



DEED 2005042125



APR 14 2005 14:27 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/14/2005 14:27:32.40



2005042125

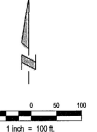
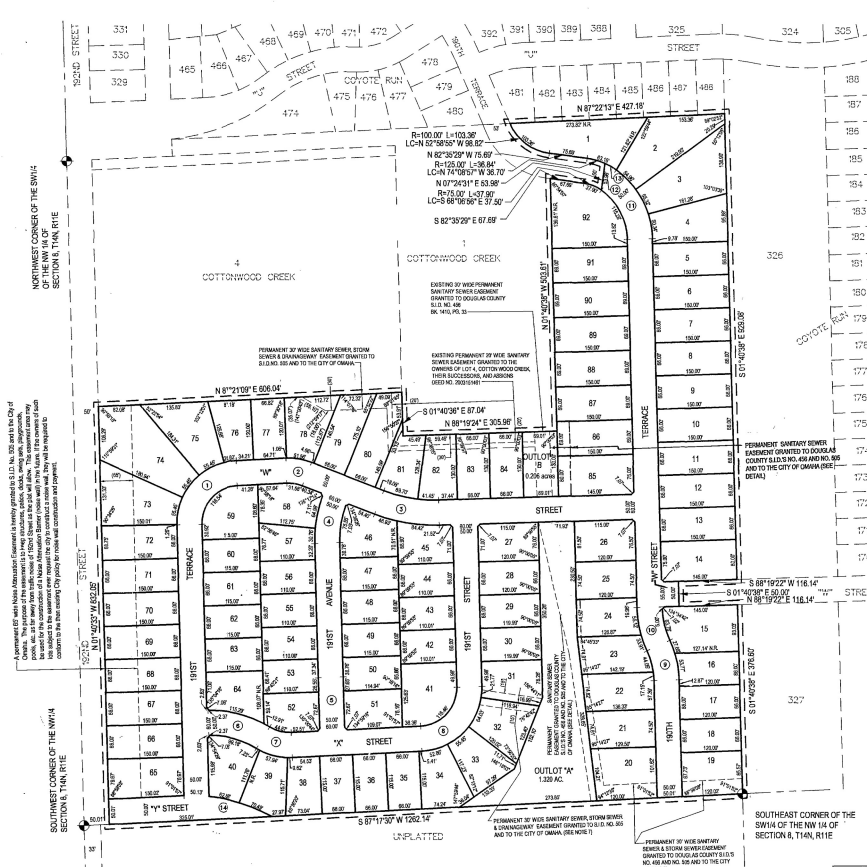
**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed  
FEE 83<sup>00</sup> FB New DC-07291  
OC-07290-01d  
7/96 BKP C/O COMP Bw  
DEL ~~AA~~ SCAN FV MS

RETURN: E: A Consulting Group  
1200 Q St  
Omaha NE 68137

# COTTONWOOD CREEK REPLAT ONE

LOTS 1 THRU 92 INCLUSIVE & OUTLOTS "A" & "B"  
 BEING A REPLAT OF LOTS 2 AND 3, COTTONWOOD CREEK, A SURVIVOR LOCATED IN THE  
 WEST 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE 6TH PM,  
 DOUGLAS COUNTY NEBRASKA

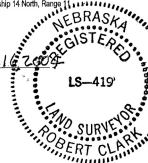


### SURVEYOR'S CERTIFICATE

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 end-of-all-corners in COTTONWOOD CREEK REPLAT ONE (the Lots numbered as shown) being a replat of Lots 2 and 3, Cottonwood Creek, a subdivision located in the West 1/2 of the NW 1/4 of Section 8, Township 14 North, Range 1 East of the 6th PM, Douglas County, Nebraska.

Said replat contains a total of 92 lots, more or less.

*Robert Clark*  
 Robert Clark, L.S. 419  
 Date: March 1, 2004



### APPROVAL OF CITY ENGINEER OF OMAHA

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

*Michael Jacobs*  
 Michael Jacobs  
 City Engineer  
 Date: 4/5/04

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

*Chris Bergert*  
 Chris Bergert  
 City Engineer  
 Date: 4/14/04

### APPROVAL OF OMAHA CITY PLANNING BOARD

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

*Michael Jacobs*  
 Michael Jacobs  
 Chair of City Planning Board  
 Date: 4/7/04

### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this replat.

*Debra Hines*  
 Debra Hines  
 County Treasurer  
 Date: 3/22/04



### OMAHA CITY COUNCIL ACCEPTANCE

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

*Max Jahoy*  
 Max Jahoy  
 Mayor  
 Date: July 29, 2004

*Jim Volkel*  
 Jim Volkel  
 President of Council



### DEDICATION

Know all men by these presents that we, Cottonwood Creek, Inc., and Jack L. Alwine and Betty A. Alwine, 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 REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, sewers and circles, and we do hereby grant easements as shown on the 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, construct, maintain, repair and/or 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 on, over, through, under and across a fee-foot (20) 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 as 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 land 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 fee-foot (5) wide strip of land abutting all curbside streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garages, sheds, 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.

COTTONWOOD CREEK, INC.

*Michael Jacobs*  
 Michael Jacobs  
 By: Melvin Subeck, President

*Jack L. Alwine*  
 Jack L. Alwine  
*Betty A. Alwine*  
 Betty A. Alwine

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 23 day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Jack L. Alwine and Betty A. Alwine 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 his voluntary act and deed as said officer of said corporation.

*Marilyn Kuehl*  
 Marilyn Kuehl  
 Notary Public  
 My commission expires 3/27/07



### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 23 day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Jack L. Alwine and Betty A. Alwine 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.

*Marilyn Kuehl*  
 Marilyn Kuehl  
 Notary Public  
 My commission expires 3/27/07



### REVIEW OF DOUGLAS COUNTY ENGINEERS & SURVEYORS

This plat of COTTONWOOD CREEK REPLAT ONE (lots numbered as shown) was reviewed and approved by the Douglas County Engineers & Surveyors.

*Bill Hines*  
 Bill Hines  
 Douglas County Engineer  
 Date: 3/22/04



#### CENTERLINE CURVE TABLE

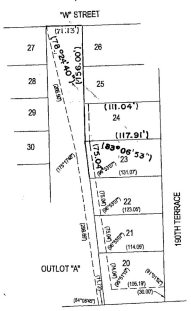
| CURVE | RADIUS | LENGTH | TANGENT | DELTA     |
|-------|--------|--------|---------|-----------|
| 1     | 100.00 | 157.08 | 61.52   | 89°16'30" |
| 2     | 100.00 | 61.17  | 23.37   | 24°02'30" |
| 3     | 300.00 | 121.29 | 61.48   | 29°02'30" |
| 4     | 224.17 | 80.69  | 43.89   | 23°02'30" |
| 5     | 566.52 | 196.77 | 92.89   | 17°02'30" |
| 6     | 500.00 | 178.90 | 86.77   | 16°02'30" |
| 7     | 100.00 | 61.52  | 23.37   | 89°16'30" |
| 8     | 100.00 | 157.08 | 61.52   | 89°16'30" |
| 9     | 176.10 | 112.22 | 46.18   | 23°15'00" |
| 10    | 194.82 | 119.90 | 48.09   | 21°15'00" |
| 11    | 121.17 | 177.99 | 74.19   | 61°50'48" |
| 12    | 100.00 | 157.08 | 61.52   | 89°16'30" |

#### RIGHT-OF-WAY CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | DELTA     |
|-------|--------|--------|---------|-----------|
| 13    | 125.00 | 26.32  | 13.27   | 12°00'00" |
| 14    | 228.07 | 133.37 | 67.62   | 33°12'30" |

### NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R/A)
3. ALL DIMENSIONS AND ANGLES SHOW WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 120ND STREET FROM ANY LOT ABUTTING SAID STREET OR TO "Y" STREET FROM LOTS 38, 40 AND 65.
5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 486 AND NO.505 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B".
7. POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 31 & 32 SHALL BE PERPETUALLY MAINTAINED.
8. OUTLOTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBVERTER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THIS FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS AS A CREEK OR NATURAL DRAINAGE CHANNEL SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY. AS A NATURAL DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.



#### MIN. BASEMENT ELEVATIONS

| LOT | ELEV.   |
|-----|---------|
| 20  | 1196.00 |
| 21  | 1196.00 |
| 22  | 1197.00 |
| 23  | 1199.00 |
| 24  | 1199.00 |
| 25  | 1199.00 |
| 26  | 1200.00 |
| 27  | 1200.00 |
| 28  | 1198.00 |
| 29  | 1197.00 |
| 30  | 1196.00 |
| 31  | 1195.00 |
| 32  | 1196.00 |
| 33  | 1198.00 |
| 34  | 1185.00 |
| 35  | 1203.00 |
| 36  | 1203.00 |
| 37  | 1203.00 |
| 38  | 1203.00 |
| 39  | 1203.00 |
| 40  | 1203.00 |
| 41  | 1203.00 |
| 42  | 1203.00 |
| 43  | 1203.00 |
| 44  | 1203.00 |
| 45  | 1203.00 |
| 46  | 1203.00 |
| 47  | 1203.00 |
| 48  | 1203.00 |
| 49  | 1203.00 |
| 50  | 1203.00 |
| 51  | 1203.00 |
| 52  | 1203.00 |

**E&A CONSULTING GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 10000 CLEARVIEW DRIVE, SUITE 100  
 OMAHA, NEBRASKA 68114  
 PHONE: (402) 426-2277  
 FAX: (402) 426-2274

COTTONWOOD CREEK REPLAT ONE  
 OMAHA, NEBRASKA

FINAL PLAT

|            |            |
|------------|------------|
| DATE       | 3/22/04    |
| BY         | Bill Hines |
| CHECKED BY | Bill Hines |
| DATE       | 3/22/04    |
| BY         | Bill Hines |
| DATE       | 3/22/04    |
| BY         | Bill Hines |