



DEED 2005162817



DEC 28 2005 09:30 P 7

Nebr Doc Stamp Tax
12/28/05
Date
\$ Ex 4
By <i>[Signature]</i>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/28/2005 09:30:54.61

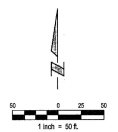


2005162817

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

new

deed
FEE 43.50 FB *67-16021 (plat)*
B 17 BKP *30-16-11^{1/2} c/o* COMP *01-60000 old.*
DEL *[Signature]* SCAN FV *MCS*
551-7097 *2104*
EXT 16

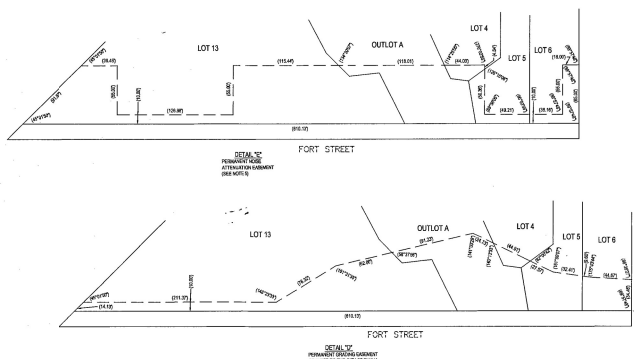
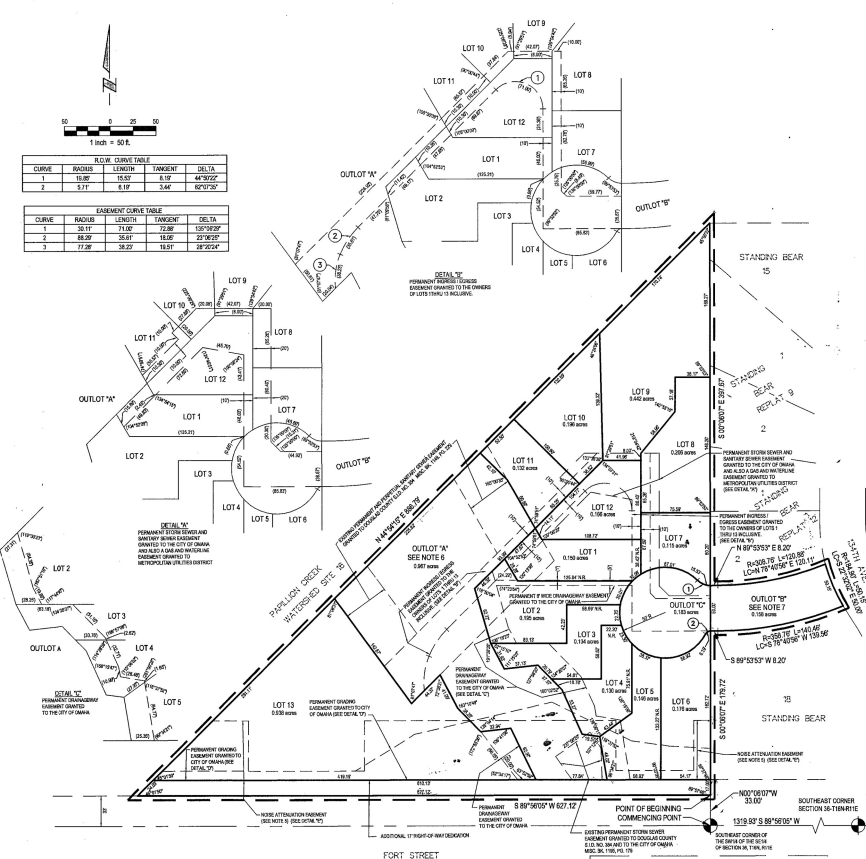


BEARING CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	50.00'	15.71'	23.98'	150°00'00"
2	5.00'	8.17'	3.44'	90°00'00"

BEARING CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	10.00'	31.42'	15.71'	180°00'00"
2	10.00'	31.42'	15.71'	180°00'00"



- NOTES**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM ANY LOTS ADJACENT TO FORT STREET.
 5. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO THE HIDDEN CREEK HOMEOWNERS ASSOCIATION AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYEQUIPMENT, POOLS, ETC. AS FAR AWAY FROM TRAFFY NOISE OF FORT STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
 6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED TO THE HIDDEN CREEK HOMEOWNERS ASSOCIATION AND TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
 7. A PERMANENT INGRESS/EGRESS EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THROUGH 13 INCLUSIVE OVER ALL OF OUTLOT "B".

SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the lots within this plat and that a true and correct plat has been prepared by me...

Commencing at the Southeast corner of said SW1/4 of the SE1/4 of Section 36, Thence 0°00'00" (bearing) along the East line of said SW1/4 of the SE1/4 of Section 36, a distance of 33.00 feet to a point on the North right-of-way line of East Street...

As proof of compliance with the provisions of the Ordinance of the City of Omaha, Nebraska, Chapter 15, Section 15-203, more or less.

APPROVAL OF CITY ENGINEER
I hereby approve this plat of HIDDEN CREEK (lots numbered as shown) as to the Design Standards.
Charles Kuykendall 10/16/05
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD
I hereby certify that adequate provisions have been made for compliance with Chapter 13 of the Omaha Municipal Code.
Robert Kuykendall 10/16/05
CITY ENGINEER

REVIEW OF COUNTY SURVEYOR
This plat of HIDDEN CREEK (lots numbered as shown) was reviewed by the office of the County Surveyor on 10/16/05.
Robert Kuykendall 10/16/05
DOUGLAS COUNTY SURVEYOR

COUNTY TREASURER CERTIFICATE
This is to certify that I find no regular or special taxes due on the property described in the Surveyor's Certificate attached to this plat as shown by the records of the County of Douglas.
Robert Kuykendall 10/16/05
COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of HIDDEN CREEK (lots numbered as shown) was approved by the City Planning Board.
Robert Kuykendall 8/3/05
CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE
This plat of HIDDEN CREEK (lots numbered as shown) was approved by the City Council of Omaha.
Paul M. Brown 10/16/05
MAYOR

ATTEST CITY CLERK
Diana Johnson 10/16/05
CITY CLERK

PRESIDENT OF COUNCIL
Diana Johnson 10/16/05
PRESIDENT OF COUNCIL

HIDDEN CREEK

Being a platting of part of the SW1/4 of the SE1/4 of Section 36, and also being a replat of the included street right-of-way of Ogden Avenue, all located in Township 16 North, Range 11 East of the 10th P.M. Douglas County, Nebraska.

IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.

DEDICATION
Know all men by these presents that we, Hidden Creek, L.L.C., D/L Brown Redevelco Trust No. 1, Entrust Administration, Inc., and the City of Omaha, owners of the property described in the Certificate of Survey and embraced within the plat, has caused said land to be subdivided into lots and streets to be subdivided and named as shown, said subdivision to be hereafter known as HIDDEN CREEK, and entered as shown and approved by the City of Omaha, and we do hereby grant a perpetual easement to the Omaha Public Power District, Oued 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, 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 of same, through and under and across all open spaces, common ground, recreational areas and easements. 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 rest or interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do our hands.
HIDDEN CREEK, L.L.C. *Paul M. Brown* Manager
THE CITY OF OMAHA *Mike Fahey* Mayor

ENTRUST ADMINISTRATION, INC. *Paul M. Brown*
DUEL ANN BROWN REVOCABLE TRUST NO. 1 *Duel Ann Brown*

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 16th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Paul M. Brown, manager of Hidden Creek, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged that same to be his voluntary act and deed as officer of said L.L.C.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 22nd day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Mike Fahey, Mayor of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said Mayor of the City of Omaha.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 23rd day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Mike Fahey, Mayor of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said Mayor of the City of Omaha.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 24th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Paul M. Brown, Trustee of the Duel Ann Brown Revocable Trust No. 1, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said Trustee of the Trust.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 24th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Mike Fahey, Mayor of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said Mayor of the City of Omaha.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 25th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Diana Johnson, City Clerk of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said City Clerk of the City of Omaha.

ACKNOWLEDGEMENT OF NOTARY
STATE OF CALIFORNIA
COUNTY OF ALAMOGUE
On this 25th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Paul M. Brown, Trustee of the Duel Ann Brown Revocable Trust No. 1, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said Trustee of the Trust.

ACKNOWLEDGEMENT OF NOTARY
STATE OF CALIFORNIA
COUNTY OF ALAMOGUE
On this 25th day of October, 2005, before me, the undersigned, a Notary Public in and for said County, personally came Diana Johnson, City Clerk of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said City Clerk of the City of Omaha.

E&A CONSULTING GROUP, INC.
ENGINEERS & SURVEYORS
1000 F STREET, SUITE 100, OMAHA, NE 68102
TEL: 402.491.9999 FAX: 402.491.9998
HIDDEN CREEK
OMAHA, NEBRASKA
FINAL PLAT