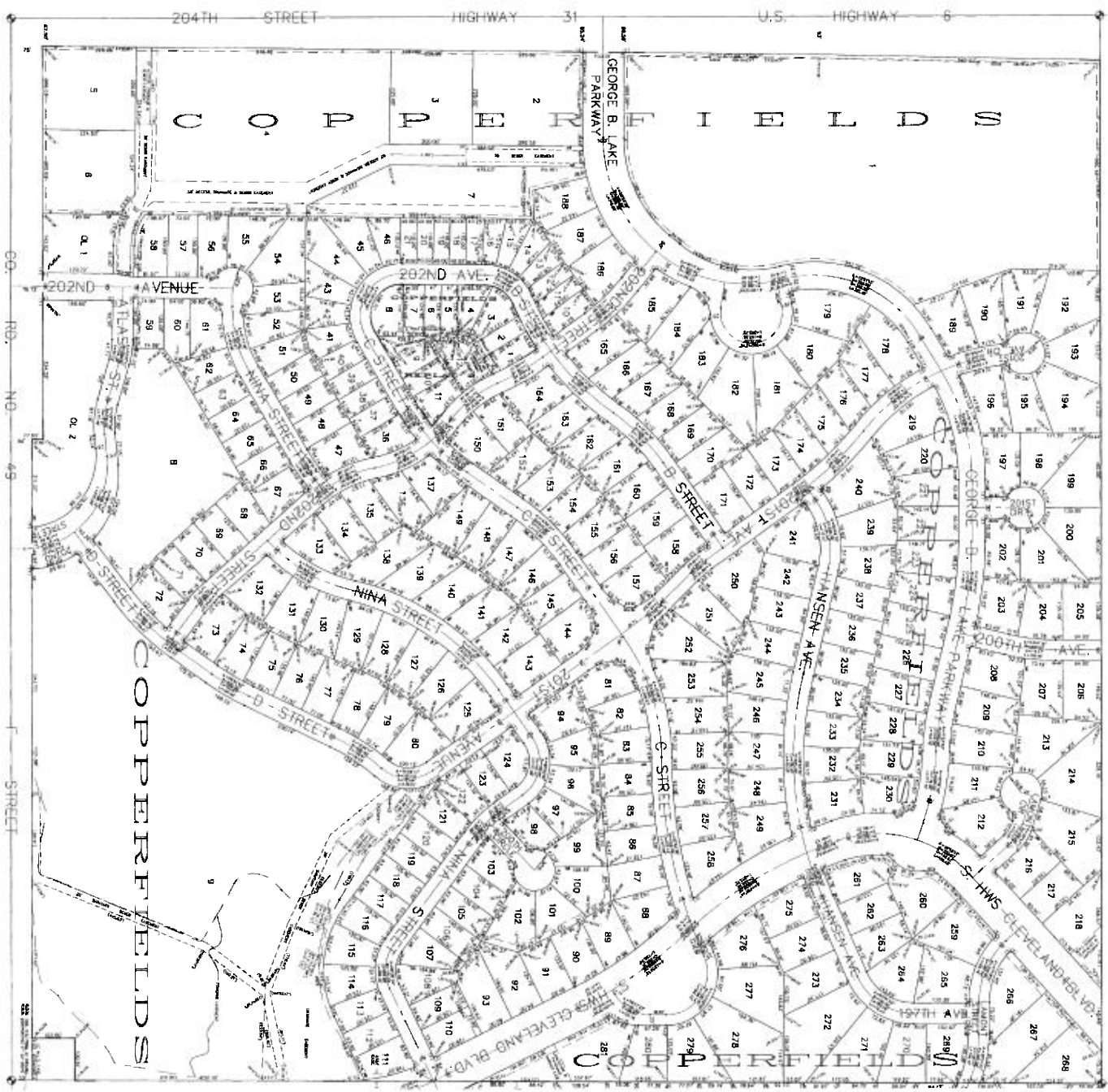


S.W. 1/4 SEC. 31-15-11



DOUGLAS COUNTY ENGINEER
 156TH & W. MAPLE RD. OMAHA NE. 68116

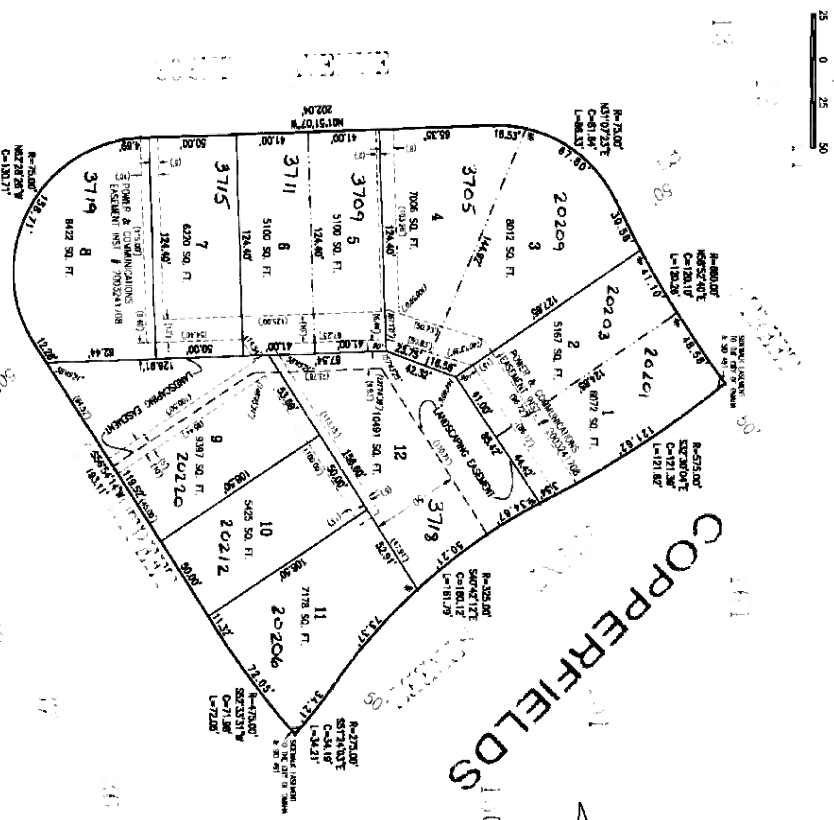
DATE	REVISIONS	COMMENTS
1-1-1925	1	DOUGLAS COUNTY ENGINEER
1-1-1925	2	ADDED REVISIONS FOR PLAN C-DRAWING
1-1-1925	3	COPPERFIELDS MAP 2 (SEE 1-12)

SCALE: 1" = 100' NORTH

INFORMATION ON THIS SHEET SHOULD BE CHECKED WITH THE FINAL PLAN BEFORE BEING USED.

COPPERFIELDS REPLAT 2

Lots 1 through 12, inclusive, being a replatting of Lots 22 through 35, inclusive, COPPERFIELDS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



- 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.S.)
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 6. THE CHANGERS FOR SIDEWALK EASEMENTS ON CORNER LOTS ARE SET AT FIVE FOOT (5') FROM THE INTERSECTION OF RIGHT OF WAY LINES.
 7. PUBLIC SIDEWALK EASEMENTS ARE HEREBY GRANTED FOR ALL CORNER LOTS AS SHOWN ON THE PLAN.
 8. ALL THE LANDSCAPE EASEMENTS SHOWN HEREON IS HEREBY GRANTED TO THE COPPERFIELDS HOMEOWNERS ASSOCIATION.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I had no record for record from date of inception opening for property described in the said Surveyor's Certificate and that the same is not a duplicate of any other record on file in the office.

11 January 2004

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT the technical provisions have been made for the completion and Chapter 21-11 of the Omaha Municipal Code.

1/21/04

City Engineer

APPROVAL OF CITY PLANNING DIRECTOR

Approved as a subdivision of COPPERFIELDS REPLAT 2, in accordance with Section 21-10(3) Omaha Municipal Code. This plat requirement shall be satisfied by the City of Omaha.

11 January 2004

City Planning Director

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 single 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, single points and ends of curves on all lots and streets in the subdivision to be known as COPPERFIELDS REPLAT 2, Lots 1 through 12, inclusive, being a replatting of Lots 22 through 35, inclusive, COPPERFIELDS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. I further certify that there have been no changes in the rights-of-way of the streets showing the described lots.

Robert D. Frenkel, L.S. 1579

2/14/2004

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT D. FRENKEL PROJECT L.S. 1579

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we, COPPERFIELDS U.L.C., OWNERS and FIRST WESTBROOKS BANK, INC., MORTGAGEE of the land described in the Land Surveyor's Certificate and endorsed with this plat, have caused and had to be substituted into this plat to be recorded in the Land Surveyor's Certificate and endorsed with this plat, the following: (1) Lots 1 through 12, inclusive, and we do hereby dedicate to the City of Omaha, Nebraska, the right-of-way of the streets herein shown and we do hereby agree to pay the cost of the survey of the streets herein shown and the cost of the recording of this plat and the recording of this plat in the office of the City Engineer of the City of Omaha, Nebraska. We do further affirm that the dedication herein shown is made under the authority of the City Council of Omaha, Nebraska, and we do hereby dedicate to the City of Omaha, Nebraska and SD # 491 of the intersection of streets. We do grant the COPPERFIELDS HOMEOWNERS ASSOCIATION the easement shown over Lots 8 and 12, the permanent buildings, trees, retaining walls or other rock walls will be placed in the above described easement way, but the same may be used for gardens, walks, landscaping, and other purposes that do not then or later interfere with the described uses or rights herein granted.

COPPERFIELDS U.L.C., OWNERS

FIRST WESTBROOKS BANK, MORTGAGEE

Michael L. Robinson, Member

Stephan F. Robinson, President

State of Nebraska)
County of Douglas) SS

On this 3 day of September, 2004, AB, 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 Member of COPPERFIELDS U.L.C., a business corporation, OWNER, and he did hereby acknowledge to me that he executed the above instrument as the Member of said corporation and that he did not execute the same for or on behalf of said corporation.

When my hand and official seal the date last aforesaid.

Notary Public

ALICE A. LAWRENCE

Notary Public

State of Nebraska)
County of Douglas) SS

On this 11 day of January, 2004, AT, before me, a Notary Public, duly commissioned and qualified for said County, appeared Stephan 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 WESTBROOKS BANK, INC., MORTGAGEE, and he did acknowledge to me that he executed the above instrument as the President of said bank and that he did not execute the same for or on behalf of said bank.

When my hand and official seal the date last aforesaid.

Notary Public

ALICE A. LAWRENCE

Notary Public

REVISIONS

NO.	DATE	REVISIONS

Lamp, Rynearson & Associates, Inc.

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

WWW.LRA-INC.COM

(Ph) 402.496.2498
(Fax) 402.496.2730

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

MINOR ADMINISTRATIVE SUBDIVISION

Job Number - 0204027 / 008
Book - 02049
Date - December 14, 2004
sheet 1 of 1

m 4585

COPPERFIELDS

Lots 1 through 281, inclusive; Out Lots 1 and 2, being a portion of the Southeast Quarter of Section 31, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, EXCEPT the South one-hundred-fifty-three foot (153') of the East one-hundred-foot (100') AND ALSO EXCEPT that part taken for roads.

LAND SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed land surveyor in the State of Nebraska, do hereby certify that the foregoing plat of the subdivision and the proposed easements and covenants thereon, as shown on the plat, were prepared by me or under my direct supervision and that I am a duly qualified and licensed land surveyor in the State of Nebraska. I am a member of the Nebraska Society of Professional Surveyors, Inc., and of the American Society of Professional Surveyors, Inc. My commission expires on the 31st day of December, 2003. I am a resident of the State of Nebraska. I am a member of the Nebraska Society of Professional Surveyors, Inc., and of the American Society of Professional Surveyors, Inc. My commission expires on the 31st day of December, 2003. I am a resident of the State of Nebraska.



281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

CURVE-SAC GEOMETRY

CENTRELINE CURVE DATA

CHAIN	STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
2	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
3	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
4	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
5	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
6	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
7	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
8	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
9	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
10	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
11	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
12	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
13	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
14	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
15	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
16	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
17	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
18	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
19	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
20	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
21	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
22	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
23	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
24	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
25	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
26	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
27	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
28	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
29	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
30	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
31	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
32	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
33	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
34	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
35	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
36	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
37	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
38	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
39	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
40	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
41	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
42	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
43	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
44	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
45	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
46	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
47	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
48	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
49	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
50	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
51	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
52	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
53	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
54	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
55	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
56	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
57	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00
58	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59" E	100.00	N 89° 59' 59" W	100.00	S 89° 59' 59	

