



DEED 2007141678



DEC 28 2007 11:00 P 7

Deed  
FEE 38.50 OC-07275-04  
7 IMP 6/0 COMP 0.00  
7 DEL SCAN PV  
6

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/28/2007 11:00:03.19



2007141678

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

Return To: Lamp, Ryperson & Associates  
14710 West Oakley Rd.  
Omaha, Ne 68154  
406-2498

Check Number  
\_\_\_\_\_

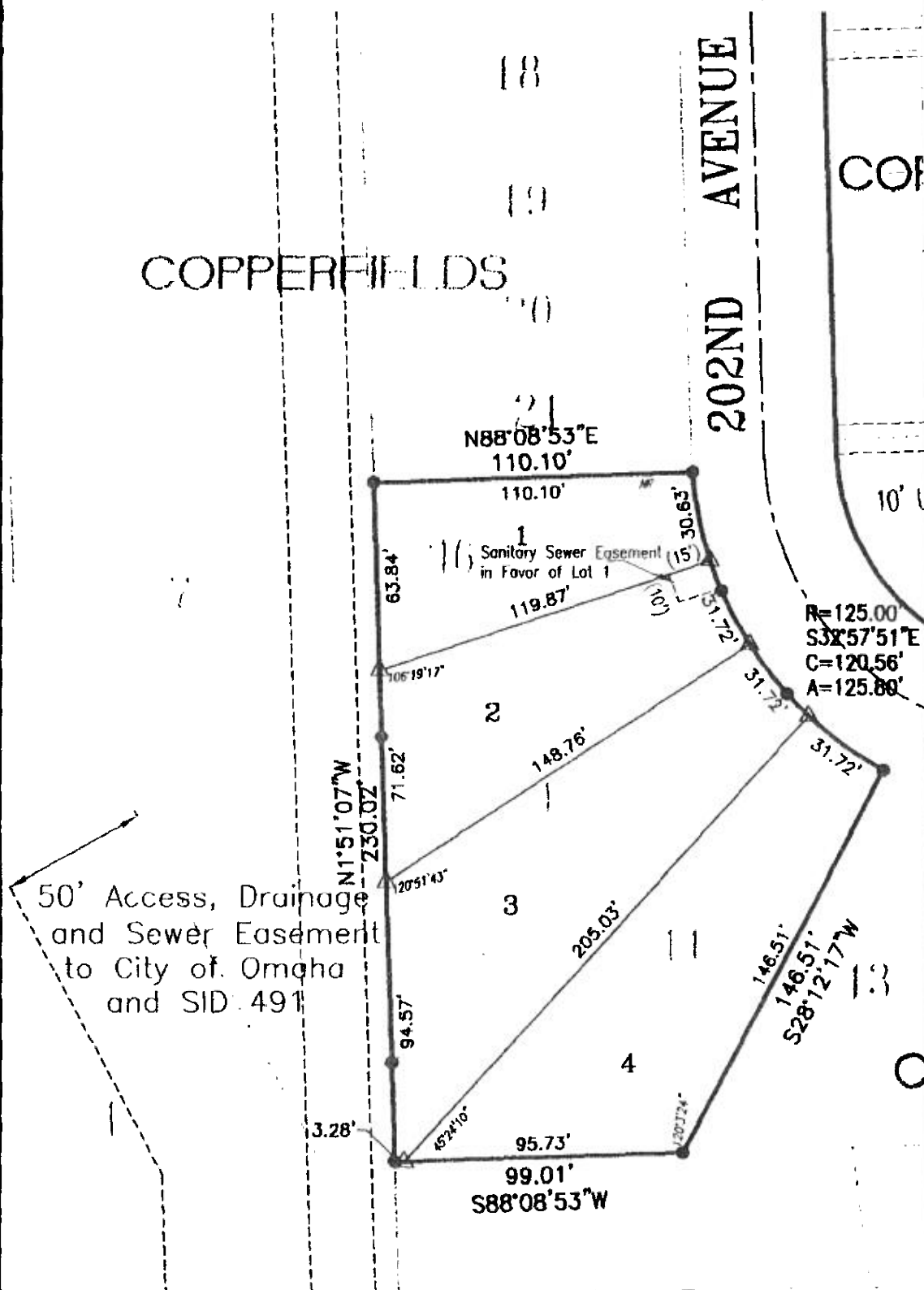
(c)

## LEGEND

- CORNER FOUND (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-379)
- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-379)

## NOTES

1. ALL DISTANCES ARE SHOWN IN
2. ALL DISTANCES SHOWN ALONG  
DISTANCES NOT CHORD DISTANCE
3. ALL ANGLES ARE 90° UNLESS {
4. ALL LOT LINES ON CURVED ST  
OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN  
TO EASEMENTS.



# UPPERFIELDS REPLA

through 4, inclusive, being a replatting of Lots 44 through 46, inclusive, COPPERFIELD a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

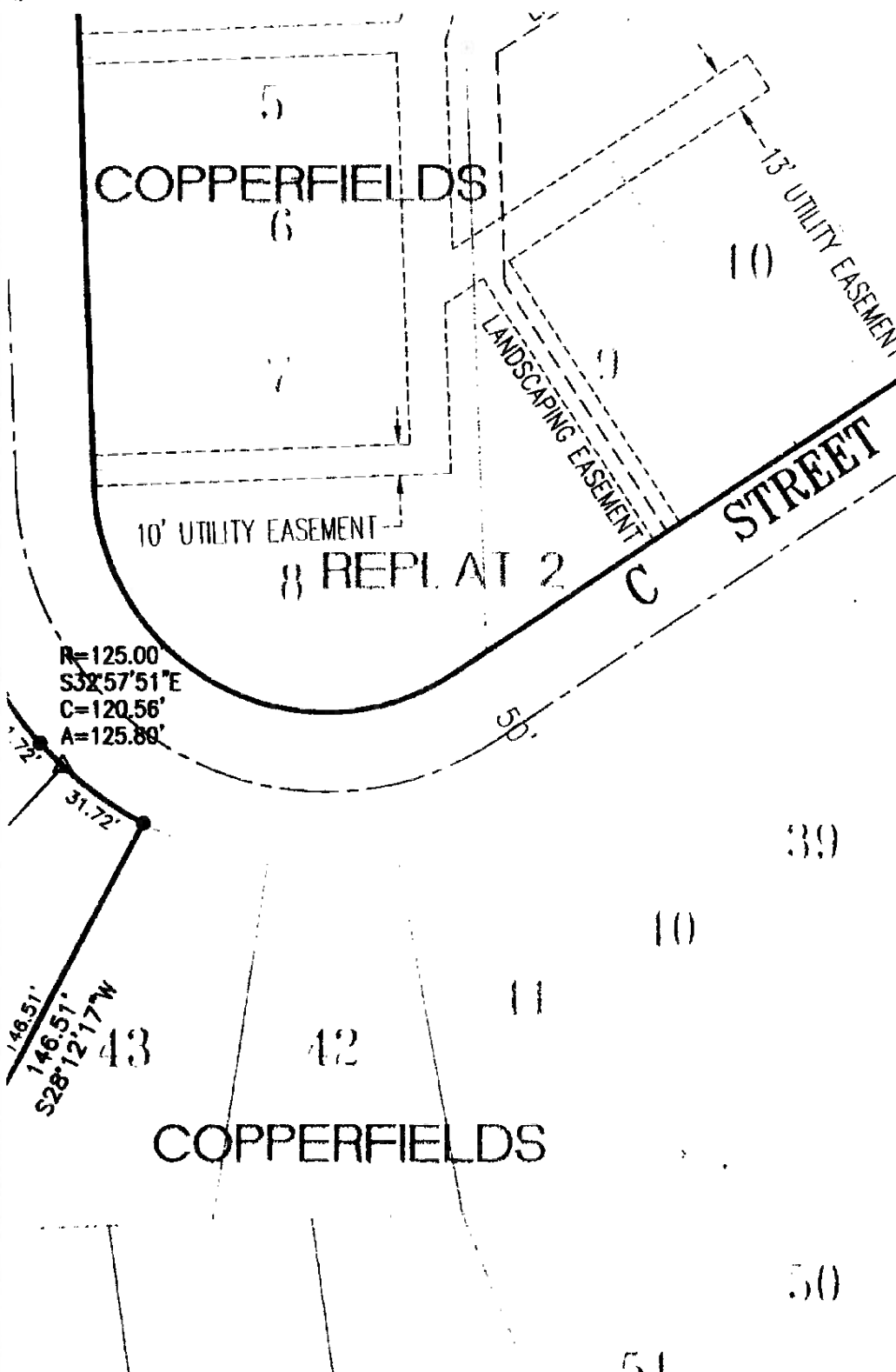
S ARE SHOWN IN DECIMAL FEET.

S SHOWN ALONG CURVES ARE ARC  
IT CHORD DISTANCES.

ARE 90° UNLESS OTHERWISE NOTED.

S ON CURVED STREETS ARE RADIAL UNLESS  
NOTED. (N.R.).

ID ANGLES SHOWN IN PARENTHESES REFER



## LAND SURVEYOR'S C

I HEREBY CERTIFY THAT I have placed monuments at the corners of the lot which has been posted with the City of Omaha. The monuments shall be placed at all corners, and the lot shall be known as COPPERFIELDS through 46, inclusive, COPPERFIELD, City of Omaha, Nebraska. I further certify that the lot is situated on the streets abutting the storehouse.

Robert D. Proett, L.S. #379  
Sept 14, 200.  
Date

## DEDICATION AND AF

KNOW ALL MEN BY THESE PRESENTS, that BANK, Inc., MORTGAGEE, of the above described this plat, have caused said subdivision to be known as and to be ratified and approved of the existing power and community Power District, Qwest Community Power District, the authority of the City Council, and the authority of the City Council or loose rock walls will be placed for gardens, shrubs, landscape aforesaid uses or rights hereon.

**COPPERFIELDS LLC, OWNERS:**

Michael L. Riedmann  
Michael L. Riedmann,  
Managing Member

State of Nebraska )  
 ) SS  
County of Douglas )

On this 24 day of Sept  
A.D., before me, a Notary Public, duly  
qualified for said County, appeared M  
who is personally known to me to be  
whose name is affixed to the above.  
Managing Member of Copperfields LLC  
Liability Corporation, OWNER, and he  
execution of the foregoing Dedication  
act and deed as such Officer and the  
deed of said Corporation.

Witness my hand and official seal th

AT 4

FIELDS,

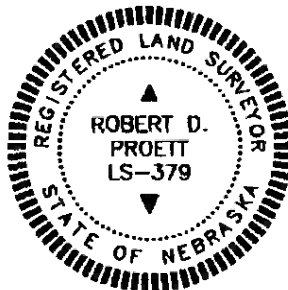


**R'S CERTIFICATE**

I have made a boundary survey of the subdivision herein and that permanent monuments have been set at all angle points and corners on the boundary of said plat and that a bond has been filed with the City of Omaha, Nebraska, in order to ensure that permanent monuments will remain in place, angle points and ends of curves on all lots and streets in the subdivision to be replatted. I, the undersigned, being a duly qualified and licensed land surveyor in the State of Nebraska, do hereby certify that there have been no changes in the rights of ways of the foregoing lots.

#379

2007



**AFFIRMATION**

WE, the undersigned, do hereby affirm that we, COPPERFIELDS L.L.C., OWNER and FIRST WESTROADS BANK, INC., of the land described in the Land Surveyor's Certificate and embraced within said land to be subdivided into lots to be numbered as shown hereon, said lots to be numbered as shown on this plat. We do hereby affirm the communications easement as shown on this plat and granted to Omaha Public Communications, and to any company which has been granted a franchise under the City Council of Omaha, Nebraska. No permanent buildings, trees, retaining walls, or other improvements shall be placed in the above described easement way, but the same may be used for any and all purposes that do not then or later interfere with the easement herein granted.

OWNERS

FIRST WESTROADS BANK, MORTGAGEE

*[Signature]*

*[Signature]*

Stephen F. Robinson  
President

State of Nebraska )  
County of Douglas ) SS

On this 28th day of September, 2007, I, the undersigned, a duly commissioned and qualified Notary Public, appeared Michael L. Riedmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of COPPERFIELDS L.L.C., a Nebraska Limited Liability Company, and he did acknowledge his execution of the foregoing instrument to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

On this 28th day of September, 2007, 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 instrument 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.

*[Signature]*

Witness my hand and official seal the date last aforesaid.

drawn by EAM	references COPPERFIELDS REPLAT 4 COPPERFIELDS
designed by RDP	
reviewed by WLH	
Name COPPERFIELDS REPLAT 4	
revisions	

WWW.LRA-INC.COM

Lamp, Rynearson & Associates, Inc.

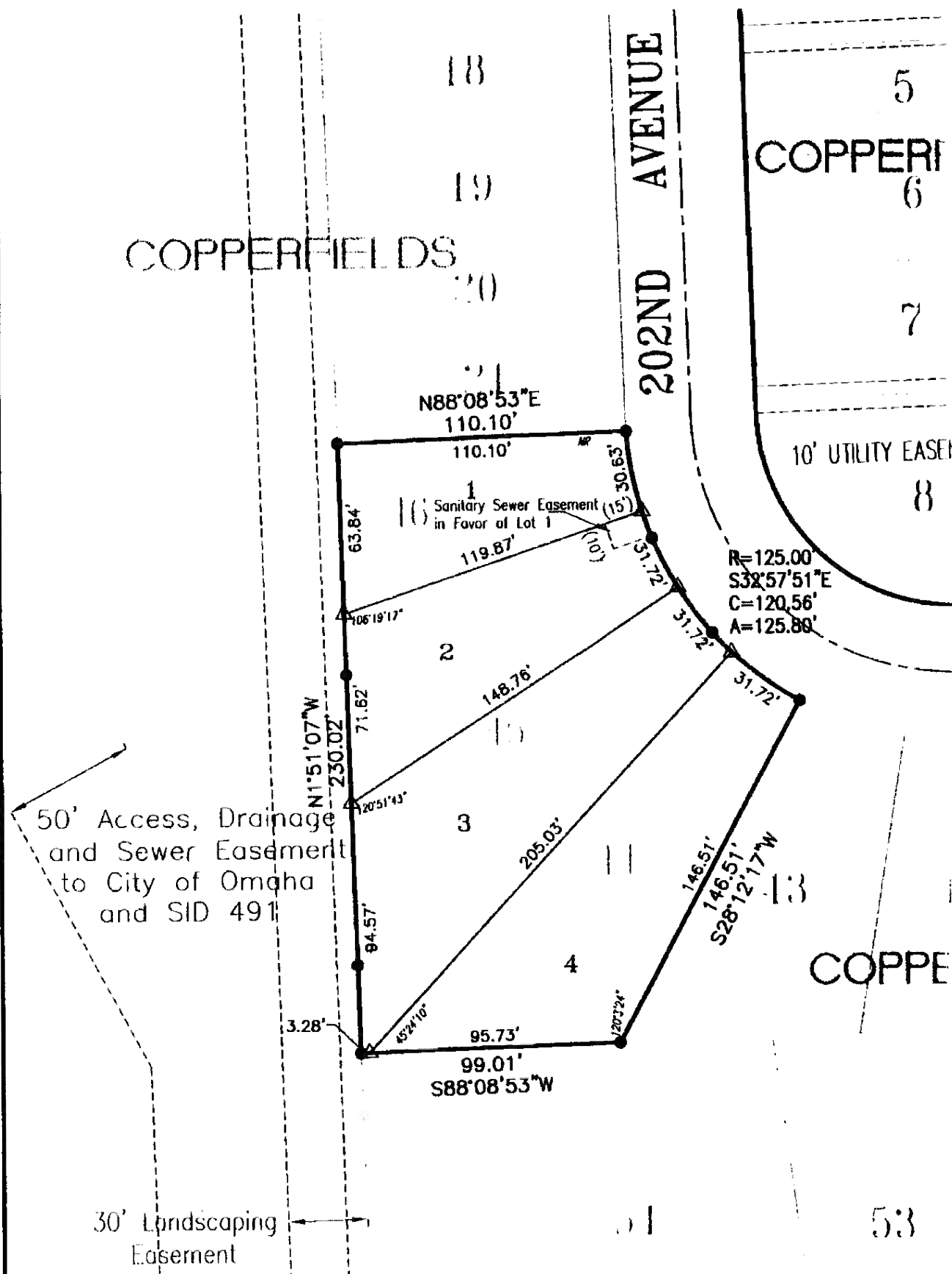
(Ph) 402.496.2498  
(Fax) 402.496.2730

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

COPPERFIELDS REPLAT 4 (Lots 1 through 4, inclusive)  
DOUGLAS COUNTY, NEBRASKA

VE

T



COUNTY ENGINEER'S CERTIFICATE

This plat of COPPERFIELDS REPLAT 4 was reviewed  
by the Douglas County Engineer's Office.

9/17/07  
Date

[Signature]  
Douglas County Engineer

COUNTY TREASURER

THIS IS TO CERTIFY THAT I  
due or delinquent against the  
Surveyor's Certificate and on  
the records of this office.

12-28-07  
Date

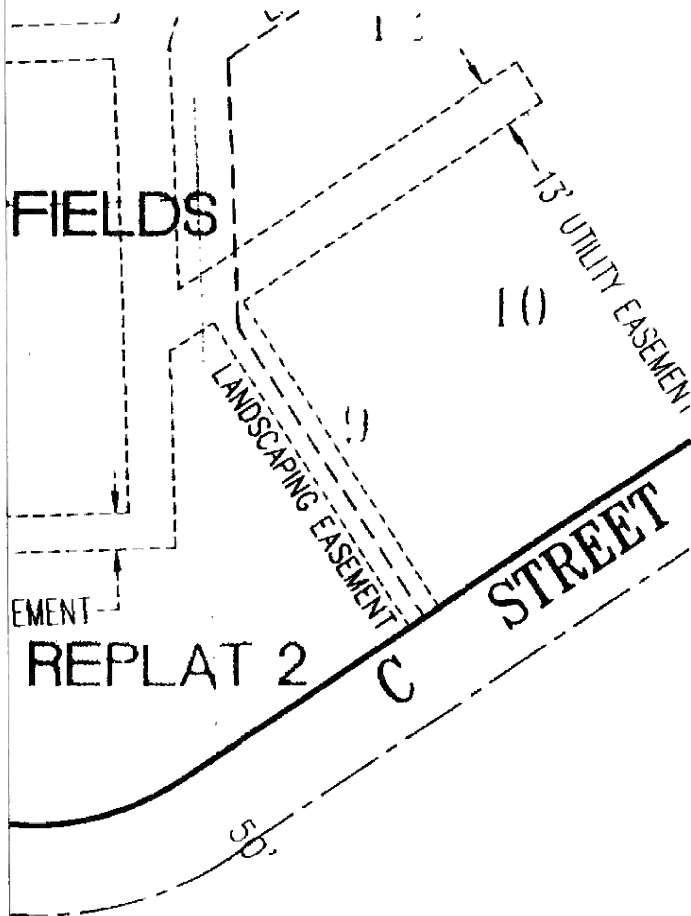
[Signature]  
Douglas County Treasurer

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of monuments were placed at all angle points and corners and has been posted with the City of Omaha, Nebraska, in or be placed at all corners, angle points and ends of curve: be known as COPPERFIELDS REPLAT 4, Lots 1 through 4, through 46, inclusive, COPPERFIELDS, a subdivision, as su County, Nebraska. I further certify that there have been streets abutting the aforesaid lots.

Robert B. Proett, L.S. #379

Sept 14, 2007  
Date



DEDICATION AND AFFIRMATION

KNOW ALL MEN BY THESE PRESENTS: That we, COPPERFIELD BANK, Inc., MORTGAGEE, of the land described in the Land this plat, have caused said land to be subdivided into lot subdivision to be known as COPPERFIELDS REPLAT 4, (Lot ratify and approve of the disposition of our property as : existing power and communications easement as shown c Power District, Qwest Communications, and to any compa. the authority of the City Council of Omaha, Nebraska. N or loose rock walls will be placed in the above described for gardens, shrubs, landscaping, and other purposes tha: aforesaid uses or rights herein granted.

COPPERFIELDS LLC, OWNERS

FIRST WESTR

Michael L. Riedmann,  
Managing Member

Stephen F. F.  
President

State of Nebraska )  
County of Douglas ) SS

Stat  
Cou

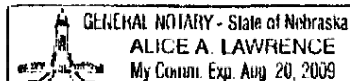
On this 24 day of September, 2007, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael L. Riedmann, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Member of Copperfields LLC, a Nebraska 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.

Or.  
A.D.  
qua.  
who  
who  
Pre:  
and  
Ded  
Offi.  
Wit:

Witness my hand and official seal the date last aforesaid.

Alice A. Lawrence  
Notary Public

Not:



R'S CERTIFICATE

find no regular nor special taxes the property described in the Land embraced in this plat as shown by



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.

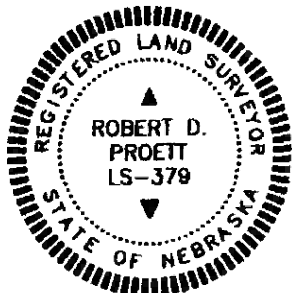
OCTOBER 22nd 2007  
Date  
Charles Krepus  
City Engineer

APPROVAL

Approved as c compliance wit with plat requi Charter of the

this 11  
City Planning

urvey of the subdivision herein and that permanent  
rners on the boundary of said plat and that a bond  
in order to ensure that permanent monuments will  
curves on all lots and streets in the subdivision to  
gh 4, inclusive, being a replatting of Lots 44  
as surveyed, platted and recorded in Douglas  
been no changes in the rights of ways of the



PPERFIELDS L.L.C., OWNER and FIRST WESTROADS  
e Land Surveyor's Certificate and embraced within  
nto lots to be numbered as shown hereon, said  
4, (Lots 1 through 4, inclusive;) and we do hereby  
y as shown on this plat. We do hereby affirm the  
own on this plat and granted to Omaha Public  
company which has been granted a franchise under  
ka. No permanent buildings, trees, retaining walls,  
scribed easement way, but the same may be used  
es that do not then or later interfere with the

WESTROADS BANK, MORTGAGEE

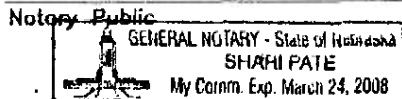
*Stephen F. Robinson*  
Stephen F. Robinson  
ent

State of Nebraska )  
County of Douglas ) SS

On this 28th day of September, 2007,  
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 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.

*Shah Pate*



### APPROVAL OF CITY PLANNING DIRECTOR

as a subdivision COPPERFIELDS REPLAT 4 in  
ce with Section 53-10(3), Omaha Municipal Code,  
requirements waived per Section 7.08, Home Rule  
of the City of Omaha.

\_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
City Planning Director

*m5008*

 Lamp, Rynearson & Associates, Inc.

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

WWW.LRA-INC.CO

(Ph) 402.496.24  
(Fax) 402.496.27

**COPPERFIELDS REPLAT 4 (Lots 1 through 4, Inclusive)  
DOUGLAS COUNTY, NEBRASKA**

ADMINISTRATIVE  
MINOR  
FINAL PLAT

job number-tasks  
02040.00-003  
book page  
date  
9-14-07

sheet  
1 of 1