

DEED 2005107270



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<u>830.05</u>
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/30/2005 11:08:22.06



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

Deed FEE 304.⁵⁰ FB OC-15636 - new
7 BKP _____ C/O _____ COMP SR
539. DEL MS SCAN _____ FV _____

Return to
E&A Consulting
12001 Q St
Omaha NE 68137

HARRISON PARK REPLAT ONE

LOTS 1 THRU 290 INCLUSIVE & OUTLOT "A"

Being a replat of all of Lots 19 thru 43 inclusive, 111 thru 115 inclusive, 157 thru 179 inclusive, 200 thru 225 inclusive, 246 thru 261 inclusive, 309 thru 320 inclusive, 322 thru 360 inclusive, 406 thru 440 inclusive, 484 thru 509 inclusive and Outlot "A" Harrison Park, a subdivision located in the SW 1/4 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

LAND SURVEYOR
ROBERT CLARK
LS-419

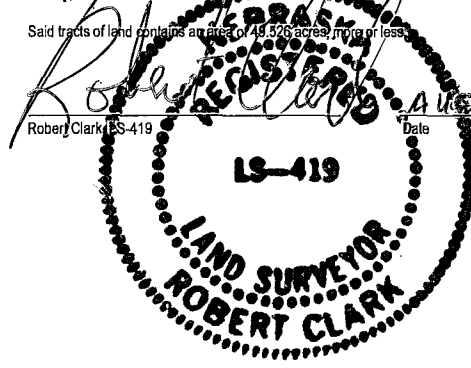
HARRISON PARK REPLAT ONE
MINOR PLAT



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SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points and ends of all curves in HARRISON PARK REPLAT ONE (lots numbered as shown) being a replat of all of Lots 19 thru 43 inclusive, 111 thru 115 inclusive, 157 thru 179 inclusive, 200 thru 225 inclusive, 246 thru 261 inclusive, 309 thru 320 inclusive, 322 thru 360 inclusive, 406 thru 440 inclusive, 484 thru 509 inclusive and Outlot "A" Harrison Park, a subdivision located in the SW 1/4 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



DEDICATION

Know all men by these presents that we, CEDEVCO, INC. and CR INVESTMENTS, INC., 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 hereinafter known as HARRISON PARK REPLAT ONE (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 ditches, and we do hereby grant easements as shown on the 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, install, 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, 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 poles, wires, cables, conduits 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 side streets. 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 run or lean laterally with the abutting uses or rights herein granted.

In witness whereof, we set our hands:

CEDEVCO, INC. CR INVESTMENTS, INC.
Gale Larson *Chad Larson*
Gale Larson, President Chad Larson, Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 5th day of August, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Gale Larson, President of CEDEVCO, INC. who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.
WITNESS my hand and Notarial Seal the day and year last above written.

Loren Johnson
Notary Public **GENERAL NOTARY - State of Nebraska**
LOREN JOHNSON
My Comm. Exp. Oct. 30, 2005

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 5th day of August, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larson, Vice President of CR Investments, Inc. who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.
WITNESS my hand and Notarial Seal the day and year last above written.

Chad Larson
Notary Public **GENERAL NOTARY - State of Nebraska**
LOREN JOHNSON
My Comm. Exp. Oct. 30, 2005

COUNTY TREASURERS 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 and embraced in this plat as shown by the register of this office.

Julie M. Haney
Date 8-9-05
COUNTY TREASURER

JULIE M. HANEY
OFFICIAL
SEAL
DOUGLAS COUNTY TREASURER

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET OR 182ND STREET FROM ANY LOT ABUTTING SAID STREETS.
 3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 6. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 514 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
 7. OUTLOT "A" SHALL BE OWNED BY S.I.D. NO. 514, A PUBLIC BODY, AND MAINTAINED BY SUCH S.I.D. SHALL BE LIMITED TO CLEANING OUT OBSTACLES FROM WITHIN ANY DRAINAGEWAY LOCATED THEREON. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. ADDITIONAL MAINTENANCE OF ANY SUCH OUTLOTS INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, SHALL BE PERFORMED BY THE ADJACENT PROPERTY OWNER(S), AS A NATURAL DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
 8. A PERMANENT SMOKE EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 1 THROUGH 290 INCLUSIVE HARRISON PARK REPLAT ONE, TO THE OWNERS OF OUTLOT "D", HARRISON PARK AND ALSO TO ANY ENTITY RESPONSIBLE FOR THE ONGOING MAINTENANCE OF OUTLOT "D", HARRISON PARK. OUTLOT "D" HARRISON PARK IS NATIVE, TALLGRASS PRAIRIE WHICH REQUIRES THAT SURFACE VEGETATION BE SUBJECTED TO AN OCCASIONAL CONTROLLED BURN IN ORDER TO MAINTAIN ITS HEALTH AND DIVERSITY. THE CONTROLLED BURN WOULD OCCUR NO MORE THAN ONE TIME PER YEAR, GENERALLY IN BUT NOT ALWAYS DURING APRIL OR MAY. THE OWNER OR MAINTAINER OF OUTLOT "D", HARRISON PARK IS GRANTED, BY THIS EASEMENT, THE RIGHT TO RELEASE SMOKE FROM THE CONTROLLED BURN ONTO SAID LOTS 1 THROUGH 290 INCLUSIVE, HARRISON PARK REPLAT ONE, TO PERFORM THE CONTROLLED BURN SPECIFIC WEATHER CONDITIONS ARE REQUIRED MAKING IT DIFFICULT TO SCHEDULE AN EXACT DATE FOR THE BURN. FOR THIS REASON, NOTIFICATION OF THE OWNERS OF LOTS 1 THROUGH 290 HARRISON PARK REPLAT ONE, REGARDING A SCHEDULED CONTROLLED BURN IS RECOMMENDED BUT NOT REQUIRED.
 9. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 514 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF HARRISON STREET AND 182ND STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

APPROVAL OF CITY PLANNING DIRECTOR

This plat of HARRISON PARK REPLAT ONE was approved as a subdivision of Harrison Park in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements, vested per Section 7-08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

[Signature]
CITY PLANNING DIRECTOR
DATE 8/24/2005

APPROVAL OF CITY ENGINEER OF OMAHA

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

[Signature]
CITY ENGINEER
DATE 8/24/2005

DATE	TIME	BY