G5 #48
NELSON'S CREEK

BK 1885 N — C/O — FEE 62.00
PG 141 N — DEL — MC
OF Land COMP. — F/B

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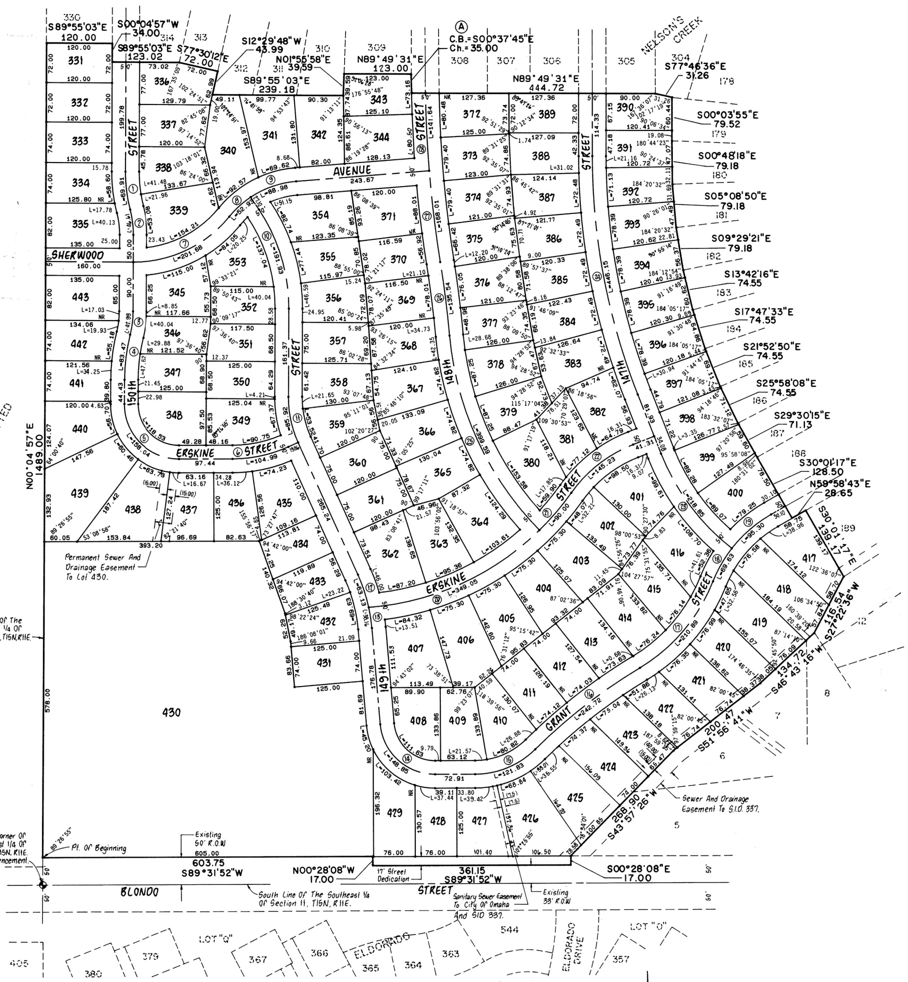
Oct 16 3 34 PM '90
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

Deed Plat 13061

NELSON'S CREEK

BOOK 1885 PAGE 141

LOTS 331 – 443 INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

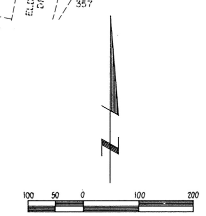


Boundary Curve Data

Curve #	Radius	Delta	Chord	Length	Tangent	Degrees
A	2207.16	0°54'31"	35.00	35.00	17.50	2.5959°

Street Centerline Curve Data

Curve #	Radius	Delta	Chord	Length	Tangent	Degrees
1	270.00	14°50'06"	69.71	69.91	35.15	21.2207°
2	180.00	14°50'06"	46.48	46.61	23.43	31.8310°
3	180.00	13°39'50"	42.82	42.93	21.57	31.8310°
4	350.00	13°39'50"	83.27	83.47	41.93	16.3702°
5	100.00	90°33'05"	142.10	158.04	100.97	57.2958°
6	250.00	24°03'43"	104.22	104.99	53.28	22.9183°
7	225.00	51°21'31"	195.00	201.68	108.19	25.4648°
8	175.00	17°19'49"	52.73	52.93	26.67	32.7405°
9	175.00	29°07'59"	88.03	88.98	45.48	32.7405°
10	323.17	34°01'42"	189.12	191.93	98.89	17.7293°
11	200.00	24°36'48"	85.26	85.92	43.63	28.6479°
12	300.00	12°03'22"	63.01	63.13	31.68	19.0986°
13	300.00	7°17'19"	38.14	38.16	19.11	19.0986°
14	100.00	85°16'58"	135.48	148.85	92.09	57.2958°
15	156.68	44°33'09"	118.78	121.83	64.18	36.5687°
16	1021.96	13°36'29"	242.15	242.72	121.93	5.6065°
17	325.00	37°10'44"	207.21	210.89	109.31	17.6295°
18	245.00	16°17'04"	69.40	69.63	35.05	23.3860°
19	245.00	22°17'12"	94.70	95.30	48.26	23.3860°
20	500.00	39°59'53"	342.00	349.05	181.98	11.4592°
21	500.00	10°18'48"	89.88	90.00	45.12	11.4592°
22	250.00	33°17'07"	143.20	145.23	74.73	22.9183°
23	409.08	30°39'07"	216.25	218.85	112.11	14.0060°
24	1190.00	21°28'52"	443.54	446.15	225.73	4.8148°
25	582.77	39°17'12"	391.81	399.59	208.01	9.8316°
26	2000.00	3°52'58"	135.51	135.54	67.79	2.8648°
27	2182.16	4°24'41"	167.97	168.01	84.04	2.6256°
28	2182.16	3°43'08"	141.61	141.64	70.84	2.6256°



NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 426 THROUGH 429 WILL NOT HAVE PERMANENT DIRECT ACCESS TO BLONDO STREET.
7. LOT 430 MAY HAVE ONE DIRECT ACCESS TO BLONDO STREET.

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

BRUNING 40-534 60397

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein described and that permanent monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, said subdivision to be known as NELSON'S CREEK, Lots 331 through 443, inclusive, being a platting of that part of the Southeast 1/4 of Section 11, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southwest corner of the said Southeast 1/4 of Section 11; thence North 00°04'57" East (bearings referenced to the previous Final Plat of NELSON'S CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska), for 50.00 feet along the West line of the said Southeast 1/4 of Section 11 to the TRUE POINT OF BEGINNING; thence continuing North 00°04'57" East for 1489.00 feet to the Southwest corner of Lot 330, NELSON'S CREEK; thence South 89°55'03" East for 120.00 feet to the Southeast corner of Lot 330, NELSON'S CREEK; thence South 00°04'57" West for 34.00 feet to the Southwest corner of the right-of-way of 150th Street; thence South 89°55'03" East for 123.02 feet to the Southeast corner of Lot 314, NELSON'S CREEK; thence South 77°30'12" East for 72.00 feet to the Southeast corner of Lot 313, NELSON'S CREEK; thence South 12°29'48" West for 43.99 feet to the Southwest corner of Lot 312, NELSON'S CREEK; thence South 89°55'03" East for 239.18 feet to the Southeast corner of Lot 310, NELSON'S CREEK; thence North 01°55'58" East for 39.59 feet to the Southwest corner of Lot 309, NELSON'S CREEK; thence North 89°49'31" East for 123.00 feet to the Southeast corner of Lot 309, NELSON'S CREEK; thence along a radial curve to the left (having a radius of 2207.16 feet and a long chord bearing South 00°37'45" East for 35.00 feet) for an arc length of 35.00 feet to the Southwest corner of the right-of-way of 148th Street; thence North 89°49'31" East for 444.72 feet to the Southeast corner of Lot 305, NELSON'S CREEK; thence South 77°46'36" East for 31.26 feet to the Northwest corner of Lot 179, NELSON'S CREEK; thence South 00°03'55" East for 79.52 feet to the Southwest corner of Lot 179, NELSON'S CREEK; thence South 00°48'18" East for 79.18 feet to the Southwest corner of Lot 180, NELSON'S CREEK; thence South 05°08'50" East for 79.18 feet to the Southwest corner of Lot 181, NELSON'S CREEK; thence South 09°29'21" East for 79.18 feet to the Southwest corner of Lot 182, NELSON'S CREEK; thence South 13°42'16" East for 74.55 feet to the Southwest corner of Lot 183, NELSON'S CREEK; thence South 17°47'33" East for 74.55 feet to the Southwest corner of Lot 184, NELSON'S CREEK; thence South 21°52'50" East for 74.55 feet to the Southwest corner of Lot 185, NELSON'S CREEK; thence South 25°58'08" East for 74.55 feet to the Southwest corner of Lot 186, NELSON'S CREEK; thence South 29°30'15" East for 71.13 feet to the Southwest corner of Lot 187, NELSON'S CREEK; thence South 30°01'17" East for 128.50 feet to the Southwest corner of the right-of-way of Grant Street; thence North 59°58'43" East for 28.65 feet to the West corner of Lot 189, NELSON'S CREEK; thence South 30°01'17" East for 139.17 feet to the South corner of Lot 189, NELSON'S CREEK; thence South 27°22'36" West for 116.54 feet to the West corner of Lot 12, NELSON'S CREEK; thence South 46°43'16" West for 134.72 feet to the angle point in the Northwest line of Lot 7, NELSON'S CREEK; thence South 51°56'41" West for 200.47 feet to the angle point in the Northwest line of Lot 6, NELSON'S CREEK; thence South 43°57'26" West for 268.90 feet to the Southwest corner of Lot 5, NELSON'S CREEK; thence South 00°28'08" East for 17.00 feet to the North right-of-way line of Blondo Street; thence South 89°31'52" West for 361.15 feet parallel with and 33.00 feet North of the South line of the said Southeast 1/4 of Section 11; thence North 00°28'08" West for 17.00 feet; thence South 89°31'52" West for 603.75 feet to the Point of Beginning. Contains 40.18 acres.

Date: May 11, 1990

Robert D. Proett, L.S. #379

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, and COVENANT PRESBYTERIAN CHURCH, a Nebraska Non-Profit Corporation, Owners; and FIRST WESTROADS BANK, INC., a Corporation, Mortgagee; being the sole Owners and Mortgagee of the land described within the Surveyor's Certificate and embraced within this 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 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 dedicate to the public the streets as shown on the plat; and we also do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, crossarms, downguys and anchors, 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 for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; an eight (8') foot wide strip of land adjoining the west boundary line of Lot 430; an eight (8') foot wide strip of land over Lot 430 abutting the rear boundary lines of Lots 431, 432, 433, 434, 436, 437, 438 and 439; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

JACOBS LIMITED PARTNERSHIP,
A Nebraska Limited Partnership, OWNER

By: Warren L. Jacobs, General Partner

COVENANT PRESBYTERIAN CHURCH,
of Omaha, Nebraska
A Nebraska Corporation, OWNER

By: Robb Smith, Chairman of the Trustees

FIRST WESTROADS BANK, INC.
A Corporation, MORTGAGEE

By: President

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 11th day of May, 1990, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared WARREN L. JACOBS who is personally known to me to be the identical person whose name is affixed to the above instrument as General Partner of JACOBS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Limited Partnership.

Witness my hand and official seal the date last aforesaid.

Jacqueline A. Athy, Notary Public

State of Nebraska)
) SS
County of Douglas)

On this 13th day of May, 1990, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, appeared ROBB SMITH, who is personally known to me to be the identical person whose name is affixed to the above instrument as Chairman of the Trustees of COVENANT PRESBYTERIAN CHURCH, of Omaha, Nebraska, a Nebraska Non-Profit Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Virginia L. McIvor, Notary Public

GENERAL NOTARY-State of Nebraska VIRGINIA L. McIVOR My Comm. Exp. Feb. 28, 1993

State of Nebraska)
) SS
County of Douglas)

On this 11th day of May, 1990, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert A. Anderson who is personally known to me to be the identical person whose name is affixed to the above instrument as President of FIRST WESTROADS BANK, INC., a Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Kelley J. Baldwin, Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of NELSON'S CREEK (Lots 331 through 443, inclusive) as to the design standards this 1st day of June, 1990.

City Engineer

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

Date: October 3, 1990

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of NELSON'S CREEK (Lots 331 through 443, inclusive) was approved by the City Planning Board of the City of Omaha this 6th day of June, 1990.

Michael D. Tuhey, Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of NELSON'S CREEK (Lots 331 through 443; inclusive) was approved and accepted by the City Council of Omaha on this 11st day of September, 1990.

President

City Clerk, Deputy

Mayor

COUNTY ENGINEER'S CERTIFICATE

This plat of NELSON'S CREEK (Lots 331 through 443; inclusive) was reviewed by the Douglas County Engineer's office.

Date: 5/16/90

Philip A. Burke, Douglas County Engineer

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 plat, as shown by the records of this office, this 16th day of May, 1990.

Date

Douglas County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

FINAL PLAT

lamp, rynearson & associates, inc.
architects engineers surveyors planners
14747 california street omaha, nebraska 68154 · 1952 402 · 496 · 2498

NELSON'S CREEK (LOT'S 331-443)
DOUGLAS COUNTY, NEBRASKA

designer MPM

draftsman JDW

revisions

job number
85015-2217

date

sheet
1 of 1