



DEED 2003226316



NOV 24 2003 11:12 P 31

Nebr. Doc
Stamp Tax

1124.03
Date

\$ 284
By U

RICHARD H. TAKECHI
REGISTERED CLERK

RECEIVED

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

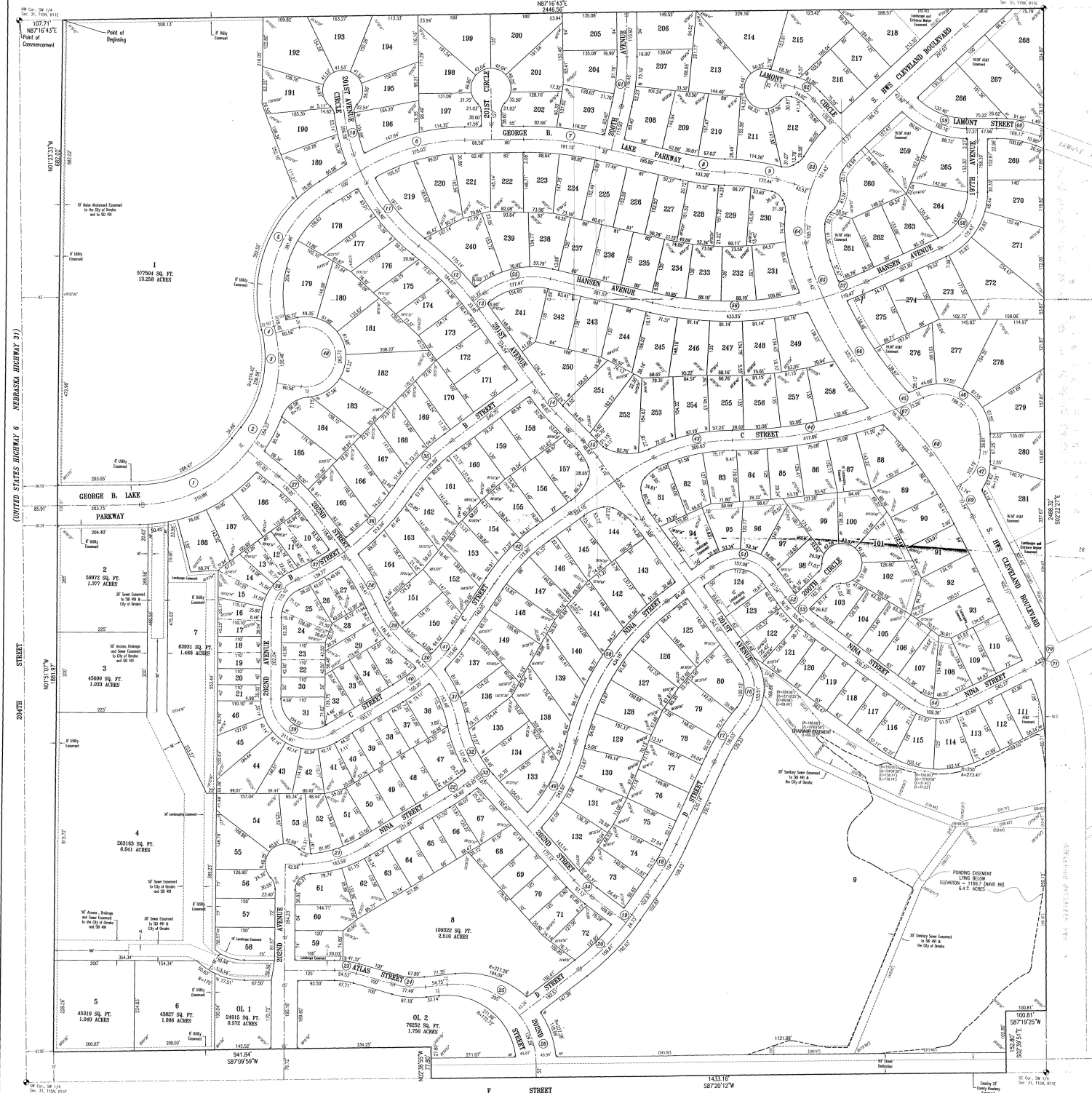
Deed

FEE 29700 FB New - 00-07275
285 BKP 31-15-1610 COMP _____
284 DEL _____ SCAN _____ FV _____

Camp Lynearson Associates
 14710 ~~West~~ West Dodge Road
 Suite 100
 Omaha Nebr 68154-2027

Temp 12.4.01

COPPERFIELDS



NOTES

1. ALL DIMENSIONS ARE SHOWN IN DECIMAL FEET.
2. ALL DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL C&G-SE-S&C RADIUS ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL C&G-SE-S&C THROAT RADIUS ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 1 THROUGH 5, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO 304TH STREET (US HIGHWAY 6 / NEBRASKA HIGHWAY 31).
9. LOTS 5, 6 AND 9 AND OUTLOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO C STREET.
10. LOTS 81, 144, 157 & 252 WILL HAVE NO DIRECT VEHICULAR ACCESS TO THE TRAFFIC CIRCLE AT INTERSECTION OF C STREET AND 203 1/2 AVENUE.
11. LOTS 212, 230, AND 260 WILL HAVE NO DIRECT VEHICULAR ACCESS TO THE TRAFFIC CIRCLE AT THE INTERSECTION OF S. IRIS CLEVELAND BOULEVARD AND GEORGE B. LAKE PARKWAY.
12. THE CHARGERS FOR SIDEWALK EASEMENTS ON CORNER LOTS ARE SET AT FIVE FEET (5') FROM THE INTERSECTION OF RIGHT OF WAY LINES.
13. A 50 FOOT WIDE ACCESS AND UTILITY EASEMENTS IN FRONT OF LOTS 1 THROUGH 7, INCLUDING OUTLOT 4 IS HEREBY GRANTED. THE EXACT LOCATION WITHIN LOT 4 MAY BE ADJUSTED AT THE TIME LOT 4 IS DEVELOPED. HOWEVER, THE EASEMENT WIDTH OF 50 FEET SHALL BE MAINTAINED.
14. ALL THE LANDSCAPE EASEMENTS SHOWN HEREON IS HEREBY GRANTED TO THE COPPERFIELDS HOMEOWNERS ASSOCIATION.
15. OUTLOTS 1 AND 2 IS HEREBY DONATED TO SD 491 AS A NATURE ENVIRONMENTAL AREA AND A DRAINAGE EASEMENT.
16. WHEN "Y" STREET IS IMPROVED WITH MEDIAN, 203RD AVENUE WILL BE RIGHT-IN AND RIGHT-OUT ONLY.
17. LOT 8, IS HEREBY DONATED TO THE CITY OF OMAHA, NEBRASKA, FOR USE AS A FIRE STATION.
18. PUBLIC SIDEWALK EASEMENTS ARE HEREBY GRANTED FOR ALL CORNER LOTS SHOWN ON THE PLAT.

BENCHMARK

Brown Cross in concrete Southwest corner of the Southwest Quarter of Section 31, T12N, R11E of the 6th P.M., Cap is 361.3 feet Southwest of 800 spike in Southwest face of power pole, 8.4 feet East of East edge of northbound 20th Street, East, Northeast 79.48 feet of a slab dirt hole in nose of block, and East, Southwest 72.55 feet of a star and hole in nose of block.
ELEVATION = 1264.9 (NAD 83)

Brown Cross in concrete Northwest corner of the Southwest Quarter of Section 31, T12N, R11E of the 6th P.M., Cap is 68.7 feet West, Southwest of 800 spike in West face of power pole, Northeast 32.45 feet of 800 spike in back of curb of median and Southwest 33.61 feet of 800 spike in back of curb of median.
ELEVATION = 1219.47 (NAD 83)

drawn by	col
designed by	col
checked by	col
reviewed by	col
path filename	0204010245101.dwg

revisions	references

lamp, rymearson & associates, inc.
 civil engineers
 planners
 1770 W. week dodge road, suite 100
 omaha, nebraska 68104-1000
 phone: 402.498.2688
 fax: 402.498.2700

COPPERFIELDS (Lots 1 through 261, inclusive and Out Lots 1 and 2)
 DOUGLAS COUNTY, NEBRASKA

FINAL
 PLAT

Job number-tasks	02040101-003
book page	
date	FEB. 10, 2003
sheet	1 of 2

