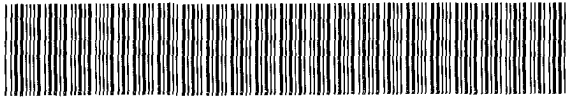


BK 2119 PG 014

RICHARD N. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 APR 21 PM 2:03



DEED 1999004912

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

*new DF = 27487*

*50 01-60000*

FEE 57 FB \_\_\_\_\_

BWP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *RP*

DEL *BW* SCAN *no* FY \_\_\_\_\_

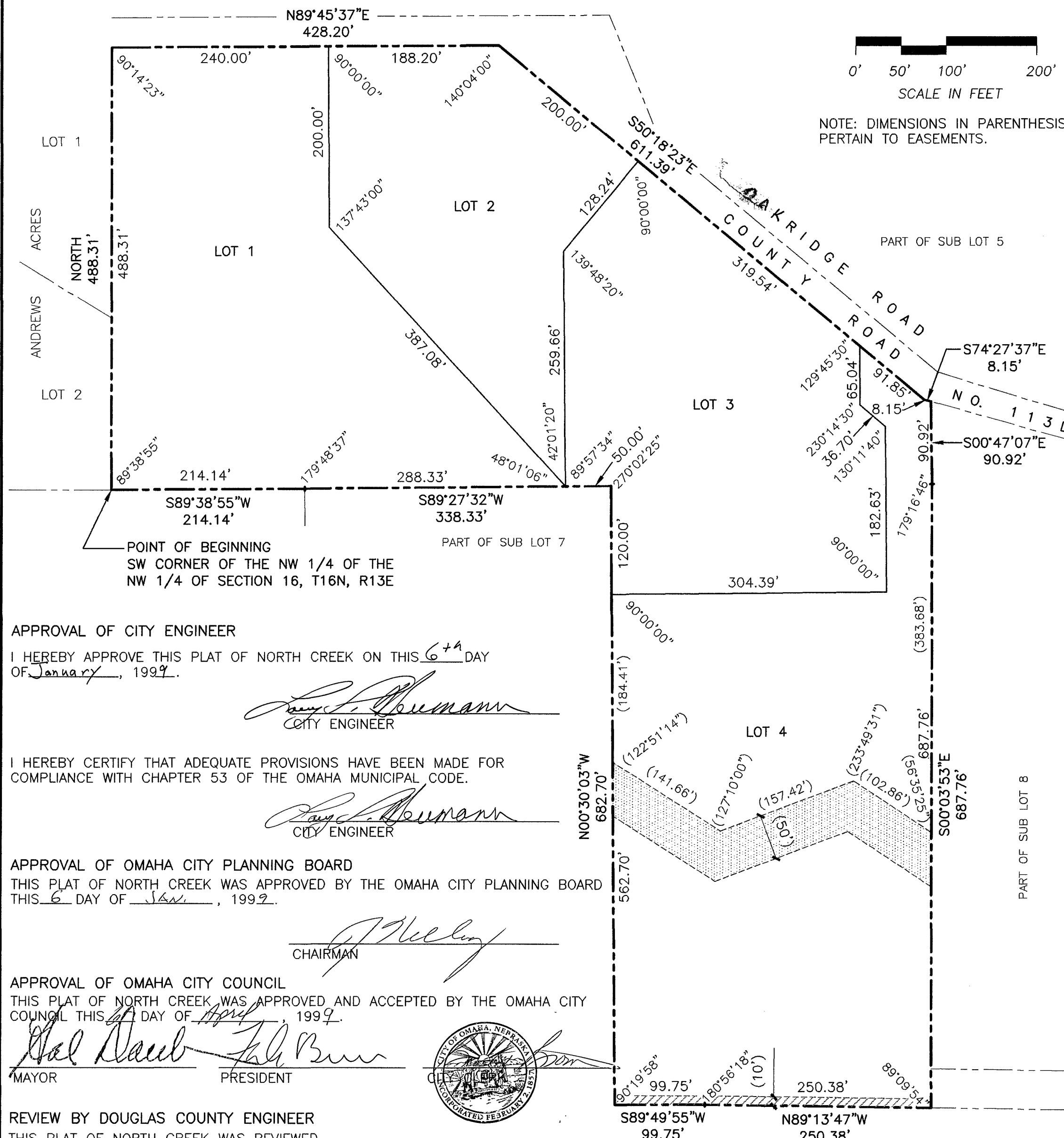
*no*

# NORTH CREEK

LOTS 1 THRU 4, INCLUSIVE

BEING A PLATTING OF PART OF SUBLOTS 4 AND 5 OF GOVERNMENT LOT 1 AND PART OF SUBLOTS 7, 8, 10 AND 11 OF GOVERNMENT LOT 2, ALL IN THE NW 1/4 OF SECTION 16, T16N, R13E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

OAKRIDGE ROAD



NOTE: DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS NORTH CREEK LOTS 1 THRU 4, INCLUSIVE, BEING A PLATTING OF PART OF SUBLOTS 4 AND 5 OF GOVERNMENT LOT 1, AND PART OF SUBLOTS 7, 8, 10 AND 11 OF GOVERNMENT LOT 2, ALL IN THE NW 1/4 OF SECTION 16, T16N, R13E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 16;

THENCE NORTH (ASSUMED BEARING) 488.31 FEET ON THE WESTERLY LINE OF SAID NW 1/4 TO THE SOUTH LINE OF COUNTY ROAD 113D;

THENCE N89°45'37"E 428.20 FEET ON THE SOUTHERLY LINE OF COUNTY ROAD 113D;

THENCE S50°18'23"E 611.39 FEET ON THE SOUTHERLY LINE OF COUNTY ROAD 113D;

THENCE S74°27'37"E 8.15 FEET ON THE SOUTHERLY LINE OF COUNTY ROAD 113D;

THENCE S00°47'07"E 90.92 FEET ON A LINE 250.8 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SUBLLOT 5 TO THE SOUTHERLY LINE OF SAID SUBLLOT 5;

THENCE S00°03'53"E 687.76 FEET ON A LINE 250.8 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINES OF SAID SUBLLOTS 8 AND 11;

THENCE N89°13'47"W 250.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID SUBLLOT 11;

THENCE S89°49'55"W 99.75 FEET ON A LINE 31.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SUBLLOT 10;

THENCE N00°30'03"W 682.70 FEET TO A POINT ON THE NORTH LINE OF SAID SUBLLOT 7, SAID POINT BEING 105.00 FEET WESTERLY OF THE NE CORNER THEREOF;

THENCE S89°27'32"W 338.33 FEET ON THE SOUTHERLY LINE OF SAID SUBLLOT 4;

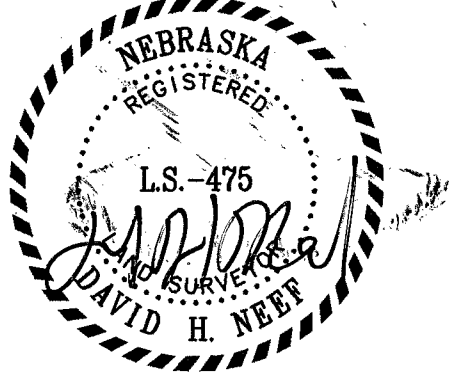
THENCE S89°38'55"W 214.14 FEET ON THE SOUTHERLY LINE OF SAID SUBLLOT 4 TO THE POINT OF BEGINNING.

DECEMBER 7, 1998

DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, RONALD HACKETT, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NORTH CREEK, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. 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 IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.



DAVID H. NEEF  
NEBRASKA R.L.S. 475

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS)  
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>TH</sup> DAY OF DECEMBER, 1998 BY RONALD HACKETT.



Joseph C. Franco  
NOTARY PUBLIC

## 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 AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 21<sup>ST</sup> DAY OF APRIL, 1999.

DEPUTY

Julie M. Haney  
DOUGLAS COUNTY TREASURER

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF NORTH CREEK ON THIS 6<sup>TH</sup> DAY OF January, 1999.

*Lucy Humann*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

*Lucy Humann*  
CITY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF NORTH CREEK WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6 DAY OF Jan, 1999.

*J. Kelly*  
CHAIRMAN

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF NORTH CREEK WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14<sup>TH</sup> DAY OF Dec, 1998.

*Hal Daub* Mayor  
*John Brun* President

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF NORTH CREEK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 14<sup>TH</sup> DAY OF December, 1998.

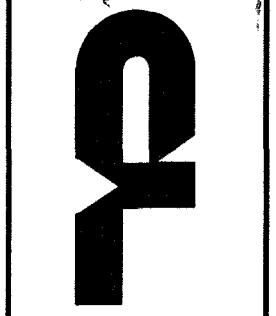
*Ronald Neef*  
DOUGLAS COUNTY ENGINEER

- 10' WIDE UTILITY EASEMENT RECORDED IN MISC. BOOK 361 AT PAGE 503 OF THE DOUGLAS COUNTY RECORDS.
- 50' WIDE ROADWAY EASEMENT RECORDED IN MISC. BOOK 361 AT PAGE 503 OF THE DOUGLAS COUNTY RECORDS.

SCALE:	AS SHOWN
DATE:	DEC. 7, 1998
DRAWN BY:	JKW
CHECKED BY:	DHN
REVISIONS:	

NORTH CREEK  
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330 - 8860



200-251-92

A20025192A.DWG