



DEED 2003151461



AUG 12 2003 10:36 P 9

RICHARD M. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE.

Nebr Doc  
Stamp Tax  
8/12/03  
Date  
\$ EX/DL  
By *mg*

RECEIVED

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

*raised*  
FEE 47.<sup>50</sup> *New - 02 - 07290*  
FB 01-60000-old  
BKP 8-14-11 *9/11* C/O            COMP *cm*  
9 DEL MS SCAN            FV             
5 *(K)* *BKPA*  
*8-14-11*  
*LM*

Temp. 12.4.01

E & A CONSULTING GROUP  
12001 "Q" ST.  
OMAHA, NE. 68137

*in*

# COTTONWOOD CREEK

LOTS 1 THRU 4

BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE NW1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

## DEDICATION

Know all men by these presents that we, Randall K. Iske and Patricia A. Iske, husband and wife, Thomas J. Walz, Jr. and Vicki Walz, husband and wife, and Jack L. Allwine and Betty A. Allwine, husband and wife, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as COTTONWOOD CREEK (lots numbered as shown), 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 for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications, and any company which has been granted a franchise 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, cables, conduits 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 a cable television system, and the reception and cover, through, under and across a five-foot (5') wide strip of land abutting all 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 a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent lands is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities 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-back streets. No permanent buildings or retaining walls shall be placed in the said 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.

In witness whereof, we do set our hands.

*Randall K. Iske*  
RANDALL K. ISKE  
*Patricia A. Iske*  
PATRICIA A. ISKE  
*Thomas J. Walz, Jr.*  
THOMAS J. WALZ, JR.  
*Vicki Walz*  
VICKI WALZ  
*Jack L. Allwine*  
JACK L. ALLWINE  
*Betty A. Allwine*  
BETTY A. ALLWINE

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 6th day of June, 2003, before me, the undersigned, a Notary Public in and for said County, personally came RANDALL K. ISKE and PATRICIA A. ISKE who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

*Shannon J. Matkinson*  
Notary Public  
My commission expires 2/29/04

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 6th day of June, 2003, before me, the undersigned, a Notary Public in and for said County, personally came THOMAS J. WALZ and VICKI WALZ who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

*Shannon J. Matkinson*  
Notary Public  
My commission expires 2/29/04

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 6th day of June, 2003, before me, the undersigned, a Notary Public in and for said County, personally came JACK L. ALLWINE and BETTY A. ALLWINE who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

*Shannon J. Matkinson*  
Notary Public  
My commission expires 2/29/04

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary and at all corners of all lots, streets, angle points and ends of all curves in COTTONWOOD CREEK (the lots numbered as shown) being a plating of part of the West 1/2 of the NW1/4 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 of said NW1/4 of Section 8, said point also being the Southwest corner of Lot 327, Coyote Run (Lots 1 thru 326 inclusive), a subdivision located in said NW1/4 of Section 8, thence S87°17'30" W (assumed bearing along the South line of said NW1/4 of Section 8, a distance of 1312.15 feet to the Southwest corner of said NW1/4 of Section 8; thence N01°40'33" W along the West line of said NW1/4 of Section 8, a distance of 1323.89 feet to the Northwest corner of the SW1/4 of said NW1/4 of Section 8; thence continuing N01°40'33" W along said West line of the NW1/4 of Section 8, a distance of 331.51 feet to the point of intersection of the Westerly extension of the South right-of-way line of "U" Street and said West line of the NW1/4 of Section 8; thence N67°22'13" E along said South right-of-way line of "U" Street and the Westerly extension thereof, and the South line of Lots 474, 475, 476, 477, and 480, Coyote Run (Lots 329 thru 488 inclusive), a subdivision located in the NW1/4 of said NW1/4 of Section 8, and also the South right-of-way line of 190th Terrace and also the South line of Lots 481, 482, 483, 484, 485, 486, 487, and 488, said Coyote Run (Lots 329 thru 488 inclusive), a distance of 1912.09 feet to the Southeast corner of said Lot 488, Coyote Run (Lots 329 thru 488 inclusive), said point also being on the West line of Lot 328, said Coyote Run (Lots 1 thru 328 inclusive), said point also being on the East line of said West 1/2 of the NW1/4 of Section 8; thence S01°40'38" E along said East line of the West 1/2 of the NW1/4 of Section 8, said line also being the West line of said Coyote Run, (Lots 1 thru 328, inclusive), a distance of 1335.69 feet to the point of beginning.

Said tract of land contains an area of 40.857 acres, more or less.

*Robert Clark* 6-24-03  
Robert Clark, LS-419 Date



## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COTTONWOOD CREEK (lots numbered as shown) as to the Design Standard.

*Sherry Vierage* 7-9-03  
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

*Sherry Vierage* 8/2/03  
CITY ENGINEER DATE

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of COTTONWOOD CREEK (lots numbered as shown) was approved by the City Planning Board.

*Karen Rosen* 6-4-03  
CHAIR OF CITY PLANNING BOARD DATE

## REVIEW OF DOUGLAS COUNTY ENGINEER

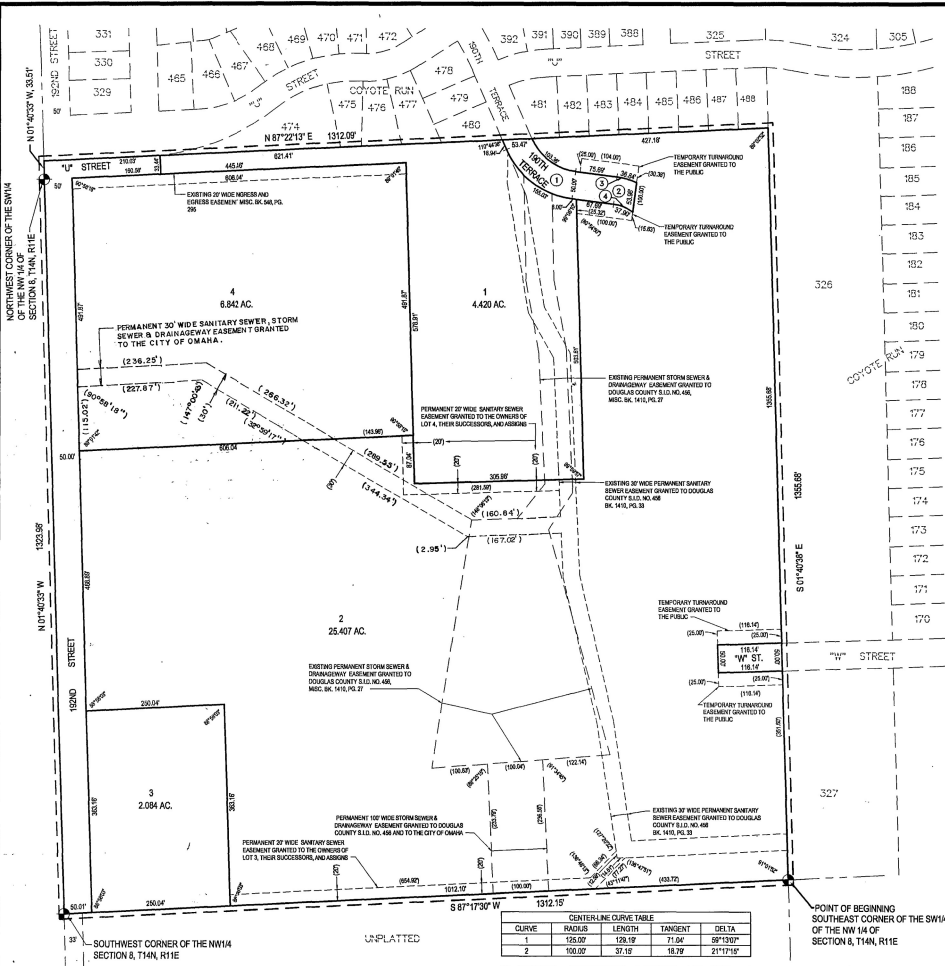
This plat of the COTTONWOOD CREEK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*Bill [Signature]* 6/5/03  
DOUGLAS COUNTY ENGINEER

## COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due delinquent against the property described in the Survey, Certificate and plat shown by the records of this office.

*Carol J. Parker* 6-5-03  
COUNTY TREASURER



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	155.00'	128.12'	71.64'	58°13'07"
2	100.00'	37.19'	18.72'	21°17'15"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
3	125.00'	36.84'	18.00'	16°53'02"
4	75.00'	37.89'	15.30'	20°57'10"

## NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. CONSTRUCTION OF ANY PERMANENT STRUCTURES IN THE FUTURE PATH OF ANY NECESSARY STREET EXTENSIONS IN LOT 2, WILL NOT BE ALLOWED.
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM ANY LOT ABUTTING SAID 192ND STREET, EXCEPT LOT 3 WILL BE ALLOWED TO MAINTAIN ITS EXISTING ACCESS POINT TO SAID 192ND STREET FOR ONE SINGLE FAMILY RESIDENCE AND ALSO EXCEPT LOT 4 WILL BE ALLOWED TO MAINTAIN ONLY ONE OF ITS EXISTING ACCESS POINTS, WHICH IS LOCATED IN THE SOUTHWESTERLY AREA OF SAID LOT 4, TO SAID 192ND STREET FOR ONE SINGLE FAMILY RESIDENCE.

## OMAHA CITY COUNCIL ACCEPTANCE

This plat of COTTONWOOD CREEK (lots numbered as shown) was approved by the City Council of Omaha.

*Mike Jolley* 6/5/03  
MAYOR DATE

*Jim Votal*  
PRESIDENT OF COUNCIL



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS



1200 S. G STREET  
OMAHA, NE 68107  
PHONE (402) 491-5900  
FAX (402) 491-7914

COTTONWOOD CREEK  
OMAHA, NEBRASKA

FINAL PLAT

DATE	BY	REVISION

8-23

