



DEED 2005154857



DEC 08 2005 09:39 P 11

Notr Doc
Stamp Tax
128-05
Date
\$904
By <i>[Signature]</i>

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 12/8/2005 09:39:04.54

 2005154857

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

Deed
11/30

FEE 70⁰⁰ FB OC-07275 (old)
New OC-07276

BKP _____ C/O _____ COMP _____

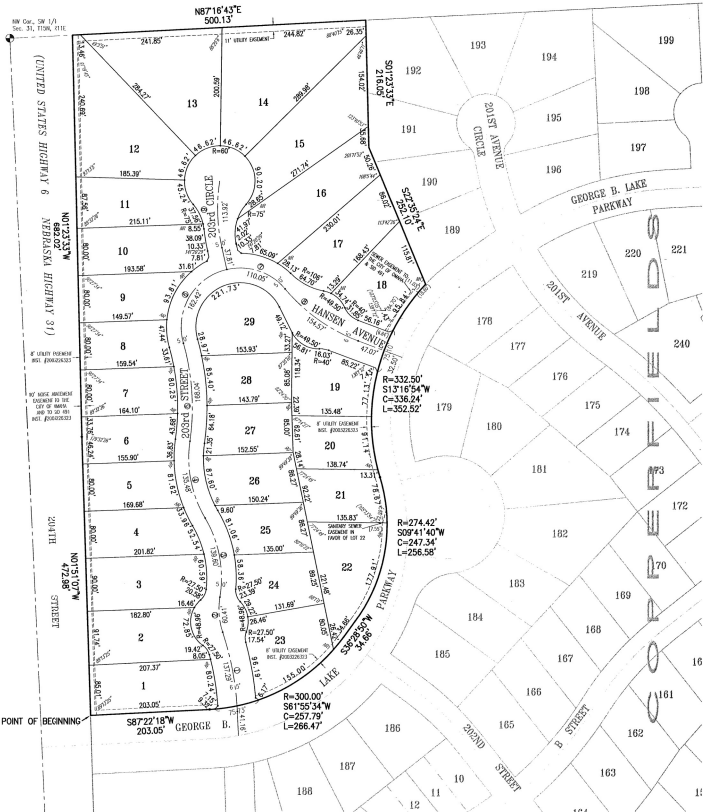
DEL *[Signature]* SCAN _____ FV _____

RETURN: Nancy Pridal
Lamp Rynearson
14710 W Dodge Rd
Omaha NE 68154
(402) 496-2498

COPPERFIELDS REPLAT 1

Lots 1 through 29, inclusive, being a replatting of Lot 1, COPPERFIELDS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Part of the Northwest 1/4, Sec. 31, T15N, R11E
UNPLATTED



- ### 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/A).
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO ENDPOINTS.
 6. LOTS 1 THROUGH 12, INCLUDING WILL HAVE NO DIRECT VEHICULAR ACCESS TO SAINT STREET (SEE PARAGRAPH 6 OF METROPOLITAN UTILITY DISTRICT).
 7. LOTS 1 AND 23 WILL HAVE NO DIRECT VEHICULAR ACCESS TO GEORGE B. LAKE PARKWAY.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	500.00'	132.29'	136.86'	19°43'50"
2	125.00'	68.41'	59.89'	27°41'18"
3	200.00'	139.60'	136.28'	39°52'32"
4	300.00'	135.48'	132.91'	38°45'47"
5	400.00'	108.04'	108.81'	24°04'13"
6	100.00'	162.42'	165.15'	53°03'34"
7	100.00'	100.00'	104.58'	63°03'58"
8	300.00'	154.57'	152.87'	29°31'18"
9	300.00'	113.92'	113.24'	21°45'29"

SURVEYOR'S CERTIFICATION

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 and streets in the subdivision to be known as COPPERFIELDS REPLAT 1, Lots 1 through 29, inclusive, being a replatting of Lot 1, COPPERFIELDS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the intersection of the north right of way line of George B. Lake Parkway and the east right of way line of 204th Street (US Highway 6 and Nebraska Highway 31); Thence North 01°31'07" West (bearing referenced to the First Plat of COPPERFIELDS) for 472.98 feet along the east right of way line of 204th Street to an angle point thereat; Thence North 01°23'33" West for 682.02 feet along said east right of way line to the northwest corner of said Lot 1; Thence North 87°16'43" East for 500.13 feet along the north line of COPPERFIELDS to the northwest corner of Lot 192, thence Thence South 01°23'33" East for 216.05 feet along the west line of Lots 191 and 192, COPPERFIELDS, to an angle point on the west line of Lot 191; Thence South 22°35'24" East for 252.10 feet along the west line of Lots 193, 190 and 191, COPPERFIELDS, to the south right of way line of George B. Lake Parkway; Thence south and west along said north right of way line for the next five courses: (1) Thence along a curve to the left (having a radius of 332.50 feet and a long chord bearing South 13°16'54" West for 336.24 feet) for an arc length of 352.92 feet; (2) Thence along a curve to the right (having a radius of 274.42 feet and a long chord bearing South 09°41'40" West for 247.34 feet) for an arc length of 256.56 feet; (3) Thence South 38°28'50" West for 34.86 feet; (4) Thence along a curve to the right (having a radius of 300.00 feet and a long chord bearing South 81°58'24" West for 257.79 feet) for an arc length of 256.47 feet; (5) Thence South 87°22'18" West for 203.05 feet to the Point of Beginning. Contains 13.258 acres.

Robert B. Probst, L.S.
Date: March 14, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, COPPERFIELDS L.L.C., OWNER, and FIRST WESTROADS BANK, INC., 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 and streets to be numbered and named as shown herein, said subdivision to be hereafter known as COPPERFIELDS REPLAT 1 (Lots 1 through 29, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do hereby grant a perpetual easement over Lots 1 through 29, inclusive, to the Omaha Public Power District, QUEST Communications, and to any company which has been granted a franchise under the authority of the Douglas County Board, 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, clewage 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 a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded subdivisions and a sixteen (16) foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. We do further grant a perpetual easement to the Metropolitan Utility District, 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 cut-to-roads. 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.

COPPERFIELDS L.L.C., OWNER
FIRST WESTROADS BANK, INC., MORTGAGEE

Michael L. Robinson, Managing Member
Stephen F. Robinson, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
County of Douglas)

On this 14th day of March, 2005, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Robinson, 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 the 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.

Notary Public: Donna R. Pruley
Notary Public: Stephen F. Robinson

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of COPPERFIELDS REPLAT 1 (Lots 1 through 29, inclusive) as in the design standards this _____ day of _____, 2005.

Charles Krajcick
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for the compliance with Chapter 33 of the Omaha Municipal Code.

Date: Nov 26th, 2005
City Engineer: Charles Krajcick

APPROVAL OF CITY PLANNING BOARD

This plat of COPPERFIELDS REPLAT 1 was approved by the City Planning Board of the City of Omaha, Nebraska, this _____ day of April, 2005.

Ronald Mancuso
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of COPPERFIELDS REPLAT 1 was approved and accepted by the City Council of Omaha, Nebraska, this _____ day of July, 2005.

Michael Johnson
Mayor

Donna R. Pruley
Notary Public

Donna R. Pruley
Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of COPPERFIELDS REPLAT 1 was reviewed by the Douglas County Engineer, this _____ day of _____, 2005.

Date: _____
Douglas County Engineer: _____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular 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 this office, this _____ day of August, 2005.

Douglas County Treasurer: _____

Drawn by: JMO
Designed by: RDP
Reviewed by: FAK

Job Name: 02040-02-0001.dwg
Revision:

WWW.LRAI.INC.COM
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2027
(PH) 402-496-2498
(Fax) 402-496-2750

Lamp, Rynearson & Associates, Inc.

FINAL PLAT

Job number-task: 02040.02 / 003
book page: 02040
date: March 14, 2005
sheet 1 of 1