



DEED 2008095220



SEP 29 2008 13:58 P 7

Nebr Doc
Stamp Tax
9/29/08
Date
\$ Ex 4
By MDN

Deed 45.00
FEE 45.00
OC-43958 - new
OC-43943 - old
BWP
DEL
SCALE
FY

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/29/2008 13:58:33.59
2008095220

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: EACG 1.

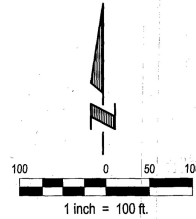
Check Number



WHITEHAWK REPLAT THREE

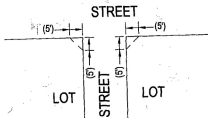
LOTS 1 THRU 10 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 45 THRU 54 INCLUSIVE, WHITEHAWK REPLAT TWO, A SUBDIVISION LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



BOUNDARY DATA

- ① R=125.00' L=22.83'
LC=S 09°40'55" W 22.80'
- ② S 14°54'49" W 287.44'
- ③ R=4898.45' L=118.32'
LC=S 15°38'06" W 118.31'
- ④ S 16°21'23" W 62.69'
- ⑤ N 73°38'37" W 136.43'



DETAIL
EXISTING PERMANENT SIDEWALK EASEMENT, TYPICAL AT ALL STREET INTERSECTION CORNER LOTS AS SHOWN, GRANTED TO S.I.D. NO. 476 AND THE CITY OF OMAHA, DEED NO. 200328213

NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

APPROVAL OF CITY ENGINEER OF OMAHA

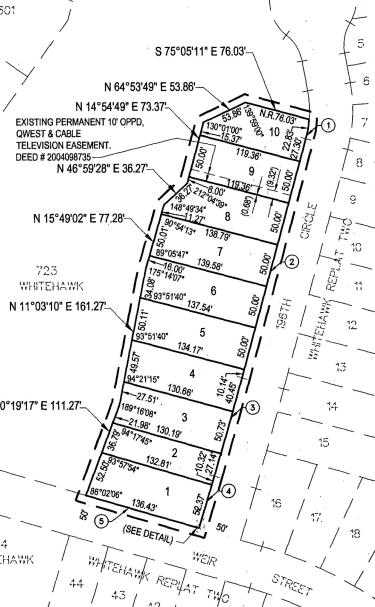
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Mike Paul 9-22-08
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

THIS PLAT OF WHITEHAWK REPLAT THREE WAS APPROVED AS A SUBDIVISION OF WHITEHAWK REPLAT TWO (LOTS 1 THROUGH 54 INCLUSIVE), IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH REQUIREMENTS WAIVED 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

Chris Wren 9/29/08
CITY PLANNING DIRECTOR DATE



SURVEYOR'S 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 WHITEHAWK REPLAT THREE (THE LOTS NUMBERED AS SHOWN), BEING A REPLAT OF ALL OF LOTS 45 THRU 54 INCLUSIVE, WHITEHAWK REPLAT TWO, A SUBDIVISION LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 1.456 ACRES, MORE OR LESS.

JASON HEADLEY, SURVEYOR
DATE 9-22-08

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 THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Timothy W. Coyle 9-19-08
COUNTY TREASURER DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CR INVESTMENTS, INC., OWNER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WHITEHAWK REPLAT THREE (LOTS 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 GRANT EASEMENTS AS SHOWN ON THIS 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, 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 ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, EXCEPT THOSE SIDE BOUNDARY LOT LINES WHICH ARE OCCUPIED BY THE COMMON WALL BETWEEN THE DUPLEX UNITS ON LOTS 1 AND 2; 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 HEREBIN 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 PIPELINES, HYDRANTS 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 CUL-DE-SAC 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

CR INVESTMENTS, INC.

Chad Larsen
BY: CHAD LARSEN, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 16 DAY OF September, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHAD LARSEN, 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 SAID OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Loren Johnson
NOTARY PUBLIC



Proj No:	P2001.102.008	Revisions	
Date:	8-13-08	(No)	Date
Designed By:	HRH		
Drawn By:	TRH		
Scale:	1" = 100'		
Sheet	1 of 1		

MINOR PLAT

WHITEHAWK REPLAT THREE
LOTS 1 THRU 10 INCLUSIVE
OMAHA, NEBRASKA



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ENGINEERING • PLANNING • FIELD SERVICES

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