



DEED 2004141910



OCT 29 2004 14:27 P 9

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
10/29/2004 14:27:07.99



2004141910

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

deed a
9
28

FEE 59⁰⁰ FB 23-08143-old
BKP _____ C/O _____ COMP HA
DEL MS SCAN _____ FV _____

New 23-34125
23-08142-old
23-08143-old

BK29
11-2-04
AM

12TH ST

11TH ST

THE ROWS AT SoMa

A CLUSTER SUBDIVISION

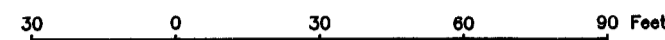
BEING A REPLAT OF COURTLAND PLACE REPLAT, LOT 2, AND COURTLAND PLACE REPLAT 2, LOT 2,

CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

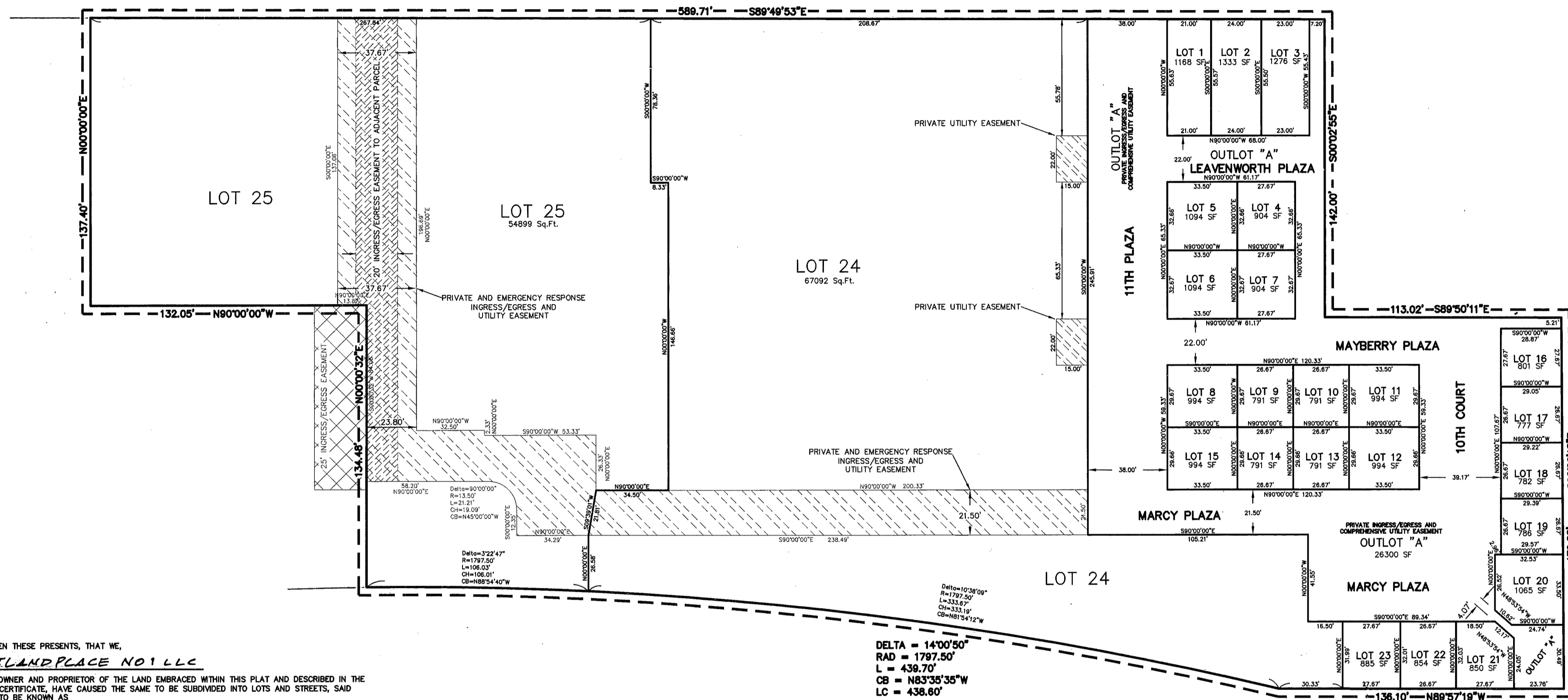
2004



SCALE 1" = 30'



LEAVENWORTH ST.



PHASE 1

DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,

COURTLAND PLACE NO 1 LLC

BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS

THE ROWS AT SOMA

THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 25 INCLUSIVE AND OUT LOT "A"), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY RESERVE FOR PRIVATE USE THE STREETS AND ALLEYS AS DEPICTED HEREON, AND WE GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, METROPOLITAN UTILITIES DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS THE UTILITY EASEMENTS AS DEPICTED HEREON, AND NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR STREETS SIDEWALKS, PARKING, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND

THIS 19 DAY OF AUGUST 2004 A.D.

FOR: COURTLAND PLACE NO 1 LLC

SIGNATORY: Charles Chutkan

AS: MANAGER

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

ON THIS 19 DAY OF AUGUST 2004 A.D.

BEFORE ME, Christina Christensen Notary Public, and FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED

Charles Chutkan TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS

APPEARED TO THE INSTRUMENT AS Charles Chutkan FOR COURTLAND PLACE NO 1 LLC

OWNERS OF SAID PROPERTY, AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID. Brittney Novacek General Notary Public, State of Nebraska, My Commission Expires Jun 21, 2008

NOTARY PUBLIC

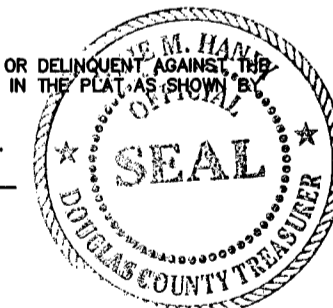
MY COMMISSION EXPIRES ON THE 21st DAY OF JUNE 2008

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 IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 19 DAY OF AUGUST 2004 A.D.

COUNTY TREASURER



APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF THE ROWS AT SOMA WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA

THIS 19 DAY OF September 2004 A.D.

CHAIRMAN

[Signature]

OMAHA CITY COUNCIL ACCEPTANCE

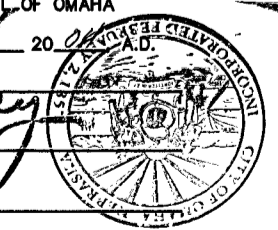
THIS PLAT OF THE ROWS AT SOMA WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA

THIS 24 DAY OF October 2004 A.D.

MAYOR [Signature]

Deputy CITY CLERK [Signature]

CITY COUNCIL PRESIDENT [Signature]



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF THE ROWS AT SOMA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON

THIS 9th DAY OF August 2004 A.D.

COUNTY ENGINEER

[Signature]

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE ROWS AT SOMA AS TO THE DESIGN STANDARDS

THIS 31 DAY OF Aug 2004 A.D.

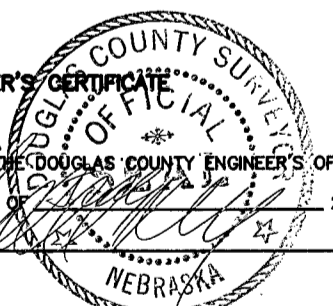
CITY ENGINEER

[Signature]

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

THIS 29th DAY OF OCTOBER 2004 A.D.

for Michael Janekna CITY ENGINEER



NOTES:

- 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, WILLIAM A. WHITE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY TO VERIFY PREVIOUS RECENT PLATTINGS OF THE OUTER BOUNDARIES OF THIS PLAT OF

THE ROWS AT SOMA

HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SAID SUBDIVISION ARE AS FOLLOWS:

THE ROWS AT SOMA, A CLUSTER SUBDIVISION, CONTAINING LOTS 1 THROUGH 25, INCLUSIVE, AND OUTLOT "A", BEING A REPLAT OF COURTLAND PLACE REPLAT, LOT 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND LOT 2, COURTLAND PLACE REPLAT 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

William A. White, Jr. WILLIAM A. WHITE, JR., L.S. 510 DATE: 7.8.04

PROJECT NO. EGA031254	
REVISIONS	BY
DATE	
DESCRIPTION	
NO.	

EHRHART GRIFFIN & ASSOCIATES

3915 Cuming Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

THE ROWS AT SoMa
FINAL PLAT
OMAHA, NEBRASKA

DATE: 6-4-04
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:



SHEET NO.
1 OF 1