



DEED 2007024676



MAR 06 2007 09:44 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
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2007024676

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

Deed. 65.00 FB 01-60000 - old ^{85-07285 - new}
 B $\frac{7}{61}$ BKP 34-16-11 ^{vs} C/O COMP
 DEL ms SCAN FV

EACG1

✓ 8184

COPPER RIDGE

(LOTS 1 THRU 60 INCLUSIVE)

BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET FROM LOTS 51 THRU 56 INCLUSIVE OR TO HARTMAN AVENUE FROM LOTS 56 & 57. LOT 60 HAS AN EXISTING ACCESS DRIVE TO 156TH STREET, THIS ACCESS SHALL BE RELOCATED BY THE PROPERTY OWNER TO KANSAS AVENUE FOLLOWING THE COMPLETION OF PAVING OF KANSAS AVENUE.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - THE CHAMFERS 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.
 - A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.I.D. NO. 427 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 156TH 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.

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	371.94'	90.20'	45.32'	13°53'43"
14	200.95'	130.17'	67.46'	37°06'51"
15	73.51'	15.51'	7.78'	12°05'24"

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	470.00'	113.98'	57.27'	13°53'43"
2	470.00'	110.45'	55.48'	13°27'53"
3	100.00'	157.83'	100.75'	90°25'50"
4	186.60'	97.70'	50.00'	30°00'00"
5	280.44'	101.48'	51.30'	20°44'00"
6	616.34'	222.35'	112.40'	20°40'12"
7	100.00'	157.08'	100.00'	90°00'00"
8	101.08'	52.67'	26.95'	29°51'12"
9	300.00'	172.29'	88.59'	32°54'15"
10	300.00'	194.33'	100.71'	37°06'51"
11	100.00'	157.08'	100.00'	90°00'00"
12	100.00'	27.57'	13.87'	15°47'44"

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of COPPER RIDGE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

[Signature]
DOUGLAS COUNTY ENGINEER

DEDICATION

Know all men by these presents that we, Integrated Holdings, Inc., f/k/a Equine Equities, Inc., a Nebraska Corporation and RGK Investments, LLC, 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 hereafter known as COPPER RIDGE (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 circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Quest 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; 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 pipelines, hydrants and other related facilities, such 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. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.

INTEGRATED HOLDINGS, INC.,
f/k/a EQUINE EQUITIES, INC.,
a Nebraska Corporation.

RGK INVESTMENTS, LLC

[Signature]
By: John P. Chudy, President

[Signature]
By: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 19TH day of APRIL, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John P. Chudy, President of Integrated Holdings, 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 president of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 2007

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COPPER RIDGE (lots numbered as shown) as to the Design Standards.

[Signature] 4/4/06
CITY ENGINEER DATE

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

[Signature] 2/13/07
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of COPPER RIDGE (Lots numbered as shown) was approved by the City Planning Board.

[Signature] 5/3/07
CHAIRMAN OF CITY PLANNING BOARD 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 that a bond has been furnished to the city of OMAHA to ensure placing of permanent monuments and stake at all corners of all lots, streets, angle points and ends of all curves in COPPER RIDGE (the lots numbered as shown), being a plating of part of the NE 1/4 of the SE 1/4 of Section 34, Township 16 North, Range 11 East of the 6th p.m., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said SE 1/4 of Section 34; thence S87°16'42"W (assumed bearing) along the North line of said NE 1/4 of the SE 1/4 of Section 34, a distance of 45.00 feet to a point on the West right-of-way line of 156th Street, said point also being the Point of Beginning; thence S03°09'08"E along said West right-of-way line of 156th Street, a distance of 1243.70 feet to the point of intersection of said West right-of-way line of 156th Street, and the North right-of-way line of Hartman Avenue; thence S87°15'07"W along said North right-of-way line of Hartman Avenue, and also the North line of Lot 1, Concordia High, a subdivision located in the East 1/2 of said SE 1/4 of Section 34, a distance of 1275.66 feet to the Northwest corner of said Lot 1, Concordia High, said point also being on the West line of said NE 1/4 of the SE 1/4 of Section 34, said line also being the East line of Lot 404, Stone Creek, a subdivision located in said SE 1/4 of Section 34; thence N03°12'56"W along said West line of the NE 1/4 of the SE 1/4 of Section 34, said line also being said East line of Lot 404, Stone Creek, and also the East line of Lots 403, 402, 401, 400, 399, 398, 397, 396 and 395, said Stone Creek, and also the East right-of-way line of Laurel Avenue, and also the East line of Lots 394, 393, 392 and 391, said Stone Creek, and also the East line of Lot 391, Stone Creek, said point also being on the South line of Lot 5, said Stone Creek; thence N87°16'42"E along the North line of said NE 1/4 of the SE 1/4 of Section 34, said line also being said South line of Lot 5, Stone Creek, and the Easterly extension thereof, a distance of 1277.04 feet to the Point of Beginning.

Said tract of land contains an area of 1,587,735 square feet or 36.449 acres, more or less.

[Signature]
ROBERT CLARK L.S.-419

NEBRASKA REGISTERED LAND SURVEYOR
ROBERT CLARK

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 19TH day of APRIL, 2006, before me, the undersigned, a Notary Public in and for said County, personally came ROBERTA G. KOZOL MANAGER of RGK Investments, LLC, 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 LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 2007

OMAHA CITY COUNCIL ACCEPTANCE

This plat of COPPER RIDGE (Lots numbered as shown) was approved by the City Council of Omaha.

[Signature] 10/31/2006
MAYOR DATE

[Signature]
CITY CLERK

[Signature]
PRESIDENT OF COUNCIL

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.

[Signature] 12-7-06
COUNTY TREASURER DATE

3-8-07

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

12001 Q STREET
OMAHA, NE 68107
PHONE: (402) 463-7000
FAX: (402) 463-9989

COPPER RIDGE
OMAHA, NEBRASKA

FINAL PLAT

Proj. No.	55105103	Date	4-3-06
Designed By	JPE	Drawn By	JPE
Scale	1" = 100'	Sheet	1 of 1