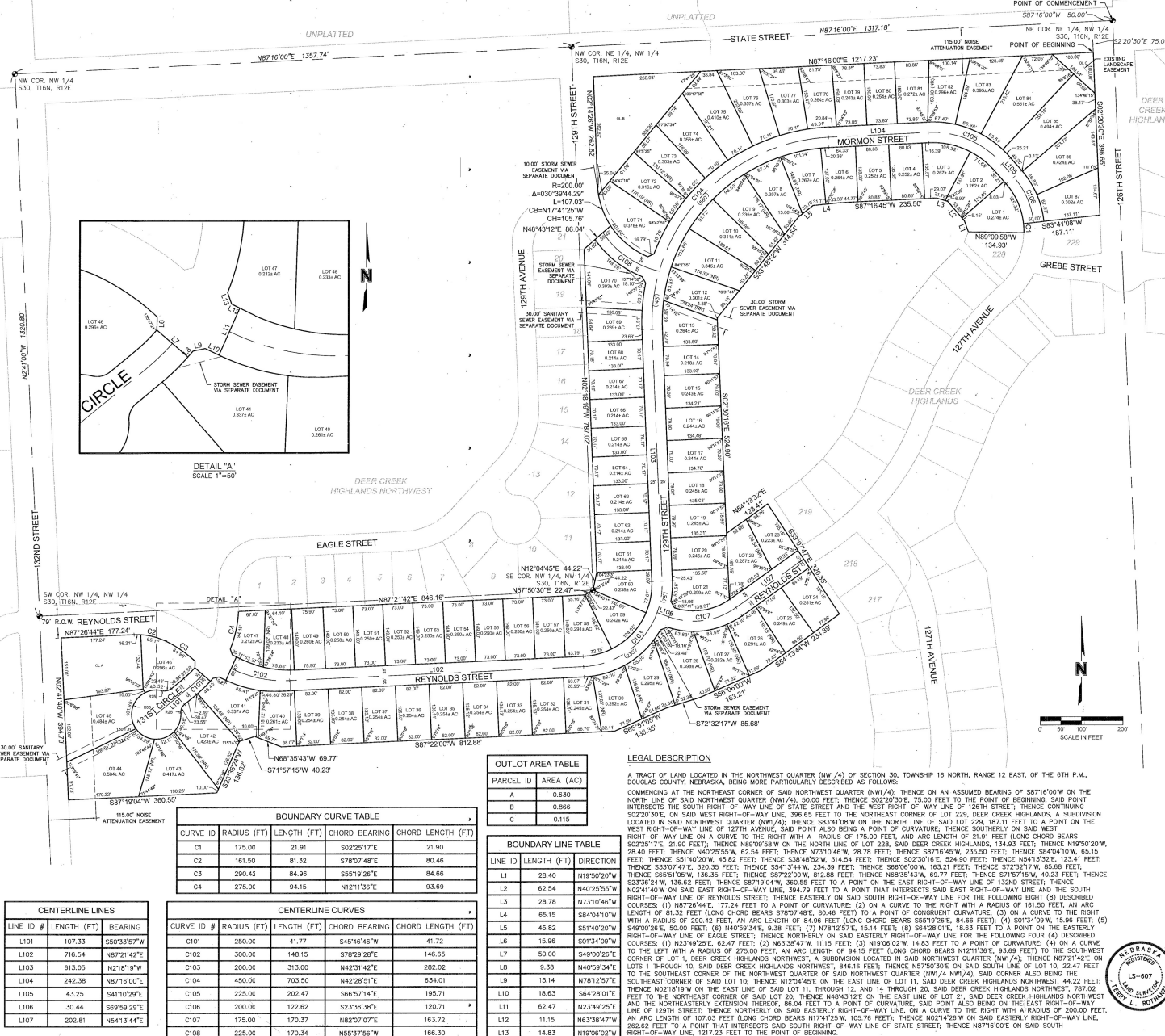
cheg

NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR TO CENTERLINES UNLESS INDICATED AS NON-RADIAL (NR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO STATE STREET FROM LOTS 75 THROUGH 84 AND OUTLOT B AND C.
5. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 126TH STREET FROM LOTS 85 THROUGH 87 AND OUTLOT C.
6. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 129TH STREET FROM LOT 71.
7. NO DIRECT ACCESS SHALL BE PERMITTED ONTO THE NORTHWESTERN LEG OF 129TH STREET CONNECTING TO STATE STREET FROM LOT 70.
8. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 132ND STREET FROM LOTS 44 AND 45 AND OUTLOT A.
9. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG STATE STREET AND 132ND STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWIMMING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSONS), AS FAR AWAY FROM TRAFFIC NOISE OF STATE STREET AND 132ND STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THIS EASEMENT SHALL BE PROHIBITED.

DEER CREEK RESERVE LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NE

ALSO LOCATED IN:
NEK NW 30-16-12
SEK NW 30-16-12
SWK NW 30-16-12



LINE ID #	LENGTH (FT)	BEARING
L101	107.33	S50°33'57\"
L102	716.54	N87°21'42\"
L103	613.05	N27°18'19\"
L104	242.38	N87°16'00\"
L105	43.25	S41°02'29\"
L106	30.44	S69°59'29\"
L107	202.81	N54°13'44\"

CURVE ID	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	175.00	21.91	S02°25'17\"	21.90
C2	161.00	81.32	S78°07'48\"	80.46
C3	290.42	84.96	S55°19'26\"	84.66
C4	275.00	94.15	N12°11'36\"	93.69

CURVE ID #	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C101	250.00	41.77	S45°46'46\"	41.72
C102	300.00	148.15	S78°29'28\"	146.65
C103	200.00	313.00	N42°31'42\"	282.02
C104	450.00	703.50	N42°28'51\"	634.01
C105	225.00	202.47	S66°57'14\"	195.71
C106	200.00	122.62	N23°49'25\"	120.71
C107	175.00	170.37	N82°07'07\"	163.72
C108	225.00	170.34	S05°37'56\"	166.30

PARCEL ID	AREA (AC)
A	0.830
B	0.866
C	0.115

LINE ID	LENGTH (FT)	DIRECTION
L1	28.40	N19°50'20\"
L2	62.54	S01°40'25\"
L3	28.78	N73°02'46\"
L4	65.15	S84°04'10\"
L5	45.82	S01°40'20\"
L6	15.96	S01°34'09\"
L7	50.00	S49°00'26\"
L8	9.38	N40°59'34\"
L9	15.14	N78°12'57\"
L10	68.43	S64°28'01\"
L11	62.67	N23°49'25\"
L12	11.15	N63°38'47\"
L13	14.83	N19°06'02\"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 12 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), THENCE ON AN ASSUMED BEARING OF S87°16'00\"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DEER CREEK RESERVE LLC, OWNER(S) OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE SAID LAND TO THE PUBLIC FOR PUBLIC USE. THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DEER CREEK RESERVE (LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERMANENT EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AN (8) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT-FOOT-WIDE STRIP WHEN THE ADJUTANT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CORNER LOTS AND ALONG ALL STREET FRONTS OF ALL CORNER LOTS. 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.

IN WITNESS WHEREOF, WE DO SET OUR HANDS

DEER CREEK RESERVE LLC
JANA FALLER
MANAGER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 26 DAY OF August, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JANA FALLER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, AND SHE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC
LENDER CONSENT

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED IS LENDER OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

FRONTIER BANK
MARY DAVISON
DATE 8-26-16

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 26 DAY OF August, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JANA FALLER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, AND SHE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC
DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF DEER CREEK RESERVE, LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE WAS REVIEWED BY THE CITY OF DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER
APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF DEER CREEK RESERVE, LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD
APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF DEER CREEK RESERVE, LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE AS TO THE STANDARDS.

CITY ENGINEER
APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF DEER CREEK RESERVE, LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR
ATTESTED: JANA FALLER

PRESIDENT OF CITY COUNCIL
COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

NOTARY PUBLIC
SURVEYOR'S CERTIFICATION

TERRY L. ROTHMAN, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF SAID SUBDIVISION AND I HAVE CAUSED THE SAME TO BE PLACED ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS DEER CREEK RESERVE, LOTS 1 THRU 87 AND OUTLOTS A THRU C INCLUSIVE.

TERRY L. ROTHMAN
NEBRASKA L.S. 607

DATE 8-29-16

DATE 8-29-16

DATE 8-29-16

DATE 8-29-16

DATE 8-29-16

DATE 8-29-16

DATE 8-29-16