



DEED 2005051334



MAY 05 2005 13:42 P 7

Nebr Doc Stamp Tax
<u>5-5-05</u> Date
\$ <u>EX-4</u>
By <u>JH</u>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/5/2005 13:42:51.95



2005051334

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed ^a FEE 99.00 FB 01-60000 -old ^{01-05161 -new}
7 BKP 6-14-11 ^{8%} C/O COMP ✓
128 DEL MS SCAN FV MS

NE / PW
MW / PW

ATTN: Doug Kellner
RETURN: Thompson Dressen & Dornor
10836 Old Mill Rd
Omaha NE 68154

CANTERBERRY CROSSING

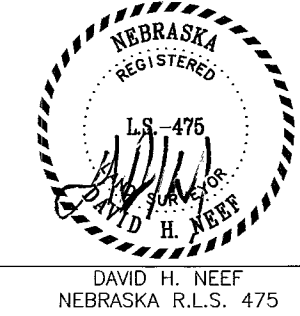
LOTS 1 THROUGH 124, AND OUTLOTS A, B AND C

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NW 1/4 OF
SECTION 6, T14N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

COPPERFIELDS

NE CORNER OF THE NW 1/4 OF
SECTION 6, T14N, R11E OF THE 6th
P.M., DOUGLAS COUNTY, NEBRASKA.
(POINT OF COMMENCEMENT)

CONTAINING 48.13 ACRES MORE OR LESS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CANTERBERRY CROSSING, LOTS 1 THROUGH 124, AND OUTLOTS A, B AND C, BEING A PLATTING OF THAT PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 6, T14N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NW 1/4; THENCE S01°44'50"E 50.00 FEET ON THE EAST LINE OF SAID NW 1/4 TO THE SOUTH LINE OF "F" STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S01°44'50"E 1236.29 FEET ON THE EAST LINE OF SAID NW 1/4 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NW 1/4; THENCE S86°56'00"W 1681.76 FEET ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID NW 1/4; THENCE N02°13'28"W 1209.09 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID NW 1/4 TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF NEBRASKA BY DEED FILED AUGUST 24, 1998 IN BOOK 2092 AT PAGE 584; THENCE N02°17'46"W 42.80 FEET ON THE EAST LINE OF SAID "F" STREET; THENCE N87°41'21"E 1532.87 FEET ON THE SOUTH LINE OF "F" STREET AND ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

AUGUST 25, 2004
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CANTERBERRY CROSSING, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND TIERONE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CANTERBERRY CROSSING, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, WEST 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, 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 AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR, AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE, 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.

CANTERBERRY CROSSING, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *John C. Czerwinski, Jr.*
JOHN C. CZERWINSKI, JR.
MANAGING MEMBER

TIERONE BANK
BY: *Julie Thomas*
JULIE THOMAS
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2005 BY JOHN C. CZERWINSKI, JR., MANAGING MEMBER OF ONE CANTERBERRY CROSSING, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2005 BY TIERONE BANK ON BEHALF OF SAID BANK.



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CANTERBERRY CROSSING WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6th DAY OF October, 2004.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CANTERBERRY CROSSING WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA THIS 15th DAY OF November, 2004.

Michael J. Salyer
MAYOR
David J. Brown
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

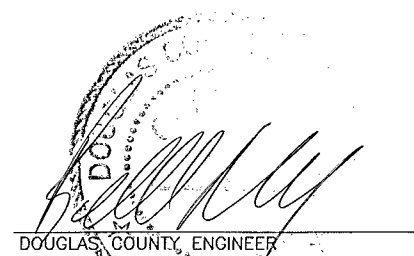
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THE COUNTY OF DOUGLAS, NEBRASKA, AS OF THIS 19th DAY OF January, 2005.

DEPUTY
APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF CANTERBERRY CROSSING ON THIS 21st DAY OF JAN, 2005.

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

REVIEW BY DOUGLAS COUNTY ENGINEER

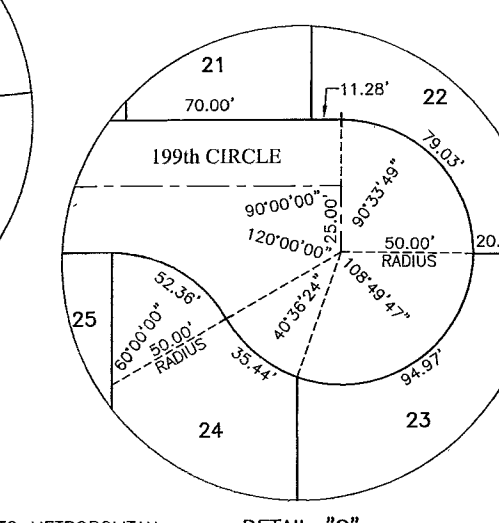
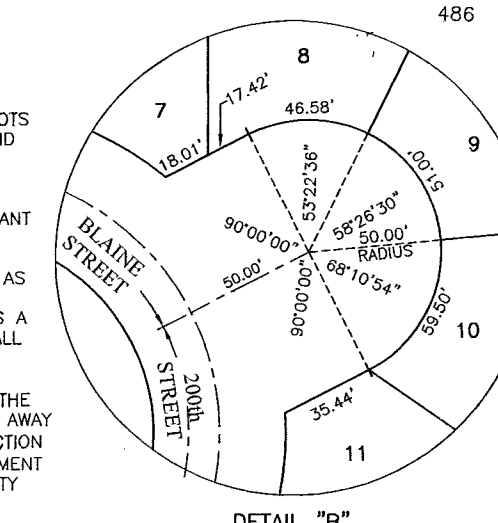
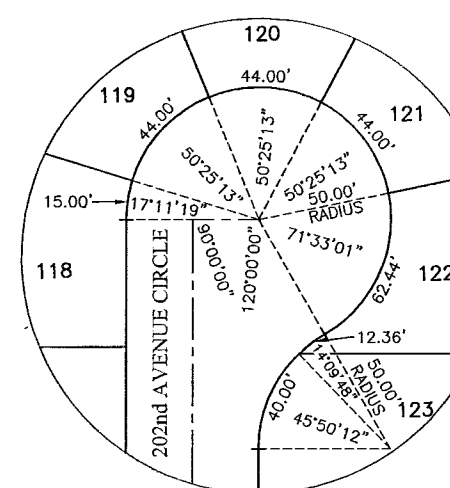
THIS PLAT OF CANTERBERRY CROSSING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 13th DAY OF January, 2005.



0' 50' 100' 200'
SCALE IN FEET

NOTE:

THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 202ND STREET ACROSS THE WEST LINES OF LOTS 1, 3 AND 4, AND ACROSS THE EAST LINES OF LOTS 121, 122 AND 124.



NOTES:

- ELEVATIONS SHOWN IN BOXES ([155.0]) ON LOTS ARE MINIMUM FINISHED FLOOR ELEVATIONS.
- DIMENSIONS IN PARENTHESIS () PERTAIN TO EASEMENTS.
- DIMENSIONS ON CURVES ARE ARC DISTANCES.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO "F" STREET ACROSS THE NORTH LINES OF LOTS 4 THROUGH 9, LOTS 17 THROUGH 22, LOTS 119, 120 AND 121. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO SOUTH HWS CLEVELAND BOULEVARD ACROSS THE EAST LINES OF LOTS 22 AND 23. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 202ND STREET ACROSS THE EAST LINES OF LOTS 1, 3 AND 4 AND THE WEST LINES OF LOTS 121, 122 AND 124.
- THE OWNERS OF LOTS 9-17 AND LOTS 68-86 CANNOT GRADE OR INSTALL ANY STRUCTURES, INCLUDING FENCES, OR PLANT TREES OR SHRUBS WITHIN THE CHANNEL MAINTENANCE AND DRAINAGE EASEMENT.
- THE RESPONSIBILITY FOR MOWING AND MAINTAINING VEGETATION ON THE AREAS OF LOTS 9-17 AND LOTS 68-86 SHOWN AS CHANNEL MAINTENANCE AND DRAINAGE EASEMENTS SHALL REMAIN WITH THE LOT OWNERS. PUBLIC MAINTENANCE SHALL BE LIMITED TO CLEANING OBSTACLES FROM THE CHANNEL AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND, AS A NATURAL OR MAN-MADE DRAINAGE WAY, THE CHANNEL MAY MEANDER OUT OF ITS EXISTING BOUNDARIES; THE PUBLIC SHALL HAVE NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
- A PERMANENT 65' WIDE NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.D. 508 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 "F" 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.

CHANNEL MAINTENANCE AND DRAINAGE EASEMENT
(SEE RECORDED INSTRUMENT)

STORM SEWER AND DRAINAGE EASEMENT
(SEE RECORDED INSTRUMENT)

NOISE ATTENUATION EASEMENT
(SEE RECORDED INSTRUMENT)

20.00 FOOT WIDE SANITARY SEWER EASEMENT
(SEE RECORDED INSTRUMENT)

16.5 FOOT WIDE EASEMENT GRANTED TO AT&T.
(SEE RECORDED INSTRUMENT)

EASEMENT GRANTED TO DOUGLAS COUNTY
RECORDED AS INSTRUMENT NO. 2004028177 OF
THE DOUGLAS COUNTY RECORDS.

PERMANENT EASEMENT GRANTED TO METROPOLITAN
UTILITIES DISTRICT RECORDED AS INSTRUMENT NO.
2004022452 OF THE DOUGLAS COUNTY RECORDS.

CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	27°51'49"	93.02'	182.37'	375.00'
2	27°57'01"	74.66'	146.35'	300.00'
3	35°41'44"	96.60'	186.90'	300.00'
4	36°32'16"	99.03'	191.31'	300.00'
5	26°44'17"	23.77'	46.67'	100.00'
6	12°00'00"	42.04'	83.78'	400.00'
7	27°00'00"	240.08'	471.24'	1000.00'
8	15°53'52"	13.96'	27.75'	100.00'
9	13°51'29"	243.27'	236.16'	100.00'
10	42°53'09"	39.28'	74.85'	100.00'
11	10°00'00"	87.49'	174.53'	1000.00'
12	26°41'42"	83.04'	163.07'	350.00'
13	9°45'21"	101.33'	158.40'	100.00'
14	21°00'00"	37.07'	73.30'	200.00'
15	21°00'00"	18.53'	36.65'	100.00'
16	20°00'00"	88.16'	174.53'	500.00'
17	32°15'08"	86.74'	168.87'	300.00'
18	20°40'18"	18.24'	36.08'	100.00'
19	33°15'08"	59.72'	116.07'	200.00'

PROPERTY LINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	11°06'40"	50.09'	67.26'	35.00'
B	78°16'55"	28.49'	47.82'	35.00'
C	88°35'41"	34.15'	54.12'	35.00'
D	61°50'32"	38.93'	70.16'	65.00'

CANTERBERRY CROSSING

FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

2

122-222

A122222A.DWG