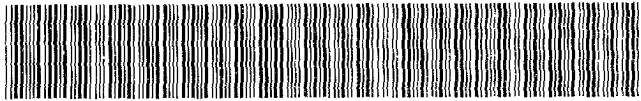


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*Lamp, Raymondson & Assoc
 Attn: Nancy Prudal
 14710 W Dodge Rd Suite 100
 Omaha, NE 68154
 402-496-2498*

** CRE*

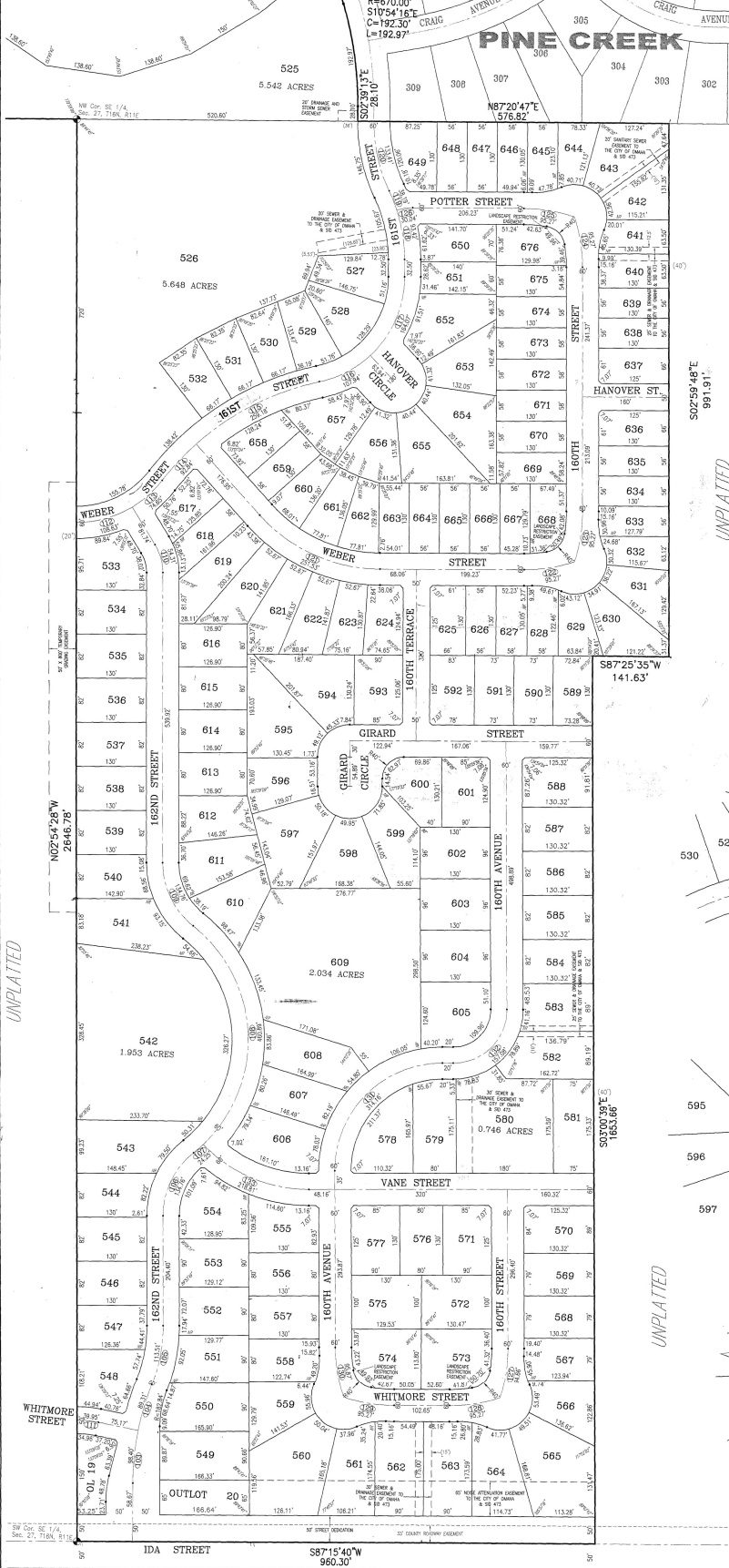
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WWW.TRA-INC.COM
 Lamp, Rypstra & Associates, Inc.
 11710 West Dodge Road, Suite 100
 Omaha, Nebraska 68134-2027
 (PH) 402.496.2730
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 Douglas County, Nebraska
 PINE CREEK (Lots 524 through 676, inclusive & Outlots 19 and 20)

FINAL
 PLAT
 job number: 060303
 book: 8985
 page: 2 of 2
 date: August 11, 2003

PINE CREEK

Lots 524 through 676, inclusive, and Outlots 19 and 20, being a platting of part of the Southeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, together with a Replatting of Lots 478 and 479 PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



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.A.)
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 6. ALL CUL-DE-SAC RADII ARE 60 FEET UNLESS NOTED OTHERWISE.
 7. ALL CUL-DE-SAC THROAT RADII ARE 120 FEET UNLESS NOTED OTHERWISE.
 8. THE CHANGERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE (5) FEET FROM THE INTERSECTION OF RIGHT OF WAY LINES. NO ANGLES SHOWN WHEN RIGHT OF WAY LINES HAVE 90° ANGLE.
 9. O.L. = OUTLOT
 10. LOTS 560 THROUGH 565, INCLUSIVE, AND OUTLOTS 19 AND 20 WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET.
 11. THE DRAINAGE WITHIN THE DRAINAGE EASEMENT COMMON TO LOTS 582 AND 583 WILL BE MAINTAINED FOR PASSAGE OF ONE-HUNDRED YEAR STORM EVENTS FROM THE STREET TO THE UNPLATTED PROPERTY TO THE REAR OF THE LOT.
 12. THE SWALES WITHIN THE DRAINAGE EASEMENTS COMMON TO LOTS 582 AND 583 WILL BE MAINTAINED FOR PASSAGE OF ONE-HUNDRED YEAR STORM EVENTS FROM THE STREET TO THE UNPLATTED PROPERTY TO THE REAR OF THE LOT.
 13. THE RESTRICTIVE LANDSCAPE EASEMENTS ON LOTS 573, 574, 668 AND 676 LIMIT THE HEIGHT OF LANDSCAPING TO 24 INCHES 30 AS NOT TO IMPERE VEHICULAR SIGHT DISTANCE ON THE ADJACENT STREETS.

CENTERLINE CURVE DATA

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE |
|-------|---------|------------|--------------|-------------|
| 103 | 300.00' | 98.40' | 86.24' | 1°16'33" |
| 104 | 300.00' | 89.31' | 89.19' | 1°14'03" |
| 105 | 300.00' | 113.51' | 112.83' | 2°14'44" |
| 106 | 150.00' | 134.70' | 130.28' | 5°28'32" |
| 107 | 270.00' | 24.25' | 24.25' | 0°00'00" |
| 108 | 270.00' | 460.89' | 406.94' | 9°48'16" |
| 109 | 150.00' | 134.70' | 130.28' | 5°28'32" |
| 110 | 100.00' | 54.31' | 53.85' | 3°10'11" |
| 111 | 200.00' | 39.89' | 39.88' | 1°29'41" |
| 112 | 200.00' | 108.83' | 107.30' | 3°10'11" |
| 113 | 200.00' | 74.68' | 74.21' | 2°23'05" |
| 114 | 500.00' | 92.84' | 92.70' | 1°03'18" |
| 115 | 800.00' | 229.16' | 226.29' | 2°42'01" |
| 116 | 200.00' | 107.84' | 106.83' | 3°05'14" |
| 117 | 200.00' | 184.07' | 159.50' | 4°00'00" |
| 118 | 300.00' | 85.42' | 83.04' | 1°50'31" |
| 119 | 300.00' | 38.19' | 38.16' | 0°17'36" |
| 120 | 300.00' | 133.41' | 132.51' | 2°28'45" |
| 121 | 300.00' | 251.53' | 244.23' | 4°02'22" |
| 122 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 123 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 124 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 125 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 126 | 100.00' | 30.04' | 29.93' | 1°12'38" |
| 127 | 300.00' | 94.48' | 94.27' | 1°04'43" |
| 128 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 129 | 300.00' | 95.27' | 94.87' | 1°11'42" |
| 130 | 300.00' | 95.87' | 95.47' | 1°18'38" |
| 131 | 200.00' | 314.16' | 282.84' | 8°00'00" |
| 132 | 100.00' | 37.68' | 37.14' | 1°00'00" |
| 133 | 270.00' | 218.81' | 212.87' | 4°22'55" |

OUTLOT AREAS
 Outlot 19 = 0.208 Acres
 Outlot 20 = 0.248 Acres

