



DEED 2004124140



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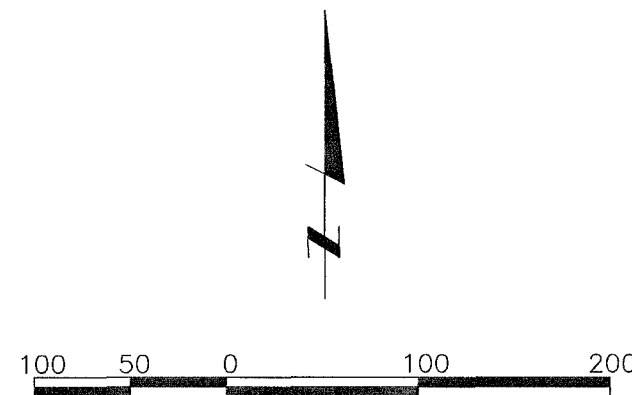
16 Deed 50.50  
1511 FEE 76.50 FB New 73-42480  
3 BKP C/O COMP LS  
DEL MS SCAN FV

# WEST GRAYHAWK

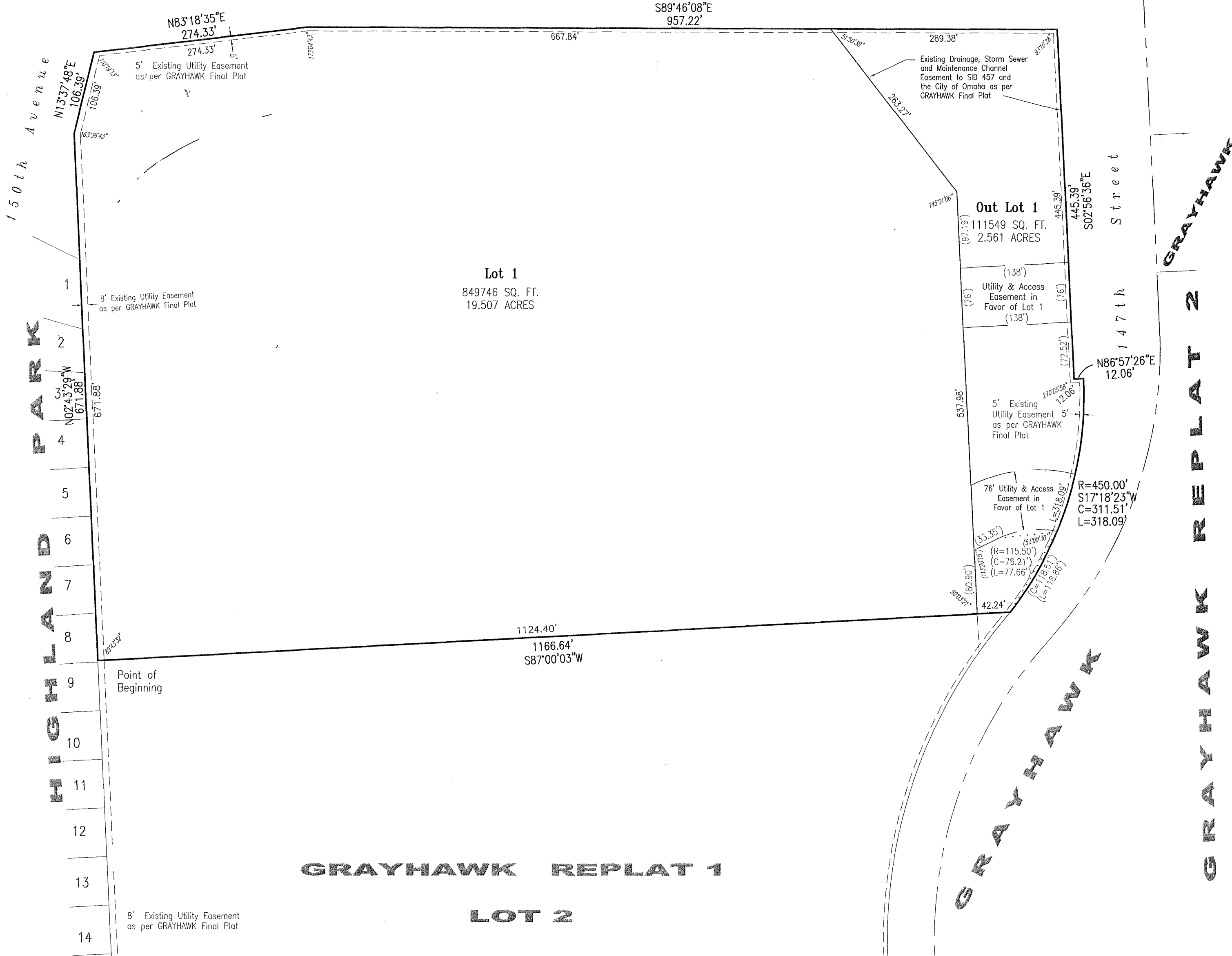
LOT 1 AND OUT LOT 1, BEING A REPLATTING OF LOT 1,  
GRAYHAWK REPLAT 1,  
A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN  
DOUGLAS COUNTY, NEBRASKA

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 1 WILL HAVE ONE DIRECT FULL VEHICULAR ACCESS TO 150TH AVENUE.
- LOT 1 AND OUT LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD.
- LOT 1 WILL HAVE TWO DIRECT FULL VEHICULAR ACCESSSES THROUGH OUT LOT 1 TO 147TH STREET.



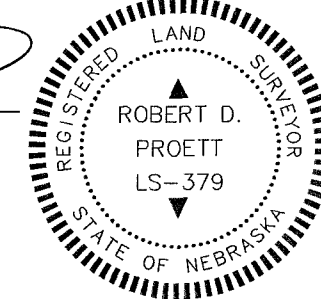
West Maple Road (State Hwy 64)



## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments were placed at all angle points and corners on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots in the subdivision to be known as WEST GRAYHAWK (Lot 1 and Out Lot 1), being a replatting of Lot 1, GRAYHAWK REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and bounds as follows: Beginning at the northwest corner of Lot 2, GRAYHAWK REPLAT 1; Thence North 02°43'29" West (bearing referenced to the Nebraska State Plane System, NAD 1983) for 671.88 feet along the east line of Lots 1 through 8, inclusive, HIGHLAND PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the east right of way line of 150th Avenue to an angle point in said east right of way line; Thence North 13°37'48" East for 106.39 feet along said east right of way line to the south right of way line of West Maple Road (State Highway 64); Thence North 83°18'35" East for 274.33 feet along said south right of way line to an angle point therein; Thence South 89°46'08" East for 957.22 feet along said south right of way line to the west right of way line of 147th Street; Thence South 02°56'36" East for 445.39 feet along said west right of way line to an angle point therein; Thence North 86°57'26" East for 12.06 feet along said west right of way line to a point of curvature; Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing South 17°18'23" West for 311.51 feet) for an arc length of 318.09 feet along said west right of way line to the northeast corner of Lot 2, GRAYHAWK REPLAT 1; Thence South 87°00'03" West for 1166.64 feet along the north line of said Lot 2 to the Point of Beginning. Contains 961,294 square feet or 22.068 acres.

Robert D. Proett, L.S. 379  
April 14, 2003



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and TierOne BANK, a Nebraska corporation, MORTGAGEE, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown hereon, said subdivision to be hereafter known as WEST GRAYHAWK; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, downspouts 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across an eight foot (8') wide strip of land abutting all sides of Lot 1. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 sides of Lot 1. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

144 MAPLE L.L.C., OWNER

Herbert L. Freeman, Member  
Kevin Irish, Member  
Paul S. McCune, Member

Jeffrey W. Johnson, Member  
Jerry J. Johnson, Member

TierOne BANK, MORTGAGEE  
Delmar Williams, First Vice President

## ACKNOWLEDGMENT OF NOTARIES

State of Nebraska )  
County of Douglas ) SS

On this 14 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Paul S. McCune, who is personally known to me to be the identical person whose name is affixed to the above instrument as member of 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Pamela J. Segobia  
Notary Public  
GENERAL NOTARY - State of Nebraska  
PAMELA J. SEGOBIA  
My Comm. Exp. May 1, 2004

State of Nebraska )  
County of Douglas ) SS

On this 14 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Kevin Irish, who is personally known to me to be the identical person whose name is affixed to the above instrument as member of 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Pamela J. Segobia  
Notary Public  
GENERAL NOTARY - State of Nebraska  
PAMELA J. SEGOBIA  
My Comm. Exp. May 1, 2004

## COUNTY ENGINEER'S CERTIFICATE

This plat of WEST GRAYHAWK was reviewed by the Douglas County Engineer's Office.  
Date: 11/15/03  
Douglas County Engineer

## APPROVAL OF CITY PLANNING BOARD

This plat of WEST GRAYHAWK was approved by the CITY PLANNING BOARD, of Omaha, Nebraska,  
this 7th day of May, 2003.

Chairman, CITY PLANNING BOARD

State of Nebraska )  
County of Douglas ) SS

On this 14 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Paul S. McCune, who is personally known to me to be the identical person whose name is affixed to the above instrument as member of 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Pamela J. Segobia  
Notary Public  
GENERAL NOTARY - State of Nebraska  
PAMELA J. SEGOBIA  
My Comm. Exp. May 1, 2004

State of Nebraska )  
County of Douglas ) SS

On this 14 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Jeffrey W. Johnson, who is personally known to me to be the identical person whose name is affixed to the above instrument as member of 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Pamela J. Segobia  
Notary Public  
GENERAL NOTARY - State of Nebraska  
PAMELA J. SEGOBIA  
My Comm. Exp. May 1, 2004

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of the County Treasurer's Office.  
this 17 day of SEPT  
Douglas County Treasurer

## APPROVAL OF OMAHA CITY COUNCIL

This plat of WEST GRAYHAWK was approved and accepted by the City Council of Omaha, Nebraska,  
this 17th day of November, 2003.

President  
Mayor  
City Clerk

State of Nebraska )  
County of Douglas ) SS

On this 14th day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Delmar Williams, who is personally known to me to be the identical person whose name is affixed to the above instrument as First Vice President of TierOne BANK, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Anne Tweedy  
Notary Public  
GENERAL NOTARY - State of Nebraska  
ANNE TWEEDY  
My Comm. Exp. 4/25/04

State of Nebraska )  
County of Douglas ) SS

On this 14 day of April, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Jerry J. Johnson, who is personally known to me to be the identical person whose name is affixed to the above instrument as member of 144 MAPLE L.L.C., a Nebraska limited liability corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Pamela J. Segobia  
Notary Public  
GENERAL NOTARY - State of Nebraska  
PAMELA J. SEGOBIA  
My Comm. Exp. May 1, 2004

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of WEST GRAYHAWK as to the design standards this 14th day of OCTOBER, 2003.

Michael J. Mackena  
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

9/17/04  
Date  
Michael J. Mackena  
City Engineer

drawn by	JHVD
designed by	RDP
reviewed by	
path filename	02061.dwg\02061\101.dwg
revisions	
references	02061\100

lamp, rynearson & associates, inc.  
engineers planners surveyors  
14710 west dodge road, suite 100  
omaha, nebraska 68154-2029  
phone 402 486 2498  
fax 402 486 2730

WEST GRAYHAWK (LOT 1 AND OUT LOT 1)  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks  
02061.00-003  
book page  
date  
April 14, 2003  
sheet  
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