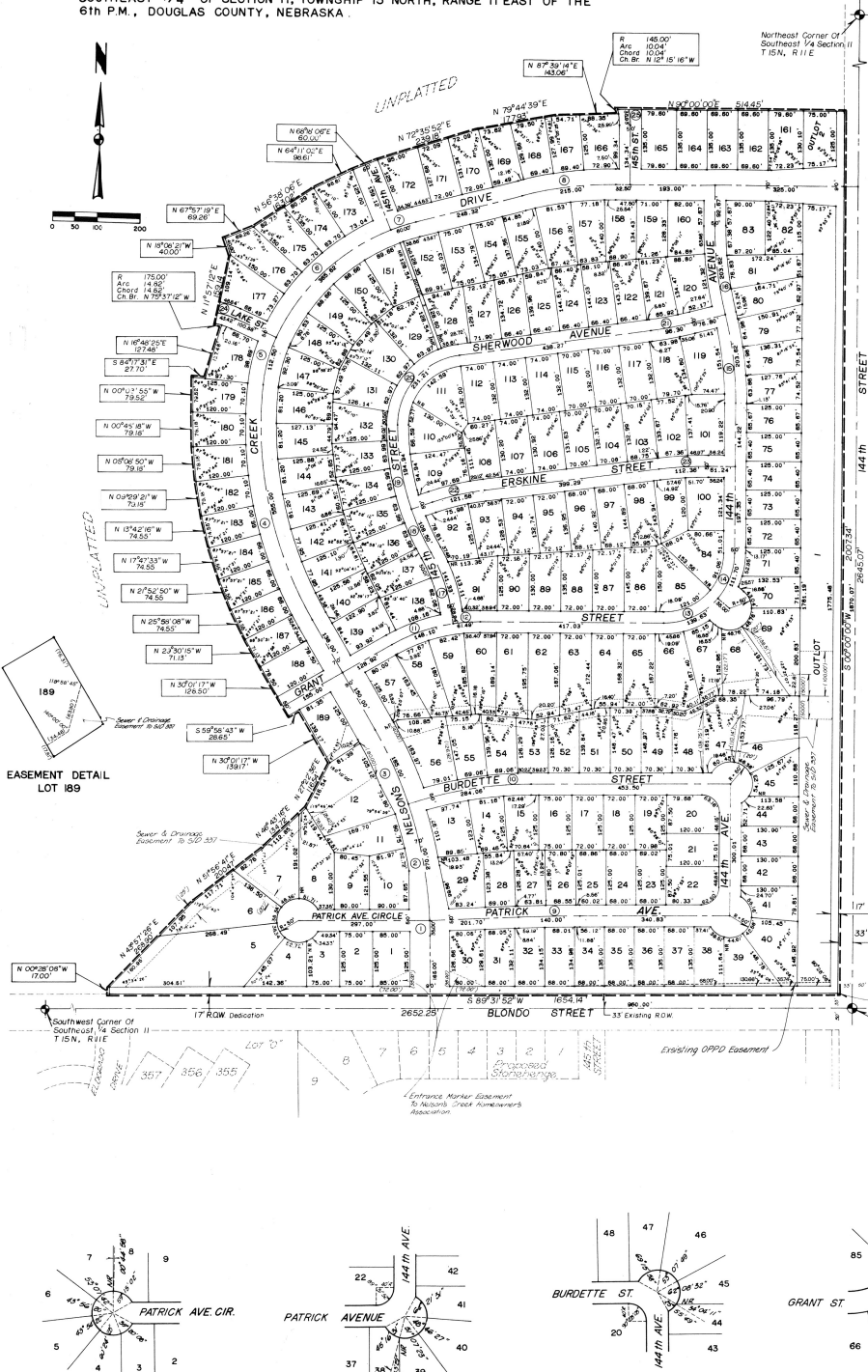


# NELSON'S CREEK

LOTS 1-189 INCLUSIVE, AND OUTLOTS 1, 2 & 3 BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE II EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SEE APPROPRIATE FILE G-517 NELSON'S CREEK



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein described and that temporary monuments have been placed at all angle points and ends of courses on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure the Nelson's Creek, Lots 1 through 189, inclusive and Outlots 1 through 3, inclusive being a platting of part of the Southeast 1/4 of Section 11, Township 15 North, Range II East of the 6th P.M., Douglas County, Nebraska. The survey was made on the 27th day of August, 1986, at Omaha, Nebraska. The survey was made by the following courses and distances: ... [Detailed list of bearings and distances follows]

Map Apr 23, 1986  
Robert B. Frost-Registered Land Surveyor #275

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That we, JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, being the sole Owner of the land described within the Surveyor's Certificate and advised within the Surveyor's Certificate have land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as NELSON'S CREEK; and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant to the public the streets as shown on the plat, and we do also hereby grant, convey, sell, lease and otherwise dispose of our property as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northeast Bell Telephone Company and to any company which has been granted a franchise to provide a Cable Television System in the area of the subdivision, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguy and anchors, cables, conductors and other related facilities; and to extend thereof wires or cables for the carrying and transmission of electric currents for light, heat, and power for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereof, over, through, under and across a five (5) foot wide strip of land abutting all front and side boundary line lots; an eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots which are adjacent to presently platted and recorded lots; an eight (8) foot wide strip of land adjoining the west boundary lines of all interior lots and all exterior lots which are adjacent to presently platted and recorded lots; an eight (8) foot wide strip of land adjoining the rear boundary lines of all exterior lots which are not adjacent to presently platted and recorded lots; and a ten (10) foot wide strip of land adjoining the rear boundary lines of all exterior lots which are not adjacent to presently platted and recorded lots. Said dedication shall be reduced to an eight (8) foot wide strip when the District has a sewer, water and storm sewer and records. We do further grant a perpetual easement to the Metropolitan Telephone District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereof pipes for the carrying and transmission of water and gas over a five (5) foot wide strip of land abutting all side-south streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described easements, but the same may be used for garages, sheds, landscaping, and other purposes that do not obstruct or later interfere with the aforesaid uses or rights herein granted.

JACOBS LIMITED PARTNERSHIP,  
A Nebraska Limited Partnership, OWNER  
By: Warren L. Jacobs, General Partner

**ACKNOWLEDGMENTS OF NOTARIES**  
State of Nebraska | ss  
County of Douglas | ss  
On this 27th day of August, 1986, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared WARREN L. JACOBS, who he personally known to me to be General Partner in JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, and he do acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.  
Witness my hand and official seal the date last aforesaid.

Donna M. ... Notary Public

**COUNTY SURVEYOR'S CERTIFICATE**  
This plat of NELSON'S CREEK was reviewed by the Douglas County Surveyor's office.  
Date: 8/27/86  
James Doran  
Douglas County Surveyor

**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 advised in this plat, as shown by the records of this office.  
Date: 8/23/86  
James ...  
Douglas County Treasurer

**APPROVAL OF CITY ENGINEER OF OMAHA**  
I HEREBY APPROVE this plat of NELSON'S CREEK (Lots 1 through 189, inclusive and Outlots 1, 2, and 3) to the design standards this 20th day of June, 1986.  
Raymond Johnson  
City Engineer

**APPROVAL OF CITY ENGINEER OF OMAHA**  
I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
Date: October 31, 1986  
Raymond Johnson  
City Engineer

**APPROVAL OF CITY PLANNING BOARD**  
This plat of NELSON'S CREEK was approved by the City Planning Board of the City of Omaha this 14th day of May, 1986.  
Michael D. Jolley  
City Planning Board

**APPROVAL OF OMAHA CITY COUNCIL**  
This plat of NELSON'S CREEK was approved and accepted by the City Council of Omaha on this 12th day of August, 1986.  
Michael D. Jolley  
Mayor

H. J. ... 625E1

FINAL PLAT

**lamp, ryerson & associates, inc.**  
REGISTERED PROFESSIONAL SURVEYOR  
SURVEYING, ENGINEERING, ARCHITECTURE, PLANNING, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, EROSION CONTROL, WATER RESOURCES  
1077 CENTURIAL BLVD., SUITE 100  
OMAHA, NEBRASKA 68102  
TEL: 338-1100  
FAX: 338-1101

**designer MPM/LMS**  
**drafter L.D. BB**  
**revisions**

**NELSON'S CREEK (LOTS 1-189 & OUTLOTS 1, 2 & 3)**  
DOUGLAS COUNTY, NEBRASKA

job number: 86005-2206  
date: APRIL 16, 1986  
sheet: 1 of 1

