

Dan Jolte

\$81.50

BLOCK

REGISTER OF DEEDS

INST. NO 2001

CODE

2001 OCT -2 P 12: 23

0 5 6 9 6 9

CHECKED

LANCASTER COUNTY, NE

INDEXED

FILED

#3635

CROOK

DEDICATION

The foregoing p... Surveyor's Cert... the undersigned... perpetuity to L... Advance/Nonho... to allow entry f... and maintenance... the distribution... storm drains; ne... as shown on the

The construction... an easement sh...

The construction... be prohibited a... thereon.

Lancaster Cour... replacement or... shown thereon.

Direct vehicular

Direct vehicular... and the existing

Public access e

WITNESS OUR H

Marc D. C...
134th and 'O' St...
By: Marc D. C...

ACKNOWLEDGMENT

STATE OF NEBRASKA

LANCASTER COUNTY

On this 20th day of August, 2001, I, the undersigned, duly commissioned partner of 134th and 'O' Street, Lincoln, Nebraska, whose name is on the plat, do hereby certify that the same to be

Jill P...
NOTARY PUBLIC

My commission expires

ACKNOWLEDGMENT

STATE OF NEBRASKA

LANCASTER COUNTY

On this 2nd day of August, 2001, I, the undersigned, duly commissioned partner of 134th and 'O' Street, Lincoln, Nebraska, whose name is on the plat, do hereby certify that the same to be

Jill P...
NOTARY PUBLIC

My commission expires

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the remaining portion of Lots 4 I.T. and 5 I.T., except that part lying South of the former Missouri Pacific Railroad, and a part of Lot 8 I.T. and part of the W 1/2 of the SE 1/4 lying North of the former Missouri Pacific Railroad, all located in the East 1/2 of Section 29, T. 10-N., R. 8 E., of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

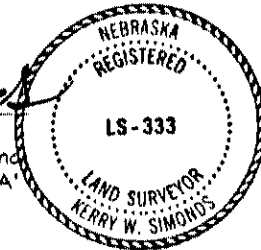
Commencing at the Northeast Corner of the East 1/2 of said Section 29, also the intersection of South 134th Street and 'O' Street;
thence S. 00°12'30" E., 59.00 feet;
thence N. 89°44'16" W., 50.00 feet to the Point of Beginning;
thence S. 00°12'30" E., 2206.04 feet;
thence on a curve to the left having a radius of 1532.39 feet and an arc length of 423.38 feet, being subtended by a chord of S. 72°08'57" W. for a distance of 422.04 feet;
thence S. 25°45'57" E., 50.00 feet;
thence on a curve to the left having a radius of 1482.39 feet and an arc length of 103.84 feet, being subtended by a chord of S. 62°13'39" W. for a distance of 103.82 feet;
thence S. 60°13'14" W., 2422.75 feet;
thence N. 00°14'29" W., 3643.93 feet;
thence S. 89°44'16" E., 2582.01 feet to the Point of Beginning and containing a calculated area of 7,404,285 s.f. or 171.82 acres more or less.

Permanent monuments (Iron pipe or 5/8" Iron Bars) have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 2nd day of August, 2001.

Kerry W. Simons
Kerry W. Simons, L.S. 333
Allied Surveying and Mapping, Inc.
6120 South 58th Street, Suite 'A'
Lincoln, Nebraska 68516
(402) 434-2686



PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved the foregoing final plat on this 8th day of August, 2001, by Resolution No. PC-00693.

ATTEST: [Signature]
Chair

COUNTY BOARD APPROVAL

The foregoing plat and dedication was approved and accepted by the Lancaster County Board of Commissioners by Resolution No. 01-92, passed on the 11th day of September, 2001.

[Signature]
for Patricia Owens, Deputy
County Clerk

CROOKED CREEK ADDITION

FINAL PLAT

DEDICATION

The foregoing plat known as "CROOKED CREEK ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska, Alltel, Time Warner Entertainment - Advance/Newhouse, Peoples Natural Gas, Norris Public Power, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

Lancaster County, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

Direct vehicular access to 'O' Street is hereby relinquished.

Direct vehicular access to 134th Street is hereby relinquished except for Clubhouse Drive and the existing drive for the golf course maintenance building.

Public access easement is hereby dedicated on Cypress Point and Pebble Beach.

WITNESS OUR HANDS THIS 2nd day of August, 2001.

Marc D. Cruse
 134th and 'O' Street Partnership
 By: Marc D. Cruse, Partner

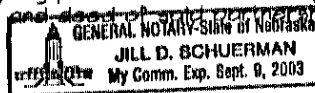
Steven M. Champoux
 Birdie Creek L.L.C., Nebraska limited
 liability company
 By: Steven M. Champoux, President
 Prairie Homes, Inc., Managing
 Partner of Birdie Creek L.L.C.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)

On this 2nd day of August, 2001, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Marc D. Cruse, partner of 134th and 'O' Street Partnership, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and voluntary act and deed of said partnership.

Jill D. Schuerman
 NOTARY PUBLIC



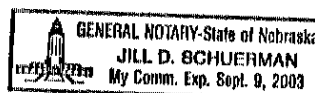
My commission expires the 9th day of Sept., 2003.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)

On this 2nd day of August, 2001, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Steven M. Champoux, president of Prairie Homes, Inc. (managing partner of Birdie Creek, L.L.C.), to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and voluntary act and deed of said company.

Jill D. Schuerman
 NOTARY PUBLIC



My commission expires the 9th day of Sept., 2003.

LIEN HOLDER CONSENT

The undersigned, holder of the as "CROOKED CREEK ADDITION Deeds of Lancaster County, to the dedication of and sub telephone, natural gas) eas access easements and reind Plat, but not otherwise. The assigned the Lien to any othe

The Cattle National Bank of Trustee and Beneficiary

By: Duane R.

Title: Vice Pres

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)

The foregoing instrument was AUGUST, 2001

Greg Majerus
 VICE PRESIDENT
 Title

Greg Majerus
 NOTARY PUBLIC

My commission expires the

LIEN HOLDER CONSENT

The undersigned, holder of the as "CROOKED CREEK ADDITION Deeds of Lancaster County, 96-48425 does hereby cons (sewer, water, electric, cable pedestrian way easements, a to the public, all as shown of the holder of the Lien and h

Pinnacle Bank formerly know Trustee and Beneficiary

By: Chris Stenke

Title: SVP

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)

The foregoing instrument was August, 2001

Shirley H. S.
 SR VICE PRESIDENT
 Title

Shirley H. S.
 NOTARY PUBLIC

My commission expires the

ADDITION

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "CROOKED CREEK ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 99-66209, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

The Cattle National Bank of Seward
Trustee and Beneficiary

By: Duane R. Miner

Title: Vice President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
IN: SEWARD)
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 2ND day of

AUGUST, 2001, by DUANE R. MINER

VICE PRESIDENT on behalf of said The Cattle National Bank of Seward
Title

Greg Majerus
NOTARY PUBLIC



My commission expires the 8th day of OCTOBER, 2001.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "CROOKED CREEK ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 95-21486, 95-25487 and 96-48425 does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Pinnacle Bank formerly known as Havelock Bank
Trustee and Beneficiary

By: Curt Denker

Title: SVP

ACKNOWLEDGMENT

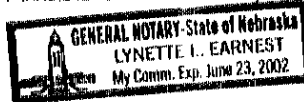
STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 2ND day of

AUGUST, 2001, by CURT DENKER

SR VICE PRESIDENT on behalf of said Pinnacle Bank formerly known as Havelock Bank
Title

Lynette L. Earnest
NOTARY PUBLIC



My commission expires the 23RD day of JUNE, 2002.

CROOK

NE CORNER OF
THE E 1/2 OF
SEC 24-T10N-R0E
1-1/2" BAR

P.O.B.

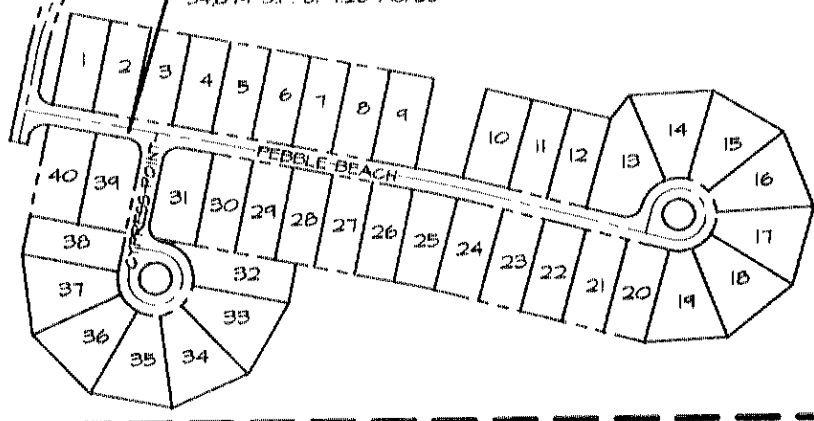
134TH STREET

S 00°12'30"E 2206.04'

NEW PRIVATE ROADWAY W/
22' COMMON ACCESS EASEMENT
OVER EXISTING 6" ASPHALTIC
PAVEMENT

OUTLOT 'A'

COMMON PUBLIC ACCESS
54,874 S.F. or 1.26 Acres



S 89°44'16"E 2582.01'

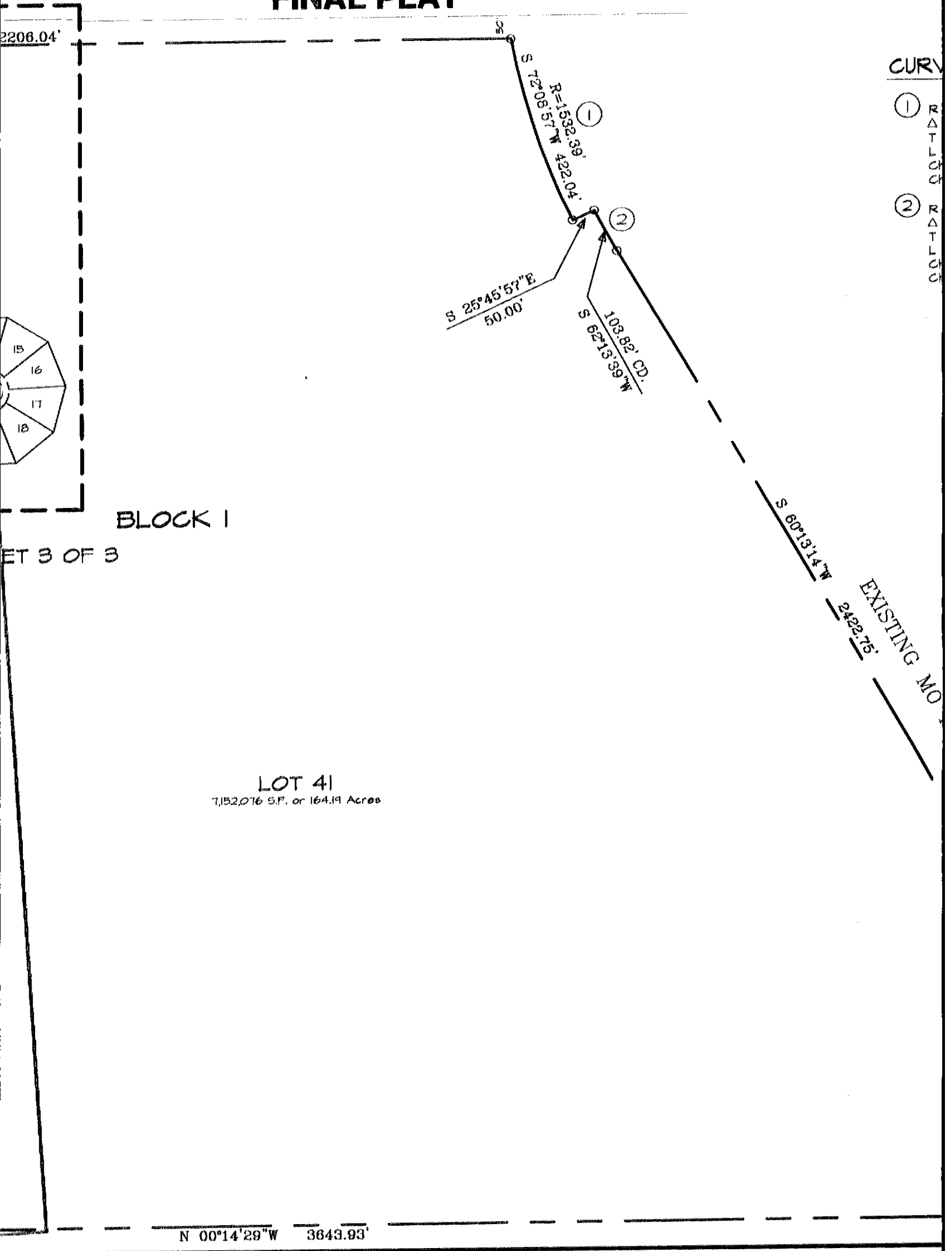
G STREET

SEE SHEET 3 OF 3

BL

HOOKED CREEK ADDITION

FINAL PLAT



CURV

- ① R A T L C H
- ② R A T L C H

LOT 41
7,152,076 S.F. or 164.19 Acres

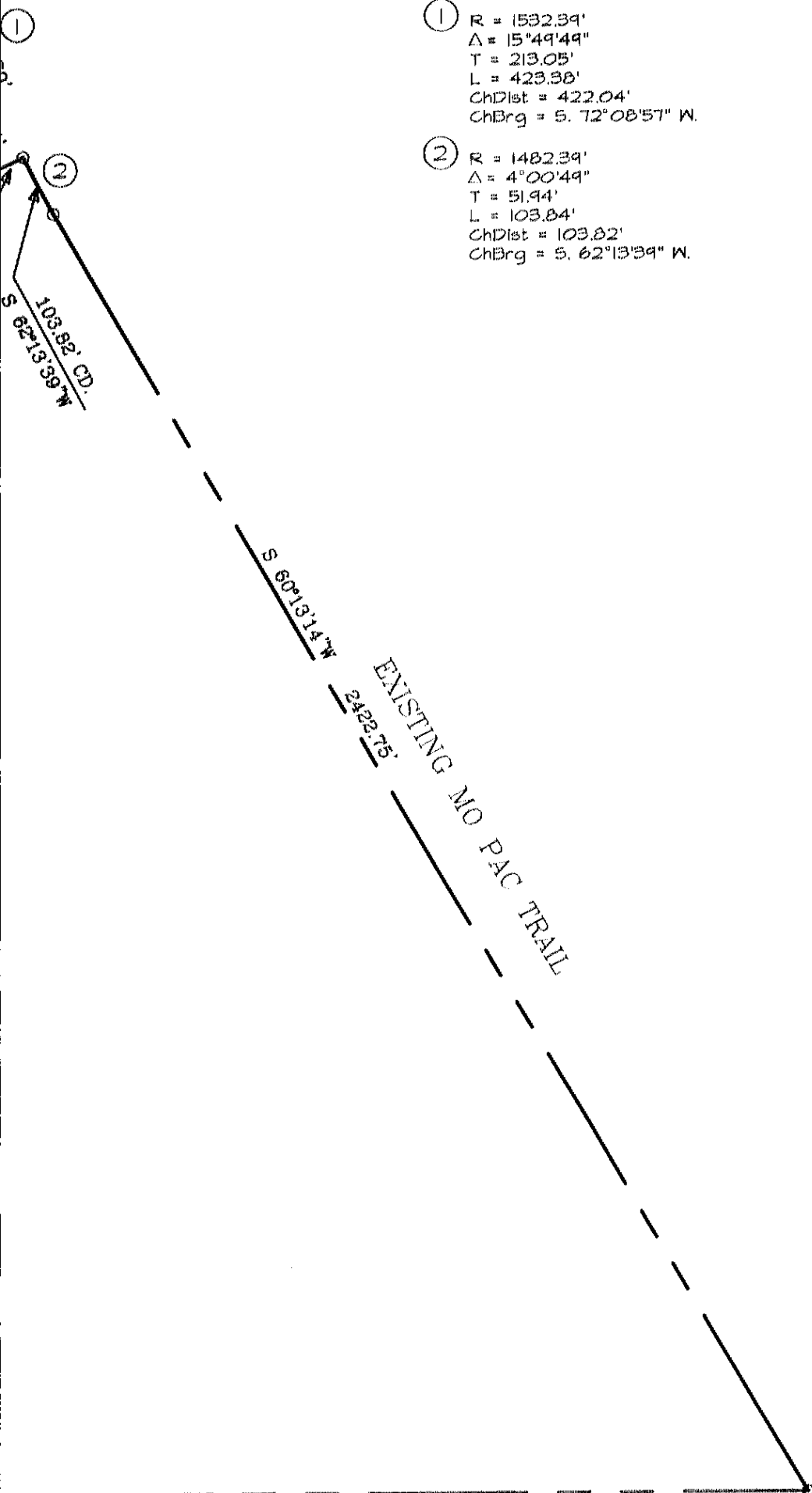
$N 00^{\circ}14'29''W$ 3843.93'

ADDITION

CURVE DATA:

① R = 1532.39'
Δ = 15°49'49"
T = 213.05'
L = 423.38'
ChDist = 422.04'
ChBrg = S. 72°08'57" W.

② R = 1482.39'
Δ = 4°00'49"
T = 51.94'
L = 103.84'
ChDist = 103.82'
ChBrg = S. 62°13'39" W.



SCALE: 1" = 200'

CROOK

NE CORNER OF
THE NE 1/4 OF
SEC.29-TION-R8E
1-1/2" BAR

544.31'

59'

50.00'

P.O.B.

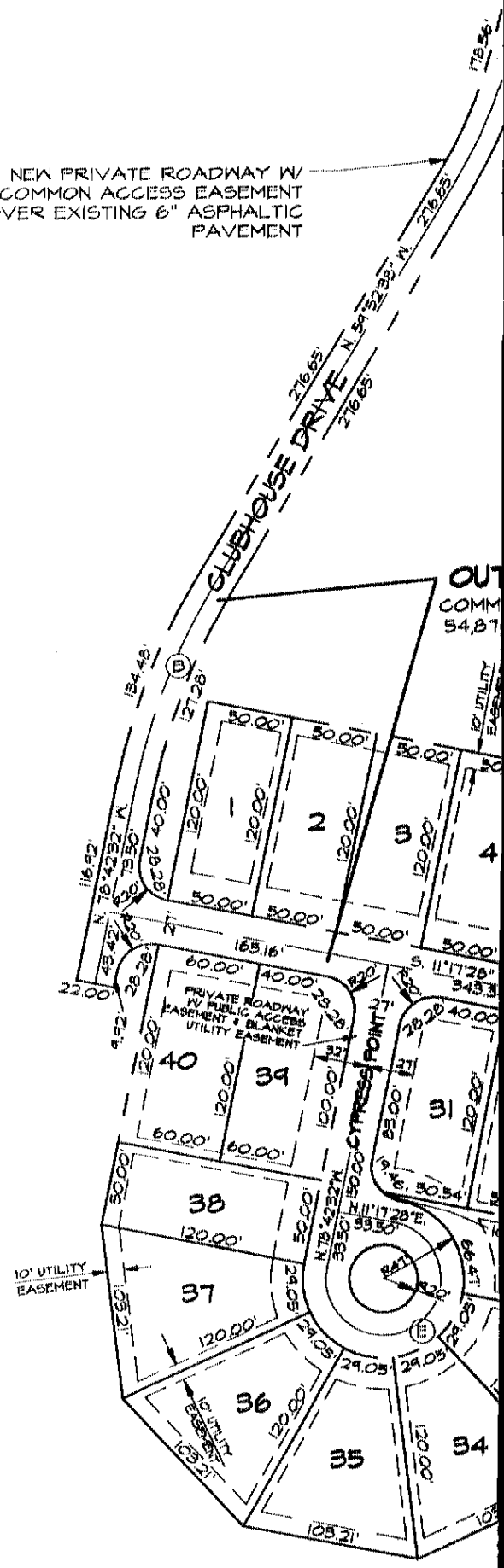
524.91'

3.88'

NEW PRIVATE ROADWAY W/
22' COMMON ACCESS EASEMENT
OVER EXISTING 6" ASPHALTIC
PAVEMENT

O' STREET

S 89°44'16"E 2582.01'



HOOKED CREEK ADDITION

FINAL PLAT

134TH STREET

S 00°12'30"E 2206.04'

1654.13'

LOT AREA:

BLOCK 1

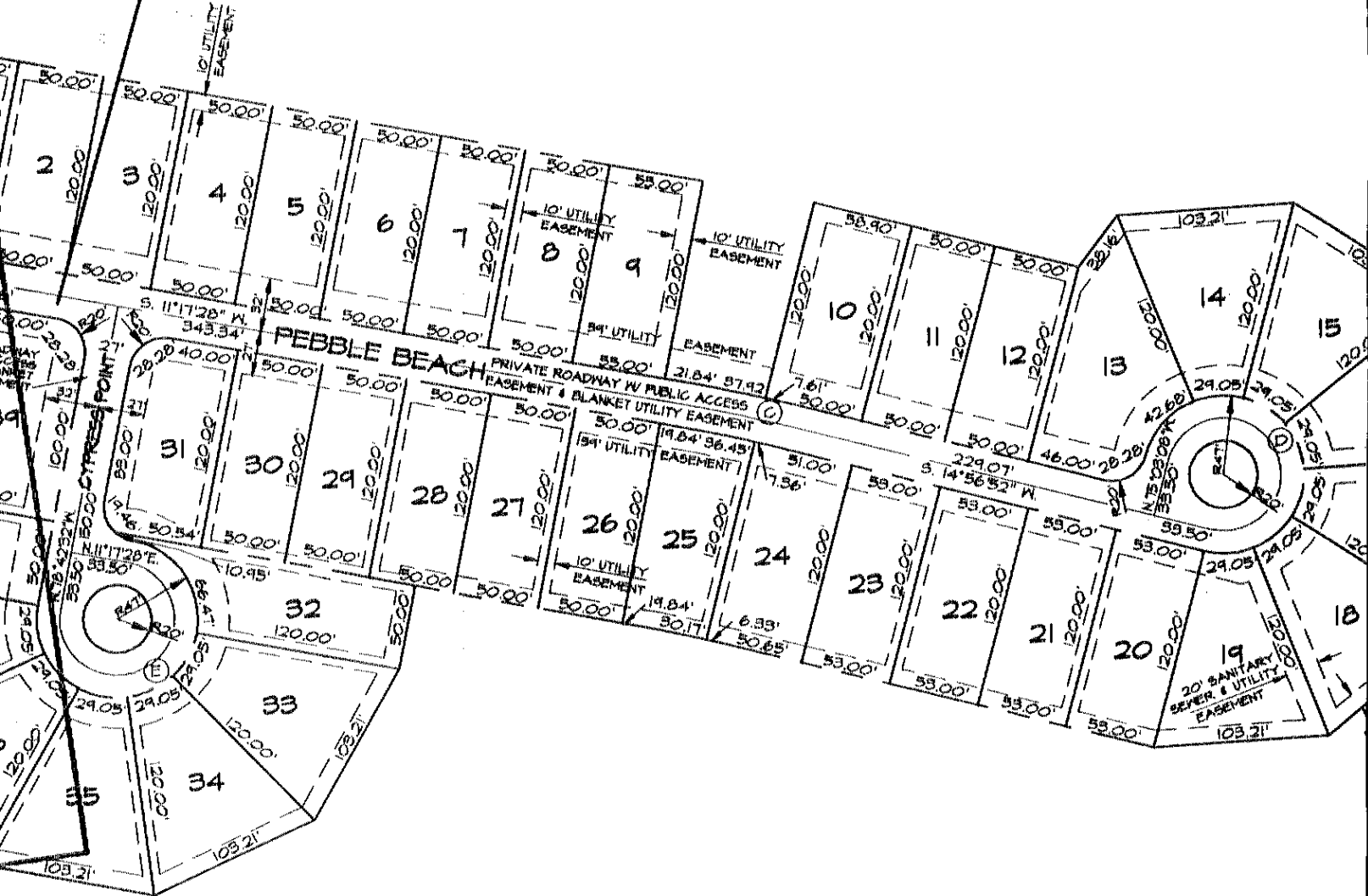
LOT 1	6,000.00 S.F.	LOT 21	6,360.00 S.F.
LOT 2	6,000.00 S.F.	LOT 22	6,360.00 S.F.
LOT 3	6,000.00 S.F.	LOT 23	6,360.00 S.F.
LOT 4	6,000.00 S.F.	LOT 24	6,920.88 S.F.
LOT 5	6,000.00 S.F.	LOT 25	6,382.26 S.F.
LOT 6	6,000.00 S.F.	LOT 26	6,000.00 S.F.
LOT 7	6,000.00 S.F.	LOT 27	6,000.00 S.F.
LOT 8	6,000.00 S.F.	LOT 28	6,000.00 S.F.
LOT 9	6,000.00 S.F.	LOT 29	6,000.00 S.F.
LOT 10	6,989.83 S.F.	LOT 30	6,000.00 S.F.
LOT 11	6,000.00 S.F.	LOT 31	7,066.91 S.F.
LOT 12	6,000.00 S.F.	LOT 32	6,636.46 S.F.
LOT 13	8,568.35 S.F.	LOT 33	7,502.39 S.F.
LOT 14	7,502.39 S.F.	LOT 34	7,502.39 S.F.
LOT 15	7,502.39 S.F.	LOT 35	7,502.39 S.F.
LOT 16	7,502.39 S.F.	LOT 36	7,502.39 S.F.
LOT 17	7,502.39 S.F.	LOT 37	7,502.39 S.F.
LOT 18	7,502.39 S.F.	LOT 38	6,000.00 S.F.
LOT 19	7,502.39 S.F.	LOT 39	7,114.16 S.F.
LOT 20	6,360.00 S.F.	LOT 40	7,200.00 S.F.

TOTAL 267,445.14 S.F.
OR 6.14 ACRES

OUTLOT 'A'

COMMON/ PUBLIC ACCESS
54,874 S.F. or 1.26 Acres

LOT 41 - 164.19 ACRES



ADDITION

STREET

54.13'

LOT 21	6,360.00 S.F.
LOT 22	6,360.00 S.F.
LOT 23	6,360.00 S.F.
LOT 24	6,920.88 S.F.
LOT 25	6,382.26 S.F.
LOT 26	6,000.00 S.F.
LOT 27	6,000.00 S.F.
LOT 28	6,000.00 S.F.
LOT 29	6,000.00 S.F.
LOT 30	6,000.00 S.F.
LOT 31	7,066.91 S.F.
LOT 32	6,636.46 S.F.
LOT 33	7,502.39 S.F.
LOT 34	7,502.39 S.F.
LOT 35	7,502.39 S.F.
LOT 36	7,502.39 S.F.
LOT 37	7,502.39 S.F.
LOT 38	6,000.00 S.F.
LOT 39	7,114.16 S.F.
LOT 40	7,200.00 S.F.

TOTAL 267,445.14 S.F.
OR 6.14 ACRES

ACRES

CURVE DATA:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(A) R = 350.00'
 $\Delta = 30^{\circ}32'22''$
 T = 45.55'
 L = 186.56'
 ChDist = 184.36'
 ChBrng = N. $75^{\circ}08'49''$ W.</p> | <p>(B) R = 400.00'
 $\Delta = 18^{\circ}49'54''$
 T = 66.33'
 L = 131.47'
 ChDist = 130.88'
 ChBrng = N. $69^{\circ}17'35''$ W.</p> |
| <p>(C) R = 700.00'
 $\Delta = 3^{\circ}39'24''$
 T = 22.34'
 L = 44.67'
 ChDist = 44.67'
 ChBrng = S. $3^{\circ}07'10''$ W.</p> | <p>(D) R = 33.50'
 $\Delta = 270^{\circ}00'00''$
 T = 33.50'
 L = 151.87'
 ChDist = 47.38'
 ChBrng = S. $59^{\circ}56'52''$ W.</p> |
| <p>(E) R = 33.50'
 $\Delta = 270^{\circ}00'00''$
 T = 33.50'
 L = 151.87'
 ChDist = 47.38'
 ChBrng = S. $33^{\circ}42'32''$ E.</p> | |

