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7/26 BKP _____ C/O _____ COMP 18.00

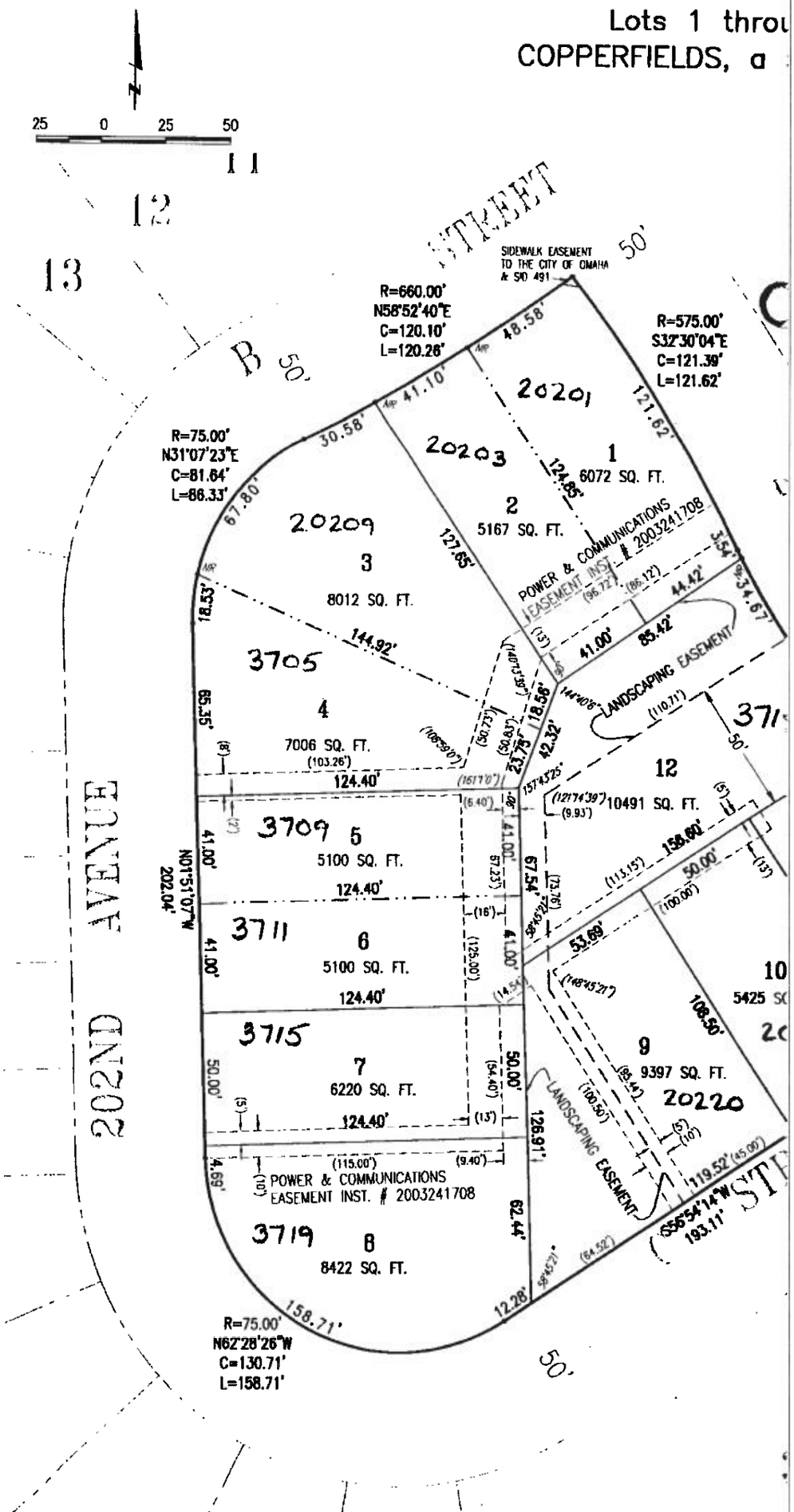
DEL _____ SCAN _____ FV _____

Lamp Rynerson & Ass. Inc
14710 West Dodge Road Ste 100
Omaha, NE

Temp. 12.4.01

COI

Lots 1 throu
COPPERFIELDS, a

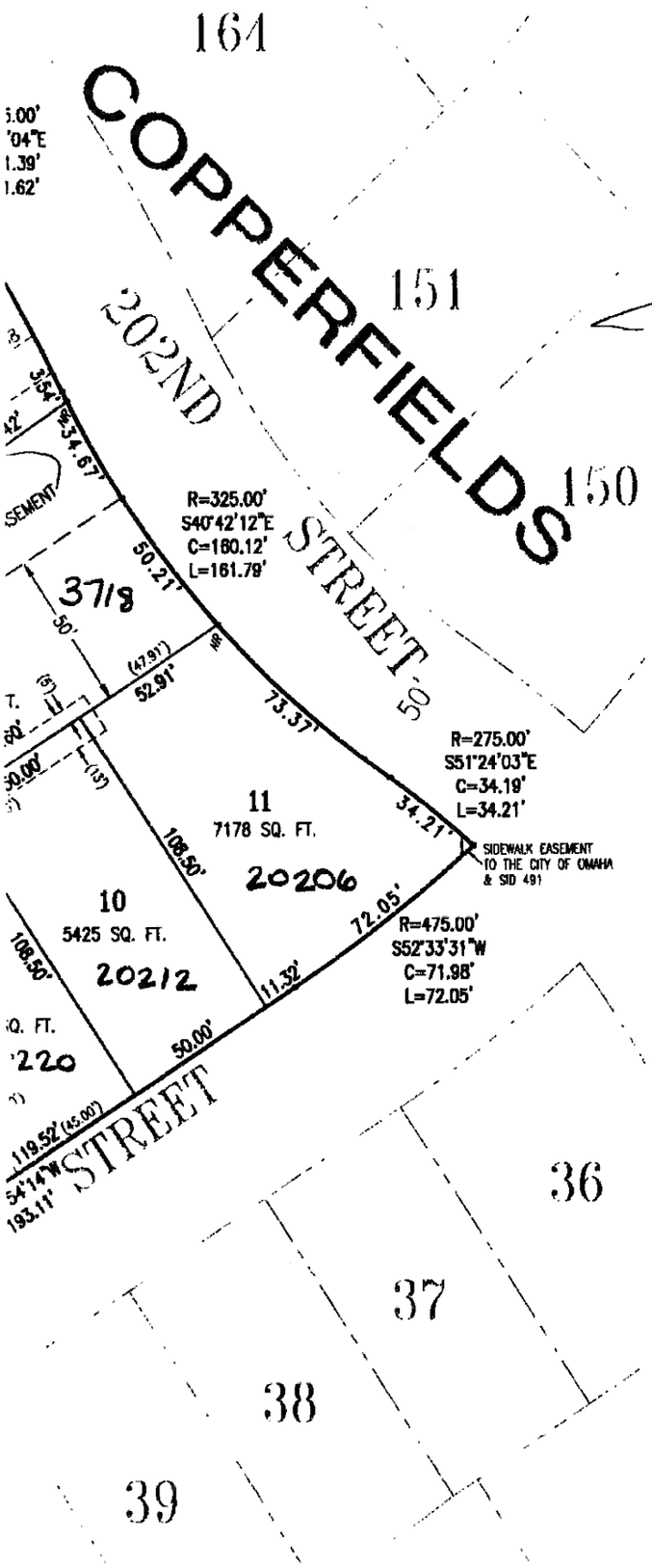


NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

OPPERFIELDS REPLA

through 12, inclusive, being a replatting of Lots 22 through 35, inclus
)S, a subdivision, as surveyed, platted and recorded in Douglas County,



LAND SURVEYOR'S CERTIFIC

I HEREBY CERTIFY THAT I have made a boundary survey of the
angle points and corners on the boundary of said plat and that
ensure that permanent monuments will be placed at all corners,
subdivision to be known as COPPERFIELDS REPLAT 2, Lots 1 thr
COPPERFIELDS, a subdivision, as surveyed, platted and recorded
changes in the rights of ways of the streets abutting the afores

Robert D. Proett. L.S. #379

Dec 14, 2004
Date

REGISTERED LAND SURVEYOR
ROBERT D. PROETT
LS-379
STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, COPPERFIELDS L
described in the Land Surveyor's Certificate and embraced withir
numbered as shown hereon, said subdivision to be known as CO
ratify and approve of the disposition of our property as shown
communications easement as shown on this plat and granted t
company which has been granted a franchise under the authori
existing public sidewalk easements granted to the City of Omah
the COPPERFIELDS HOMEOWNERS ASSOCIATION the landscape eas
or loose rock walls will be placed in the above described easen
and other purposes that do not then or later interfere with the

COPPERFIELDS L.L.C., OWNERS

Michael L. Riedmann,
Managing Member

State of Nebraska)
) SS
County of Douglas)

On this 3 day of January, 2005, A.D., be
me, a Notary Public, duly commissioned and qualified for said County,
appeared Michael L. Riedmann, who is personally known to me to be t
identical person whose name is offixed to the above instrument as Ma
Member of COPPERFIELDS L.L.C., a Nebraska corporation, OWNER, and
acknowledge his execution of the foregoing Dedication and Affirmation
his voluntary act and deed as such Officer and the voluntary act and
of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY - State of Neb.
ALICE A. LAWRENC
My Comm. Exp. Aug. 20

AT 2

nclusive,
nty, Nebraska.

TIFICATE

of the subdivision herein and that permanent monuments were placed at all and that a bond has been posted with the City of Omaha, Nebraska, in order to corners, angle points and ends of curves on all lots and streets in the ts 1 through 12, inclusive, being a replatting of Lots 22 through 35, inclusive, recorded in Douglas County, Nebraska. I further certify that there have been no he aforesaid lots.

FIELDS L.L.C., OWNER and FIRST WESTROADS BAND, Inc., MORTGAGEE, of the land ed within this plat, have caused said land to be subdivided into lots to be n as COPPERFIELDS REPLAT 2, (Lots 1 through 12, inclusive;) and we do hereby shown on this plat. We do hereby affirm the existing power and ranted to Omaha Public Power District, Qwest Communications, and to any authority of the City Council of Omaha, Nebraska. We do further affirm the of Omaha, Nebraska and SID # 491 at the intersection of streets. We do grant cape easement over Lots 9 and 12. No permanent buildings, trees, retaining walls, ed easement way, but the same may be used for gardens, shrubs, landscaping, with the aforesaid uses or rights herein granted.

FIRST WESTROADS BANK, MORTGAGEE

Stephen F. Robinson
President

State of Nebraska)
) SS
County of Douglas)

A.D., before
County,
to be the
nt as Managing
ER, and he did
irmation to be
act and deed

On this 10 day of January, 20 05, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Stephen F. Robinson who is personally known to me to be the identical person whose name is affixed to the above instrument as President of FIRST WESTROADS BANK, INC., MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication and Affirmation 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.

Donna R. Pauley
Notary Public

State of Nebraska
AWRENCE
Aug. 20 2005

GENERAL NOTARY - State of Nebraska
DONNA R. PAULEY
My Comm. Exp. Jan. 16, 2007

drawn by JHVD	references COPPERFIELDS
designed by RDP	
reviewed by FAK	

path\filename
02040 \dwg\0240R200.dwg

revisions

WWW.LRA-INC.COM

(Ph) 402.496.2498
(Fax) 402.496.2730

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

COPPERFIELDS REPLAT 2, (Lots 1 through 12, inclusive)
Douglas County, Nebraska

OR
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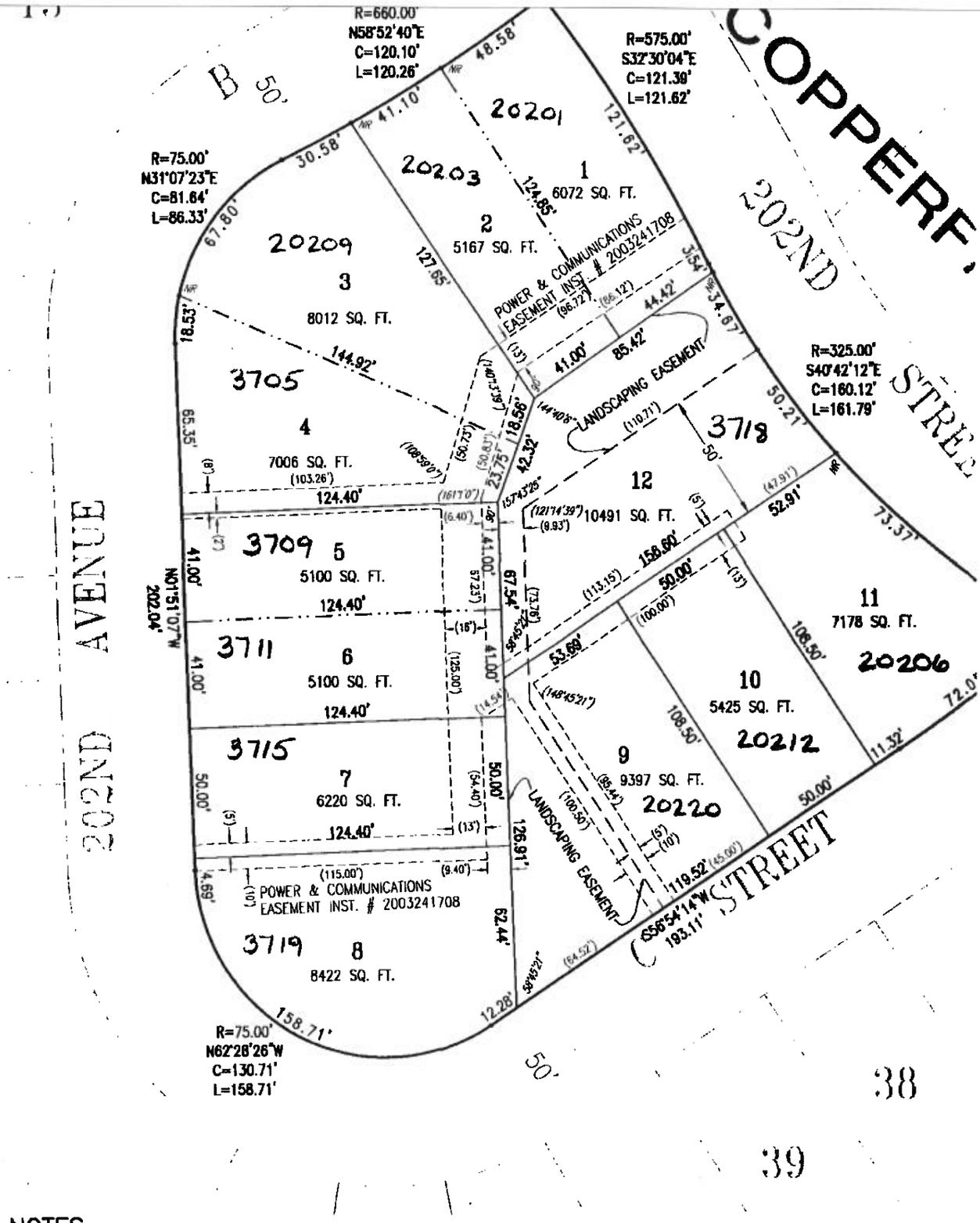
ISION



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES 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. THE CHAMFERS FOR SIDEWALK EASEMENTS ON CORNER LOTS ARE SET AT FIVE FOOT (5') RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
7. PUBLIC SIDEWALK EASEMENTS ARE HEREBY GRANTED FOR ALL CORNER LOTS AS SHOWN ON THE PLAT.
8. ALL THE LANDSCAPE EASEMENTS SHOWN HEREON IS HEREBY GRANTED TO THE COPPERFIELDS HOMEOWNERS ASSOCIATION.

COUNTY TREASURER'S CERTIF

THIS IS TO CERTIFY THAT I find no regular nor special delinquent against the property described in the Land S and embraced in this plat, as shown by the records of

this 11 day of JANUARY, 20

Douglas County Treasurer

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permar angle points and corners on the boundary of said plat and that a bond has been posted with th ensure that permanent monuments will be placed at all corners, angle points and ends of curves subdivision to be known as COPPERFIELDS REPLAT 2, Lots 1 through 12, inclusive, being a replatt COPPERFIELDS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. I f changes in the rights of ways of the streets abutting the aforesaid lots.

Robert D. Proett. L.S. #379

Dec 14, 2004

Date

REGISTERED LAND SURVEYOR
ROBERT D. PROETT
LS-379
STATE OF NEBRASKA

151

FIELDS

150

PROETT

50

R=275.00'
S51°24'03"E
C=34.19'
L=34.21'

34.21

SIDEWALK EASEMENT TO THE CITY OF OMAHA & SID 491

36

72.05'

R=475.00'
S52°33'31"W
C=71.98'
L=72.05'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, COPPERFIELDS L.L.C., OWNER and FIRST WESTROAD described in the Land Surveyor's Certificate and embraced within this plat, have caused said land numbered as shown hereon, said subdivision to be known as COPPERFIELDS REPLAT 2, (Lots 1 th ratify and approve of the disposition of our property as shown on this plat. We do hereby affirm communications easement as shown on this plat and granted to Omaha Public Power District, Qw company which has been granted a franchise under the authority of the City Council of Omaha, I existing public sidewalk easements granted to the City of Omaha, Nebraska and SID # 491 at the the COPPERFIELDS HOMEOWNERS ASSOCIATION the landscape easement over Lots 9 and 12. No p or loose rock walls will be placed in the above described easement way, but the same may be u and other purposes that do not then or later interfere with the aforesaid uses or rights herein g

COPPERFIELDS L.L.C., OWNERS

Michael L. Riedmann,
Managing Member

FIRST WESTROA

Stephen F. Rol
President

37

State of Nebraska)
) SS
County of Douglas)

On this 3 day of January, 2005, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Riedmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of COPPERFIELDS L.L.C., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication and Affirmation 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.

Notary Public

GENERAL NOTARY - State of Nebraska
ALICE A. LAWRENCE
My Comm. Exp. Aug. 20 2005

State of Nebrasl

County of Dougl

On this 10
me, a Notary Pu
appeared Stephe
identical person
of FIRST WESTRC
execution of the
and deed as su

Witness my hanc

Notary Public

ERTIFICATE

special taxes due or
e Land Surveyor's Certificate
ecords of this office,

, 20

SEAL
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-8 of the Omaha Municipal Code.

Date 1/21/05

for Michael J Mecknna
City Engineer

APPROVAL (

Approved as a subdivi
Section 53-10(3). Om
Section 7.08, Home R

this 27 day o

City Planning Director

rein and that permanent monuments were placed at all
been posted with the City of Omaha, Nebraska, in order to
and ends of curves on all lots and streets in the
usive, being a replatting of Lots 22 through 35, inclusive,
ounty, Nebraska. I further certify that there have been no

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We do hereby affirm the existing power and
Power District, Qwest Communications, and to any
Council of Omaha, Nebraska. We do further affirm the
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FIRST WESTROADS BANK, MORTGAGEE

Stephen F. Robinson
President

State of Nebraska)
) SS
County of Douglas)

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Witness my hand and official seal the date last aforesaid.

Donna R. Pauley
Notary Public

GENERAL NOTARY - State of Nebraska
DONNA R. PAULEY
My Comm. Exp. Jan. 16, 2007

APPROVAL OF CITY PLANNING DIRECTOR

pproved as a subdivision of COPPERFIELDS REPLAT 2 in compliance with
ection 53-10(3), Omaha Municipal Code, with plat requirements waived per
ection 7.08, Home Rule Charter of the City of Omaha,

is 27 day of January, 20 05.

by Planning Director

WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730
L Lamp Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

COPPERFIELDS REPLAT 2, (Lots 1 through 12, inclusive)
Douglas County, Nebraska

MINOR ADMINISTRATIVE SUBDIVISION

job number-tasks
02040.02 / 006
book **page**
02040
date
December 14, 2004

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1 of 1