

DEED 2003241708



DEC 16 2003 14:04 P 9

Nebr Doc
Stamp Tax
12/16/03
Date
\$ 22.00
By WJ

RICHARD M. JAKOB
RECEIVED

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

9
48

FEE 69.00 / FB New - 09-70570
BKP 27-1606 / COMP W
DEL FD / SCAN _____ / FV _____

B49
12-18-03
WJ

Temp 12.4.01

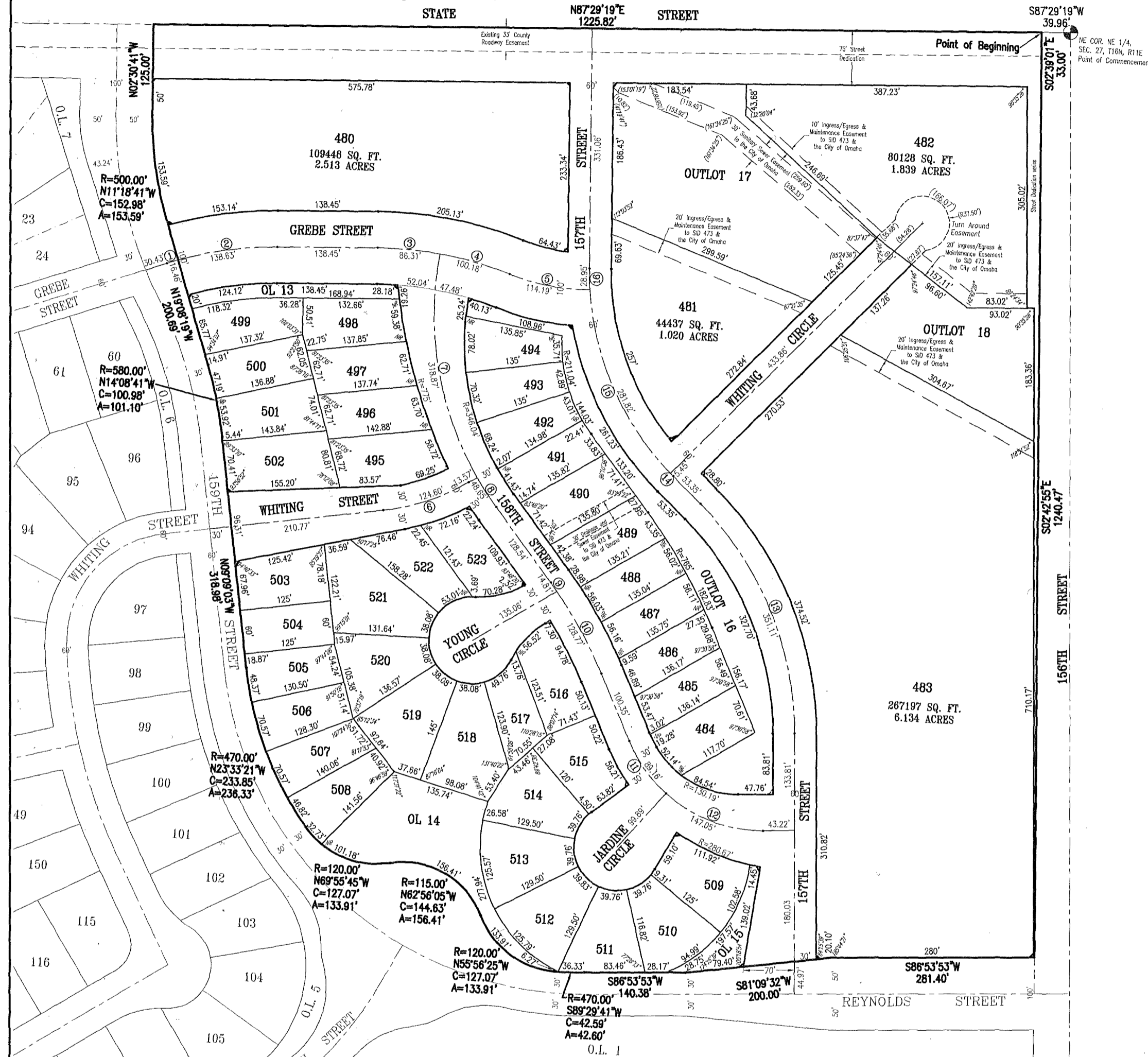
Lamp, Ryanson + Assoc.
Attn: Nancy Prudal
14710 W Dodge Rd Suite 100
Omaha NE 68154
402-496-2498

CRE

PINE CREEK

Lots 480 through 523, inclusive, and Outlots 13 through 18, inclusive, being a platting of part of the Northeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

NEW



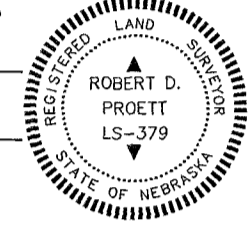
NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL CUL-DE-SAC RADI ARE 60 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADI ARE 120 FEET UNLESS NOTED OTHERWISE.
- D.L. = OUTLOT
- LOTS 480, 482 AND OUTLOT 17 WILL HAVE NO DIRECT VEHICULAR ACCESS TO STATE STREET.
- LOTS 482 AND OUTLOT 18 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 156TH STREET.
- LOTS 480 AND OUTLOT 17 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 157TH STREET.
- LOTS 483, 510, 511, 512 AND OUTLOTS 14 AND 15 WILL HAVE NO DIRECT VEHICULAR ACCESS TO REYNOLDS STREET.
- OUTLOTS 17 AND 18 ARE HEREBY DEDICATED TO SID 473 TO BE USED AS DRIVEWAYS.
- LOT 483 WILL HAVE ONE RIGHT-IN, RIGHT-OUT ACCESS TO 156TH STREET.
- LOT 480 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 159TH STREET.
- 157TH STREET SHALL BE RIGHT-IN, RIGHT-OUT ONLY, WHEN STATE STREET IS IMPROVED WITH A MEDIAN.
- THE CHAMBERS FOR SIDEWALK EASEMENTS ON CORNER LOTS ARE SET AT FIVE FOOT (5') RADI FROM THE INTERSECTION OF RIGHT OF WAY LINES.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments were placed at all corners, angle points and ends of curves on the boundary of said plot 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 on all lots and streets in the subdivision to be known as PINE CREEK, Lots 480 through 523, inclusive and Outlots 13 through 18, inclusive, being a platting of that part of the Northeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, EXCEPT that part taken for road right of way purposes, the entire tract described by metes and bounds as follows: Commencing at the northeast corner of the Northeast Quarter of Section 27; Thence South 87°29'19" West (bearing reference to Final Plat of PINE CREEK a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 399.96 feet along the north line of said Northeast Quarter of Section 27 to the west right of way line of 156th Street as described in warranty deed recorded in Deed Book 994 page 221 in the Douglas County Register of Deed Office and the TRUE POINT OF BEGINNING; Thence South 02°39'01" East for 33.00 feet along said west right of way line to the south line of the county roadway easement for State Street; Thence South 02°42'55" East for 1240.47 feet along said west right of way line to the north right of way line of Reynolds Street; Thence west and north along the north right of way line of Reynolds Street and the east right of way line of 159th Street as dedicated in the Final Plat of PINE CREEK for the next thirteen (13) courses: (1) Thence South 86°53'53" West for 281.40 feet parallel with and 50.00 feet north of the centerline of Reynolds Street; (2) Thence South 81°09'32" West for 200.00 feet; (3) Thence South 86°53'53" West for 140.38 feet parallel with and 30.00 feet north of the centerline of Reynolds Street; (4) Thence along a curve to the right (having a radius of 470.00 feet and a long chord bearing South 89°29'41" West for 42.59 feet) for an arc length of 42.60 feet concentric with and 30.00 feet north of the centerline of Reynolds Street; (5) Thence along a curve to the right (having a radius of 120.00 feet and a long chord bearing North 55°56'25" West for 127.07 feet) for an arc length of 133.91 feet; (6) Thence along a curve to the left (having a radius of 115.00 feet and a long chord bearing North 62°56'05" West for 144.63 feet) for an arc length of 156.41 feet; (7) Thence along a curve to the right (having a radius of 120.00 feet and a long chord bearing North 69°55'45" West for 127.07 feet) for an arc length of 133.91 feet; (8) Thence along a curve to the right (having a radius of 470.00 feet and a long chord bearing North 23°33'21" West for 233.85 feet) for an arc length of 236.33 feet concentric with and 30.00 feet east of the centerline of 159th Street; (9) Thence North 09°09'03" West for 318.98 feet parallel with and 30.00 feet east of the centerline of 159th Street; (10) Thence along a curve to the left (having a radius of 580.00 feet and a long chord bearing North 14°08'41" West for 100.98 feet) for an arc length of 101.10 feet concentric with and 30.00 feet east of the centerline of 159th Street; (11) Thence North 19°08'19" West for 200.69 feet; (12) Thence along a curve to the right (having a radius of 500.00 feet and a long chord bearing North 11°18'41" West for 152.98 feet) for an arc length of 153.59 feet concentric with and 50.00 feet east of the centerline of 159th Street; (13) Thence North 02°30'41" West for 125.00 feet parallel with and 50.00 feet east of the centerline of 159th Street to the north line of the said Northeast Quarter of Section 27; Thence North 87°29'19" East for 1225.82 feet to the Point of Beginning. Contains 32.364 acres including 0.929 acres of existing county roadway easement.

Robert D. Froett, L.S. 379
 March 3, 2003
 Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS That We, STATE STREET INVESTMENTS L.L.C., a Nebraska limited liability corporation, by JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, and by PINE CREEK L.L.C., a Nebraska limited liability corporation, and the Nebraska corporation AMERICAN INTERSTATE BANK, MORTGAGEE, and the Land 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 hereon, said subdivision to be hereafter known as PINE CREEK (Lots 480 through 523, inclusive, and Outlots 13 through 18, inclusive); and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and QWEST Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, downspouts 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the 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 all exterior lots that are adjacent to presently platted and recorded lots. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 five foot (5') wide strip of land abutting all outlots, 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.

STATE STREET INVESTMENTS L.L.C., OWNER

By: JC PROPERTIES, L.L.C. Member
 Robert P. Horgan, Manager

AMERICAN INTERSTATE BANK, MORTGAGEE
 Steven S. Nichols, President

By: PINE CREEK L.L.C. Member
 John C. Allen, President

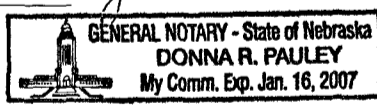
ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }
 County of Douglas } SS

On this 7 day of March, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert P. Horgan, who is personally known to me to be the identical person whose name is affixed to the above instrument as Manager, JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, OWNER, 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.

Donna R. Pauley
 Notary Public

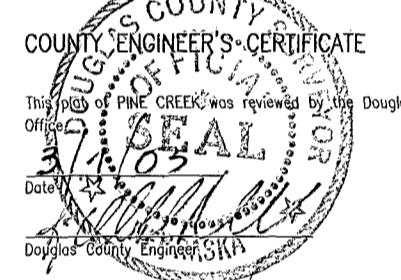
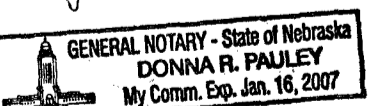


State of Nebraska }
 County of Douglas } SS

On this 7 day of March, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John C. Allen, who is personally known to me to be the identical person whose name is affixed to the above instrument as President, PINE CREEK L.L.C., a Nebraska limited liability corporation, OWNER, 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.

Donna R. Pauley
 Notary Public



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of the Office of the County Treasurer.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of PINE CREEK as to the design standards this 31 day of July, 2003.

Henry Vieregger
 City Engineer

APPROVAL OF CITY PLANNING BOARD

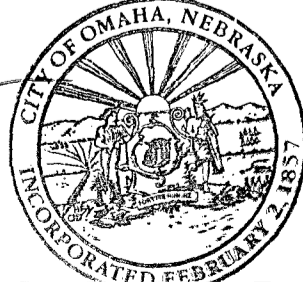
This plat of PINE CREEK was approved by the CITY PLANNING BOARD, this 2nd day of April, 2003.

Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

This plat of PINE CREEK was approved and accepted by the City Council of Omaha, Nebraska, this 30 day of September, 2003.

Mayor
 City Clerk



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE |
|-------|---------|------------|--------------|-------------|
| C1 | 500.00' | 16.46' | 16.46' | 01°53'10" |
| C2 | 500.00' | 138.63' | 138.19' | 15°53'09" |
| C3 | 500.00' | 86.31' | 86.20' | 09°53'25" |
| C4 | 500.00' | 100.18' | 100.01' | 11°28'45" |
| C5 | 300.00' | 114.19' | 113.50' | 21°48'33" |
| C6 | 300.00' | 124.80' | 123.71' | 23°47'50" |
| C7 | 450.00' | 318.87' | 312.24' | 40°39'59" |
| C8 | 450.00' | 48.65' | 48.63' | 06°11'40" |
| C9 | 600.00' | 14.81' | 14.81' | 01°24'51" |
| C10 | 600.00' | 128.77' | 128.52' | 12°17'46" |
| C11 | 200.00' | 89.16' | 88.43' | 25°32'37" |
| C12 | 200.00' | 147.05' | 143.76' | 42°07'35" |
| C13 | 450.00' | 351.11' | 342.27' | 44°42'17" |
| C14 | 400.00' | 5.45' | 5.45' | 00°46'50" |
| C15 | 400.00' | 281.82' | 276.03' | 49°22'04" |
| C16 | 400.00' | 28.95' | 28.95' | 04°08'49" |

- ### OUTLOT AREAS
- Outlot 13 = 5770 Square Feet (0.132 Acres)
 - Outlot 14 = 24749 Square Feet (0.568 Acres)
 - Outlot 15 = 5334 Square Feet (0.122 Acres)
 - Outlot 16 = 31984 Square Feet (0.734 Acres)
 - Outlot 17 = 66725 Square Feet (1.532 Acres)
 - Outlot 18 = 32852 Square Feet (0.754 Acres)

drawn by JHVD
 designed by RDP
 reviewed by RDP
 path filename 890551.9855201.dwg

revisions
 references

lamp, rynearson & associates, inc.
 planners
 engineers
 surveyors
 14710 west dodge road, suite 100
 omaha, nebraska 68164-2026
 ph 402-496-2498
 fax 402-496-2790

PINE CREEK (Lots 480 through 523 and Outlots 13 through 18)
 Douglas County, Nebraska

FINAL PLAT

job number-tasks 98055.00 / 003
 book page 98055
 date 03/03/03
 sheet 1 of 1