



DEED 2004020109



FEB 17 2004 13:11 P 7

Nebr Doc
Stamp Tax
2/17/04
Date
\$ex/04
By (M)

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
2/17/2004 1:11:53 PM



2004020109

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

*Deed
7/4*

FEE 3700

*New-23-08143
FB 23-08142 old*

BKP _____ C/O _____ COMP _____

DEL MS SCAN _____ FV _____

*BKpg
2-18-4
LM*

Temp. 12.4.01

16

FINAL PLAT COURTLAND PLACE REPLAT #2

LOTS 1, 2 & 3

BEING A REPLAT OF LOT 1, COURTLAND PLACE REPLAT

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF COURTLAND PLACE REPLAT #2 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 29th DAY OF January, 2003.

Jim Volkel MAYOR
Jim Volkel PRESIDENT
[Signature] CITY CLERK

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF COURTLAND PLACE REPLAT #2 ON THIS 9 DAY OF December, 2003.

Jenny Kierogun
CITY ENGINEER

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF COURTLAND PLACE REPLAT #2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS November DAY OF November, 2003.

[Signature]
DOUGLAS COUNTY ENGINEER

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

2/11/04
DATE
Jenny Kierogun
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF COURTLAND PLACE REPLAT #2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 3rd DAY OF December, 2003.

[Signature]
CHAIRMAN

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 10 DAY OF February, 2003.

Carol J. Parker
DEPUTY
DOUGLAS COUNTY TREASURER

DEDICATION

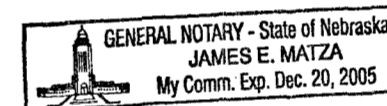
KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNION PACIFIC RAILROAD COMPANY, BEING THE TITLE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COURTLAND PLACE REPLAT II, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, DOWNGUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES AND 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 THE FRONT AND SOUTH SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE. 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.

UNION PACIFIC RAILROAD COMPANY,

BY: [Signature]
D. D. BROWN, DIRECTOR OF REAL-ESTATE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)



On this 3rd day of NOVEMBER, 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared D. D. Brown, Director of Real Estate, Union Pacific Railroad Company, to me personally known to be the identical person, by me duly sworn did say that he is Director of Real Estate, Union Pacific Railroad, and has been granted authority to sign said instrument by the said Union Pacific Railroad Company, acknowledged the execution of said instrument to be the voluntary act and deed of said Union Pacific Railroad Company by it voluntarily executed.

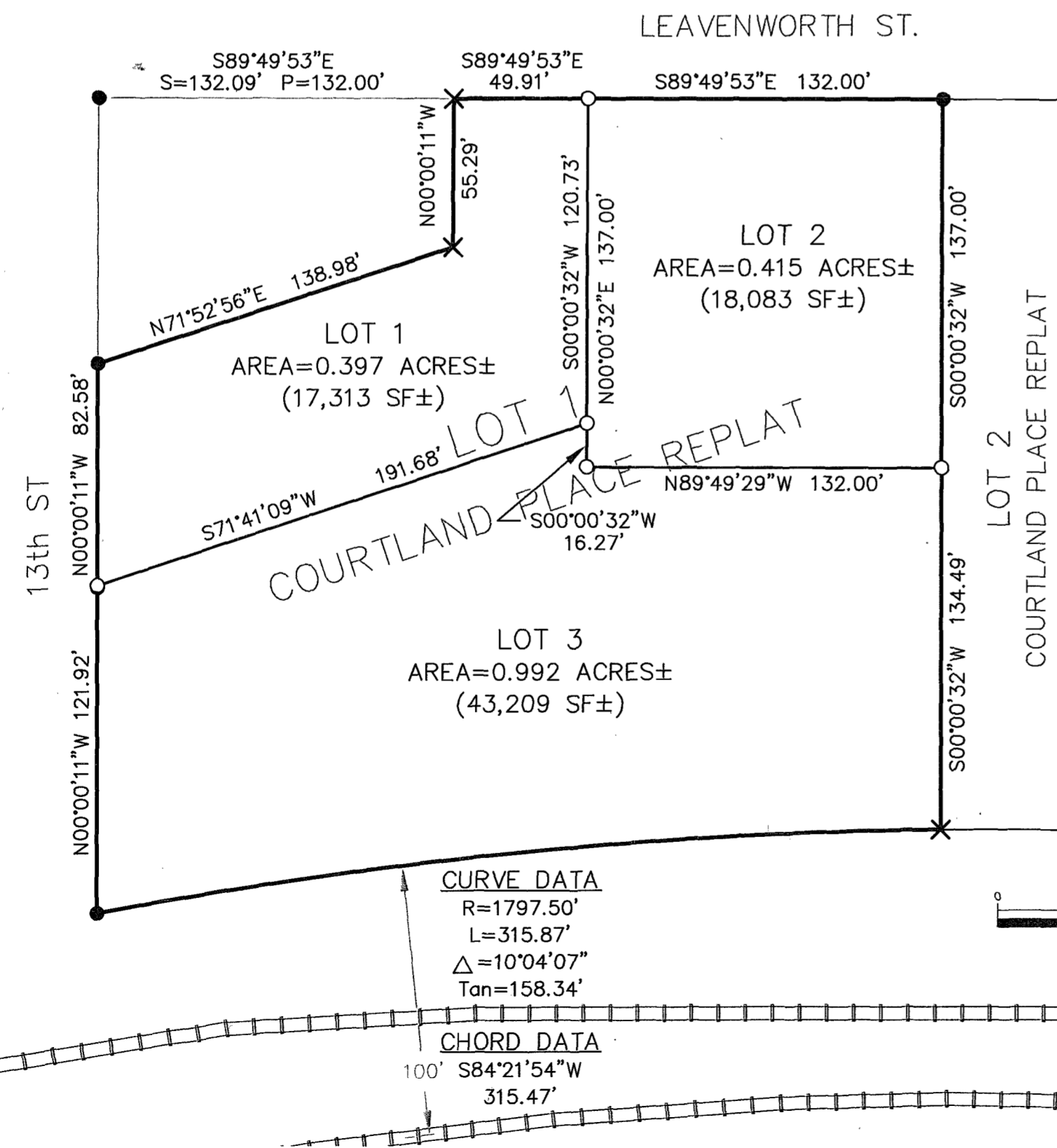
[Signature]
NOTARY PUBLIC

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 LOTS 1, 2 & 3, COURTLAND PLACE REPLAT #2 BEING A REPLAT OF LOT 1, COURTLAND PLACE REPLAT, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNED: [Signature] DATE: 11-9-03
MELVIN G. SAMPLES L.S. NE. REG NO. 486

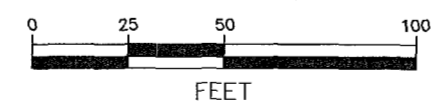


LEGEND:

- FOUND 5/8" REBAR UNLESS NOTED OTHERWISE ON DRAWING.
- SET 5/8" x 30" REBAR
- ⊗ SET CHISELED "X" IN CONCRETE
- S SURVEY DIMENSIONS
- P PLATTED DIMENSIONS
- "X" FOUND CHISELED "X" IN CONCRETE
- P.O.B. POINT OF BEGINNING

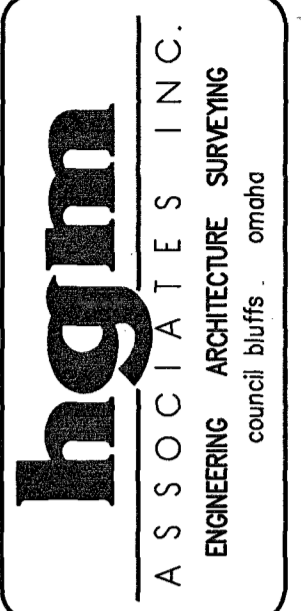
ACCESS RESTRICTIONS

NO DIRECT VEHICULAR ACCESS TO 13th STREET FROM LOTS 1 AND 3.
ACCESS TO LOT 3 FROM LEAVENWORTH STREET WILL BE PROVIDED ACROSS LOT 2 IF NEEDED.



ham:10983 \\Cb93\ham\Survey\drf\tho\10983 UPRR 13th-LEAVENWORTH.dwg 10/28/2003 11:24:20 AM CST

This drawing is being made available by hgm associates inc. for use on this project in accordance with the terms of the agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof in excess of the above agreement.



BLS	drawn	date
MGS	designed	
MGS	approved	
OCT-03	date	
	revision	

project COURTLAND PLACE REPLAT #2
client UNION PACIFIC RAILROAD COMPANY
1800 FARNAM ST, OMAHA, NE 68102
sheet REPLAT OF COURTLAND PLACE REPLAT

project no. 10983
sheet 1 OF 1