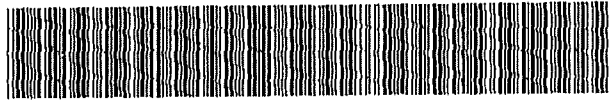


DEED 2003241734



DEC 16 2003 14:10 P 21

Nebr Doc Stamp Tax
12/16/03
Date
\$Ex/DLL
By <i>mg</i>

RECEIVED

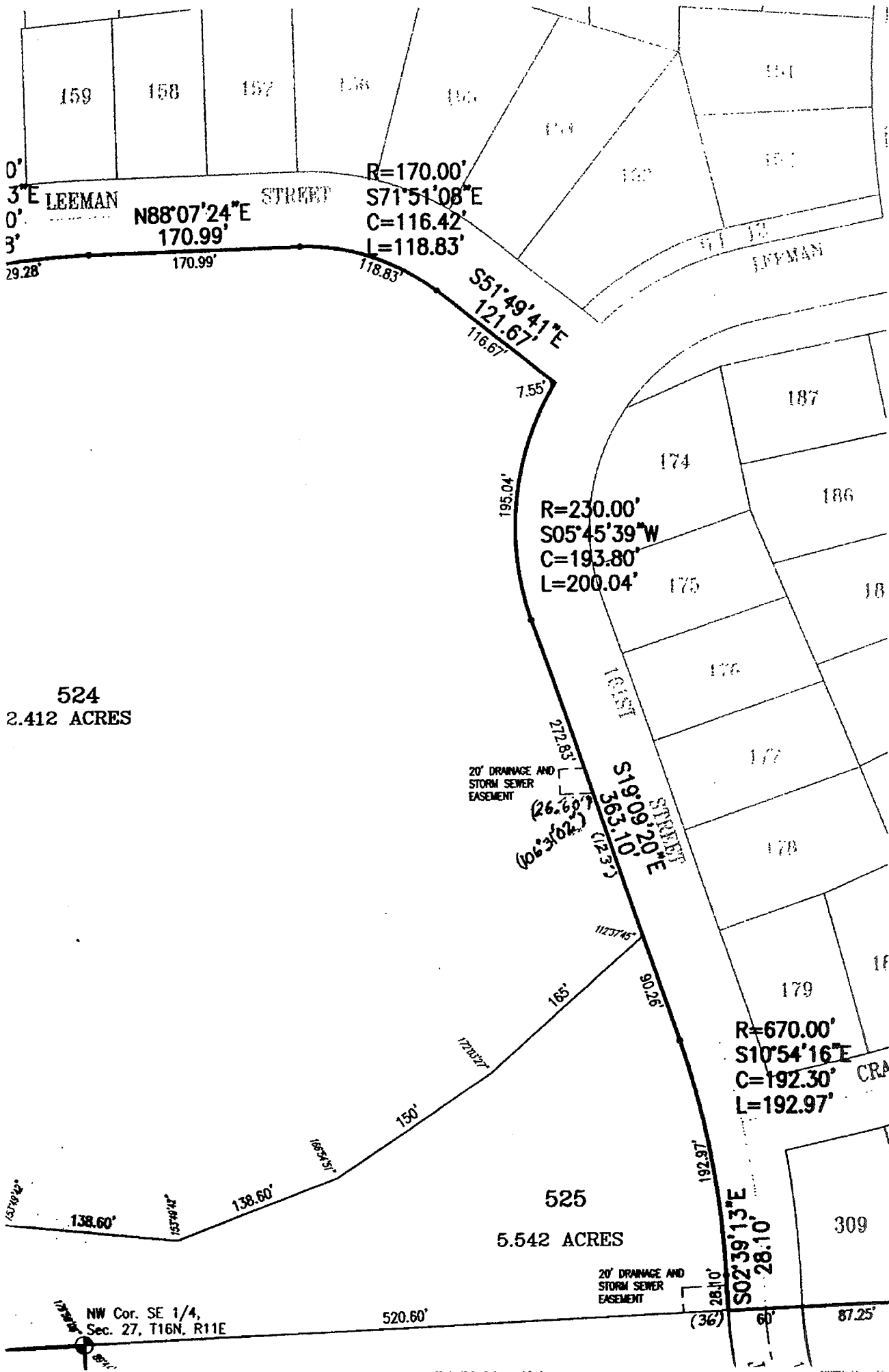
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed *182⁰⁰*
21 *187* *New -*
 FEE _____ FB *DLA 11-60000*
 BKP *27-16-11* CIO _____ COMP _____
 DEL _____ SCAN _____ FV _____
154

Temp 12.4.01

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

** CPE*



LAND SURVEY

I HEREBY CERTIFY that the ends of curves will be placed inclusive and C.P.M., Douglas County, Nebraska, referenced to the corner of the lot thereof; Thence of 384.94 feet line to the south East for 198.58 a long chord to 170.99 feet due East for 118.4' way line to the S05°45'39" West right of way for length of 192.1' said Lot 478; East for 991.9 Section 27; Thence easement.

Robert D. Pross

Date

DEDICATION


KNOW ALL MEN BY THESE PRESENTS, that I, NEBRASKA LIMITED INVESTMENTS, L.L.C., Nebraska limited liability company, do hereby grant a power to the City Council of Omaha, Nebraska, to repair and renew, carry and maintain, cable television system lines; an eight foot wide easement, and recorded lots, and the wide easement, all easement to the City of Omaha, Nebraska.

NW Cor. SE 1/4,
Sec. 27, T16N, R11E

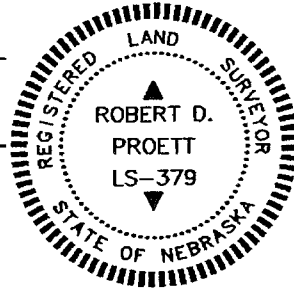
200

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments were placed at all ends of curves on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that 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, inclusive and Outlots 19 and 20, inclusive, being a platting of that part of the Southeast Quarter of Section 27, Township 16 North, 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, described as follows: Beginning at the southwest corner of the Southeast Quarter of Section 27; Thence North 02° referenced to the Final Plat of PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 2646.7 feet to the southwest corner of the Southeast Quarter of Section 27; Thence South 87°21'42" West for 583.33 feet along the south line of said Lot 478 to the southwest corner thereof; Thence along a curve to the right (having a radius of 1150.00 feet and a long chord bearing North 10°33'38" East for 383.33 feet) of 384.94 feet along the east right of way line of North H.W.S. Cleveland Boulevard; Thence North 20°09'00" East for 557.34 feet along the line to the south right of way line of Leeman Street; Thence along a curve to the left (having a radius of 330.00 feet and a long chord bearing East for 198.58 feet) for an arc length of 201.71 feet along said south right of way line; Thence along a curve to the right (having a radius of 170.00 feet and a long chord bearing North 81°37'33" East for 129.00 feet) for an arc length of 129.28 feet along said south right of way line; Thence South 170.99 feet along said south right of way line; Thence along a curve to the right (having a radius of 170.00 feet and a long chord bearing East for 116.42 feet) for an arc length of 118.83 feet along said south right of way line; Thence South 51°49'41" East for 121.67 feet along the west right of way line to the west right of way line of 161st Street; Thence along a curve to the left (having a radius of 230.00 feet and a long chord bearing 05°45'39" West for 193.80 feet) for an arc length of 200.04 feet along said west right of way line; Thence South 19°09'20" East for 170.99 feet along the west right of way line; Thence along a curve to the right (having a radius of 670.00 feet and a long chord bearing South 10°54'16" East for 192.97 feet) along said west right of way line; Thence South 02°39'13" East for 28.10 feet along said west right of way line to the southwest corner of said Lot 478; Thence North 87°20'47" East for 576.82 feet along the south line of Lots 303, 304, and 306 through 309, PINE CREEK; Thence East for 991.91 feet; Thence South 87°25'35" West for 141.63 feet; Thence South 03°00'39" East for 1653.66 feet to the south line of Section 27; Thence South 87°15'40" West for 960.30 feet to the Point of Beginning. Contains 79.371 acres including 0.727 acre of easement.


Robert D. Proett, L.S. 379

Aug 11, 2003
Date



116

18

1E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WILLIAM J. BIRGE AND CONSTANCE L. BIRGE, Husband and Wife, as joint tenants, OWNERS, of INVESTMENTS, L.L.C., a Nebraska limited liability corporation, OWNER, with JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member, and AMERICAN INTERSTATE BANK, MORTGAGEE, of the land described within the Land Surveyor's certificate embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, and hereafter known as PINE CREEK (Lots 524 through 676, inclusive and Outlots 19 and 20); and we do hereby ratify and approve of the plat as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon; we further grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise by the City Council of Omaha, Nebraska, to provide a cable television system in the area to be subdivided, their successors and assigns, to repair and renew poles, wires, crossarms, downguys and anchors, cables, conduits and other related facilities; and to extend thereon wires carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the rear lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. The easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do hereby grant an easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew

0°
6"E
0° CRA
7"

309

87.25

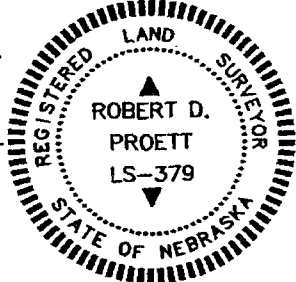
drawn by JHVD	references 9703F100 9855F100 9855F300
designed by RDP	
reviewed by FAK	

path\filename
98055\dwg\9855F301.dwg

revisions

This document is a PRELIMINARY version which has never been sealed. This media should not be considered a certified document.

f the subdivision herein and that permanent monuments were placed at all corners, angle points and bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments serves on all lots and streets in the subdivision to be known as PINE CREEK, Lots 524 through 676, g of that part of the Southeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th ng of Lots 478 and 479, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas southwest corner of the Southeast Quarter of Section 27; Thence North 02°54'28" West (bearings as surveyed, platted and recorded in Douglas County, Nebraska) for 2646.78 feet to the northwest outh 87°21'42" West for 583.33 feet along the south line of said Lot 478 to the southwest corner us of 1150.00 feet and a long chord bearing North 10°33'38" East for 383.15 feet) for an arc length H.W.S. Cleveland Boulevard; Thence North 20°09'00" East for 557.34 feet along said east right of way nce along a curve to the left (having a radius of 330.00 feet and a long chord bearing South 87°21'39" long said south right of way line; Thence along a curve to the right (having a radius of 570.00 feet and et) for an arc length of 129.28 feet along said south right of way line; Thence North 88°07'24" East for ong a curve to the right (having a radius of 170.00 feet and a long chord bearing South 71°51'08" long said south right of way line; Thence South 51°49'41" East for 121.67 feet along said south right of nce along a curve to the left (having a radius of 230.00 feet and a long chord bearing South 0.04 feet along said west right of way line; Thence South 19°09'20" East for 363.10 feet along said west ng a radius of 670.00 feet and a long chord bearing South 10°54'16" East for 192.30 feet) for an arc Thence South 02°39'13" East for 28.10 feet along said west right of way line to the southeast corner of et along the south line of Lots 303, 304, and 306 through 309, PINE CREEK; Thence South 02°59'48" 41.63 feet; Thence South 03°00'39" East for 1653.66 feet to the south line of the Southeast Quarter of to the Point of Beginning. Contains 79.371 acres including 0.727 acre of existing county roadway



E AND CONSTANCE L. BIRGE, Husband and Wife, as joint tenants, OWNERS, and NORTH IDA STREET WNER, with JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member, and PAVY LAND, a ITERSTATE BANK, MORTGAGEE, of the land described within the Land Surveyor's Certificate and ided into lots and streets to be numbered and named as shown hereon, said subdivision to be ive and Outlots 19 and 20); and we do hereby ratify and approve of the disposition of our property ic the streets as shown hereon and do hereby grant the easements as shown hereon. We do r District and Quest and to any company which has been granted a franchise under the authority of ision system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, rts, cables, conduits and other related facilities; and to extend thereon wires or cables for the nd power and for the transmission of signals and sounds of all kinds including signals provided by igh, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot g the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and ach lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and hose lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16") ement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and

WWW.LRA-INC.COM

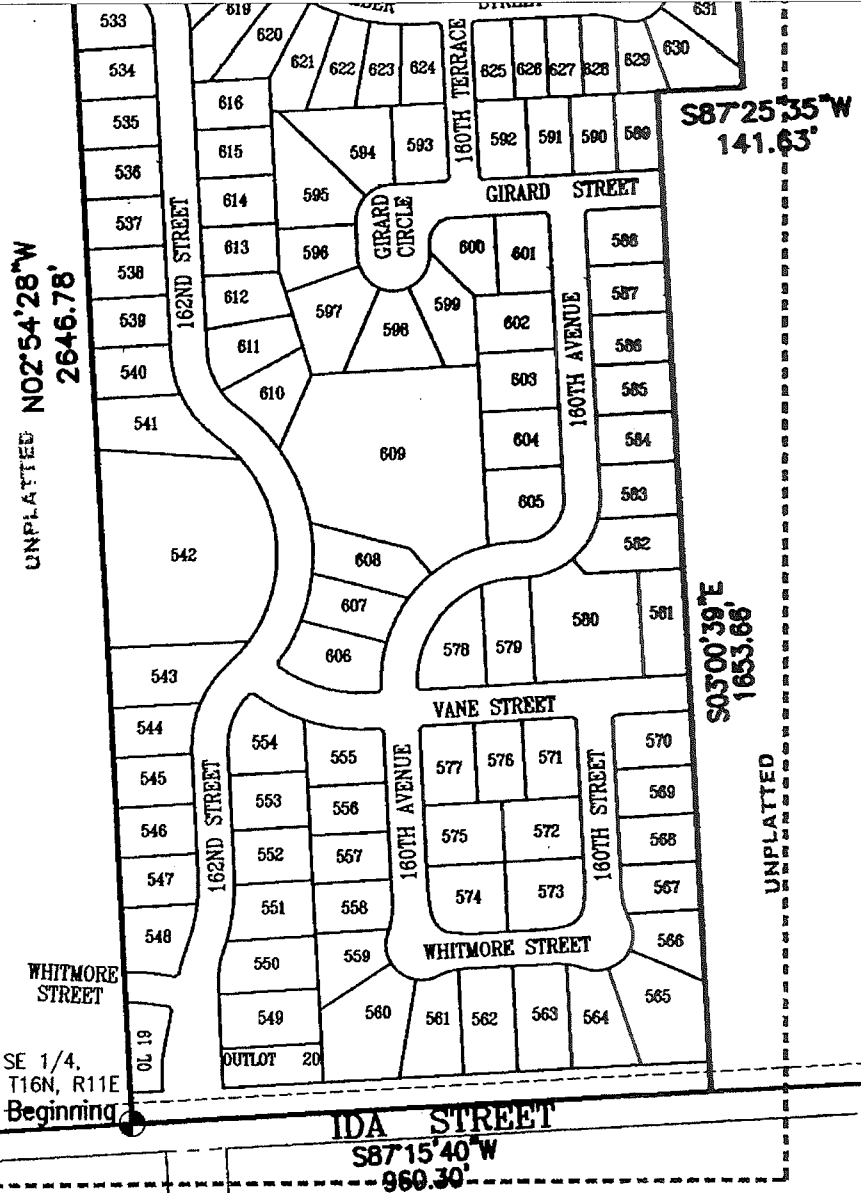
(Ph) 402.496.2498
(Fax) 402.496.2730

Pearson & Associates, Inc.

Dodge Road, Suite 100
Nebraska 68154-2027

lots 524 through 676, inclusive & Outlots 19 and 20)
Nebraska

**BOUNDARY
& KEY MAP**
SCALE 1" = 300'



SW Cor. SE 1/4,
Sec. 27, T16N, R11E
Point of Beginning

COUNTY ENGINEER'S CERTIFICATE

This plat of PINE CREEK was reviewed by the Douglas County Engineer's Office.

Date

Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or delinquent against the property described in the Certificate and embraced in this plat, as shown by the records of this office, this 8 day of December, 2003.

Carol J. Parker
Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of PINE CREEK was approved by the CITY PLANNING BOARD, this 3rd day of Sept., 2003.

Katherine J. Jepsen
Chairman, CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE this plat of PINE this 26 day of August

Henry Vireguz
City Engineer

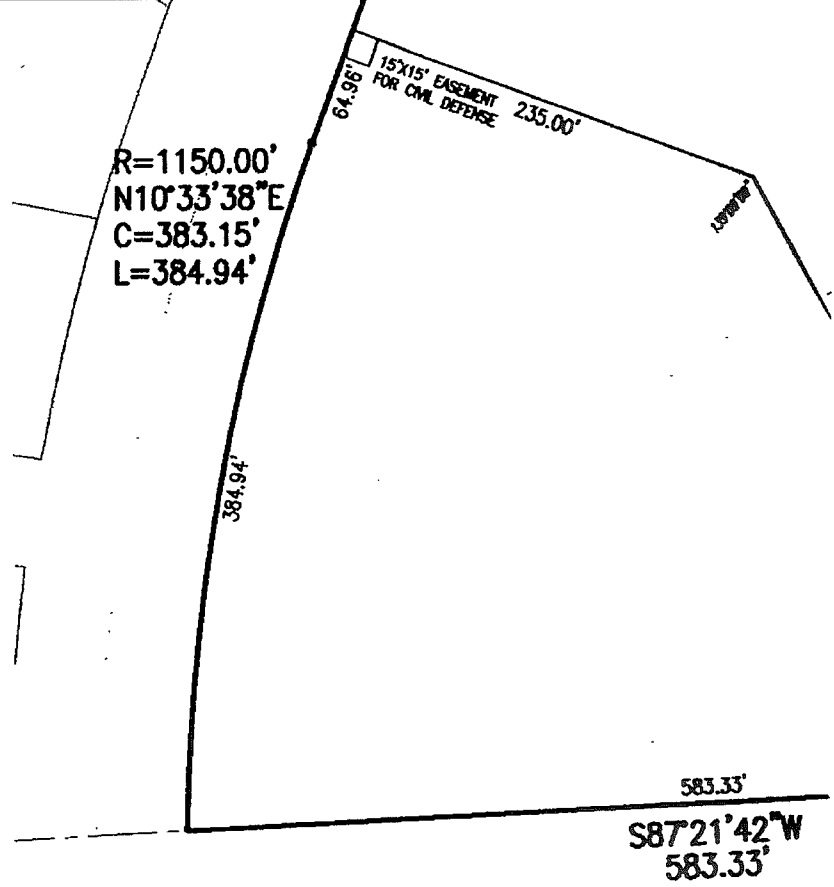
I HEREBY CERTIFY THAT adequate provisions have been made with Chapter 53 of the Omaha Municipal Code.

Date 12/14/03
Henry Vireguz
City Engineer

APPROVAL OF OMAHA CITY ENGINEER

This plat of PINE CREEK was approved by the Omaha, Nebraska, City Engineer, this 2nd day of December, 2003.

Jim Volel
President
Constance Brown
Attest:
City Clerk



UNPLAT

ACKNOWLEDGM

State of Nebraska
County of Douglas

On this 8th day of August, 2003, I, a Notary Public, duly appeared Robert P. [Signature], identical person who: Manager of NORTH LI [Signature], acknowledge his execution and deed as su [Signature] Corporation.

Witness my hand and [Signature]
Notary Public

State of Nebraska
County of Douglas

On this 8th day of August, 2003, I, a Notary Public, duly appeared John C. Al [Signature], identical person who: President, PAVY LANI [Signature] Member, and he did Dedication to be his voluntary act and de [Signature]

Witness my hand and [Signature]
Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plot of PINE CREEK as to the design standards this 26 day of August, 2003.

[Signature]
City Engineer

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

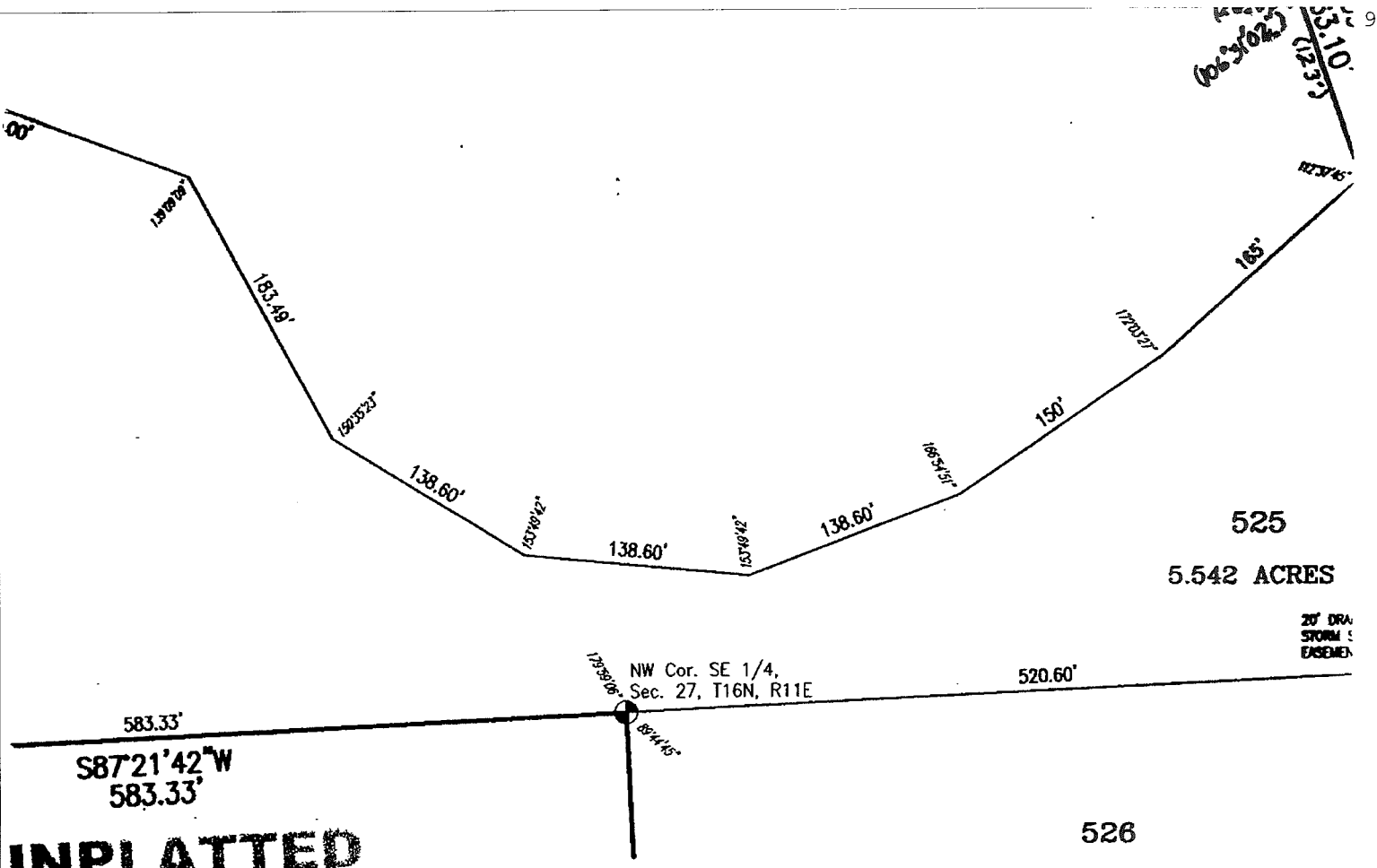
Date 12/16/03
[Signature]
City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plot of PINE CREEK was approved and accepted by the City Council of Omaha, Nebraska, this 2nd day of December, 2003.

[Signature] President
[Signature] Mayor
[Signature] Attest:
City Clerk





IN PLATTED

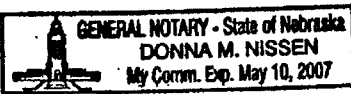
ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
 County of Douglas)

On this 8th day of AUGUST, 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 of NORTH IDA STREET INVESTMENTS, L.L.C., 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 M. Nissen
 Notary Public



State of Nebraska)
) SS
 County of Douglas)

On this 8th day of AUGUST, 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, PAVY LAND L.L.C., Nebraska limited liability corporation, Member, 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 M. Nissen
 Notary Public



State of Nebraska)
) SS
 County of Douglas)

On this 8th day of AUGUST, 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 President, JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member, 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 M. Nissen
 Notary Public

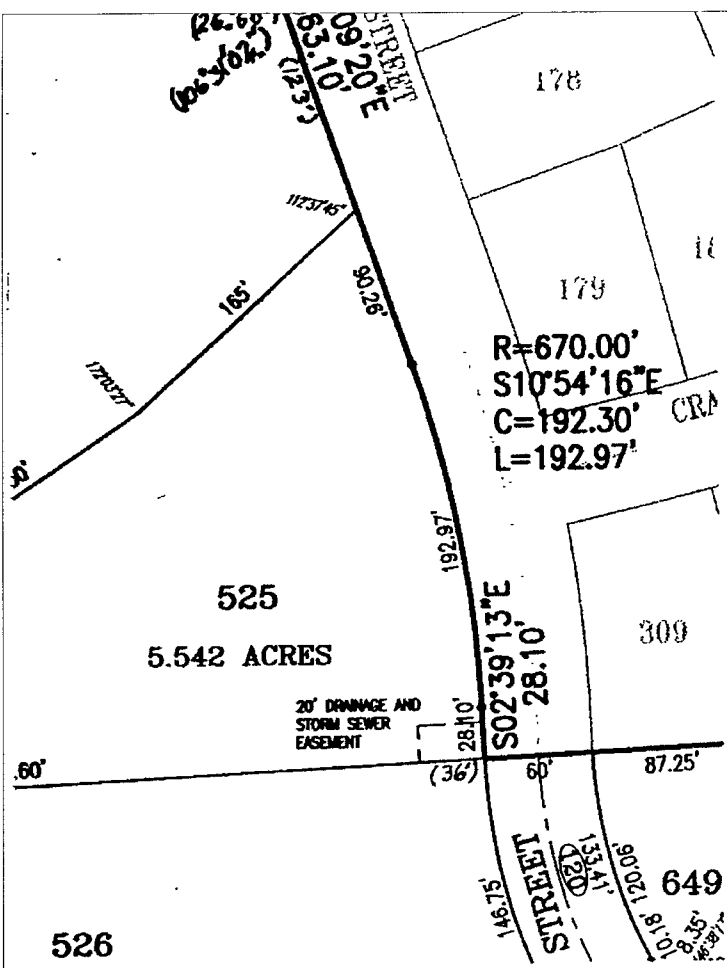
ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
 County of Douglas)

On this 8th day of AUGUST, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared WILLIAM J. BIRGE AND CONSTANCE L. BIRGE as joint tenants, OWNERS, who is personally known to me to be the identical persons whose name is affixed to the above instrument as joint tenants, OWNERS, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Donna M. Nissen
 Notary Public



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WILLIAM J. BIRGE AND CONSTANCE L. BIRGE, a Nebraska limited liability corporation, OWNER, with JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member, and AMERICAN INTERSTATE BANK, embraced within this plat, have caused said land to be subdivided into lots as hereafter known as PINE CREEK (Lots 524 through 676, inclusive and Outlots as shown on this plat; and we do hereby dedicate to the public the streets a further grant a perpetual easement to the Omaha Public Power District and to the City Council of Omaha, Nebraska, to provide a cable television system in repair and renew poles, wires, crossarms, downguys and anchors, cables, and carrying and transmission of electric current for light, heat, and power and to cable television systems, and the reception thereon, over, through, under, and lines; an eight foot (8') wide strip of land in each lot abutting the rear lines recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting recorded lots. The term "exterior lots" is herein defined as those lots forming wide easement will be reduced to an eight foot (8') wide easement when the easement to the Metropolitan Utilities District of Omaha, their successors and other related facilities, and to extend thereon pipes for the transmission of gas each lot abutting all cul-de-sacs. No permanent structures, trees, retaining the same may be used for gardens, shrubs, landscaping, and other purposes. We do further grant to the City of Omaha, Nebraska, the Noise Attenuation Easement Barrier in the future. If the owners of the lots affected by the Dedication conform to the then existing City policy for noise wall construction and payment the same may be used for gardens, shrubs, landscaping, fences and other purposes granted.

OWNER:

NORTH IDA STREET INVESTMENTS, L.L.C., a Nebraska limited liability corporation

Robert P. Horgan
 Robert P. Horgan, Manager

J.C. PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member

Robert P. Horgan
 Robert P. Horgan, President

PAVY LAND, a Nebraska limited liability corporation, Member

John C. Allen
 John C. Allen, President

William J. Birge
 WILLIAM J. BIRGE

Constance L. Birge
 CONSTANCE L. BIRGE
 Husband and Wife, as joint tenants, OWNERS

)
) SS
)
 day of AUGUST, 2003, A.D., before me,
 duly commissioned and qualified for said County,
 Robert P. Horgan, who is personally known to me to be the
 true name is affixed to the above instrument as
 J.C. PROPERTIES, L.L.C., a Nebraska limited liability corporation,
 and I acknowledge his execution of the foregoing
 as a voluntary act and deed as such Officer and the
 Agent of said Corporation.

and official seal the date last aforesaid.

M. Nissen

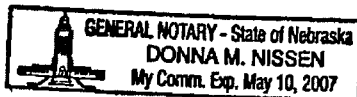


STATEMENT OF NOTARIES

)
) SS
)
 day of AUGUST, 2003, A.D., before me,
 duly commissioned and qualified for said County,
 WILLIAM J. BIRGE AND CONSTANCE L. BIRGE, Husband and Wife,
 OWNERS, who is personally known to me to be the
 true name is affixed to the above instrument as,
 and I acknowledge their execution of the foregoing
 as their voluntary act and deed.

and official seal the date last aforesaid.

M. Nissen

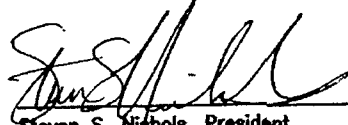


BIRGE AND CONSTANCE L. BIRGE, Husband and Wife, as joint tenants, OWNERS, and NORTH IDA STREET
 on, OWNER, with JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, Member, and PAVY LAND, a
 AMERICAN INTERSTATE BANK, MORTGAGEE, of the land described within the Land Surveyor's Certificate and
 subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be
 inclusive and Outlots 19 and 20); and we do hereby ratify and approve of the disposition of our property
 to public the streets as shown hereon and do hereby grant the easements as shown hereon. We do
 to Power District and Quest and to any company which has been granted a franchise under the authority of
 a television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain,
 anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the
 set, and power and for the transmission of signals and sounds of all kinds including signals provided by
 through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot
 abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and
 and in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and
 and as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16')
 wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual
 to their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and
 the transmission of gas and water on, through, under and across a five foot (5') wide strip of land in
 structures, trees, retaining walls, nor loose rock walls shall be placed in the above described easements, but
 for other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.
 to Noise Attenuation Easement shown hereon. Said easement may be used for the construction of a Noise
 barrier on lots affected by the Noise Attenuation Easement request said noise barrier, they will be required to
 construction and payment. No permanent structures shall be placed in the Noise Attenuation Easement, but
 for fences and other purposes that do not then or later interfere with the aforesaid uses or rights herein

limited liability corporation

MORTGAGEE:

AMERICAN INTERSTATE BANK


 Steven S. Nichols, President

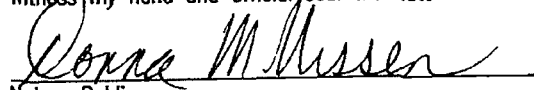
corporation, Member

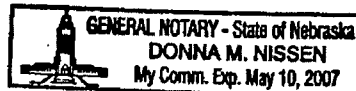
ber

State of Nebraska)
) SS
 County of Douglas)

On this 8th day of AUGUST, 2003, A.D., before me,
 a Notary Public, duly commissioned and qualified for said County,
 appeared Steven S. Nichols, who is personally known to me to be the
 identical person whose name is affixed to the above instrument as
 President of AMERICAN INTERSTATE BANK, MORTGAGEE, 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
 Bank.

Witness my hand and official seal the date last aforesaid.


 Donna M. Nissen
 Notary Public


 GENERAL NOTARY - State of Nebraska
 DONNA M. NISSEN
 My Comm. Exp. May 10, 2007


 Lamp, Rynca and Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027

PINE CREEK (Lots 524 through 676, inclusive & Outlots 19 and 20)
 Douglas County, Nebraska

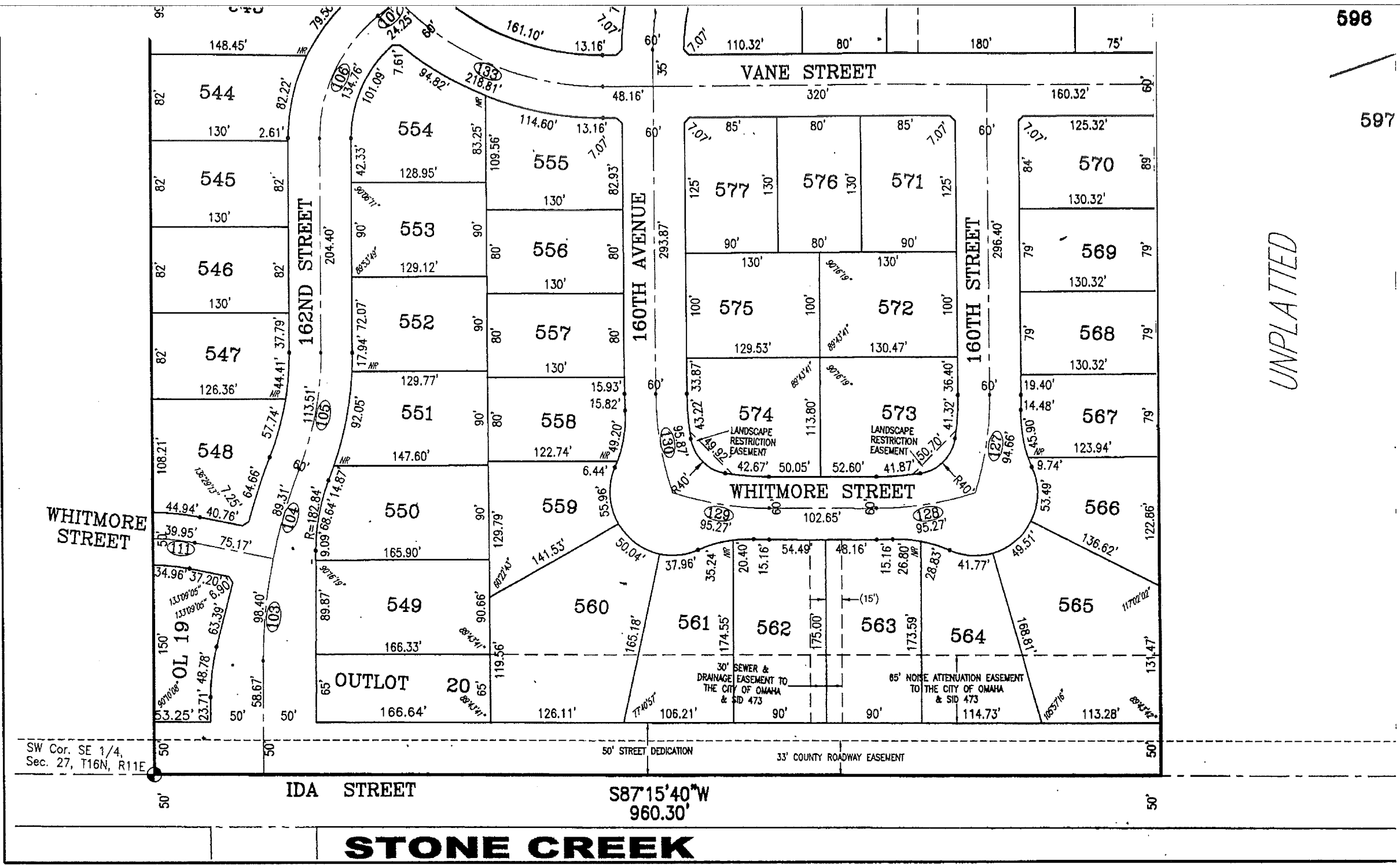
FINAL

PLAT

Job number-tasks
 98055.03 / 003
 book page
 98055
 date
 August 11, 2003

sheet
 1 of 2

UNPLATTED



SW Cor. SE 1/4,
Sec. 27, T16N, R11E

IDA STREET

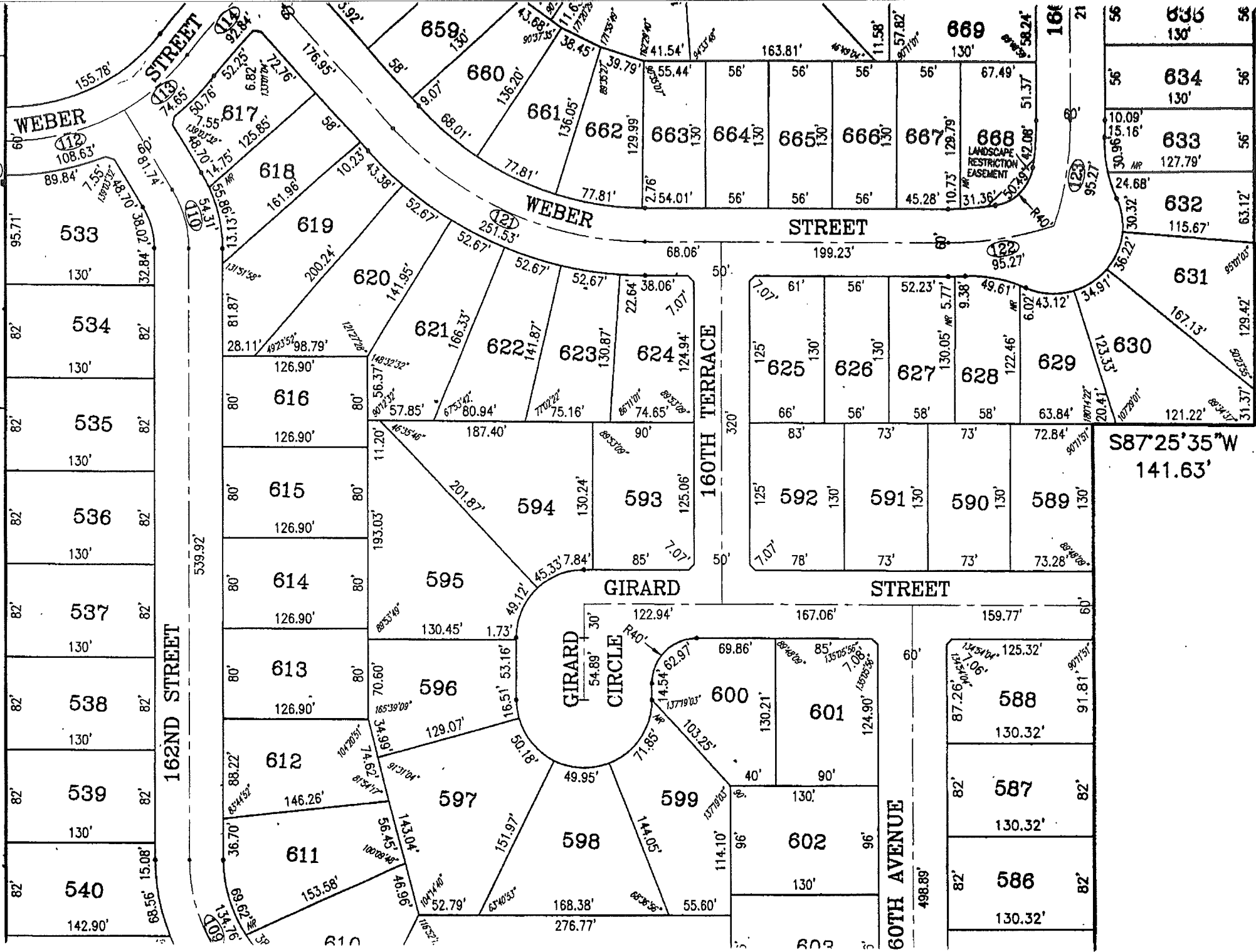
S87°15'40"W
960.30'

STONE CREEK

N02°54'28"W
2646.78'

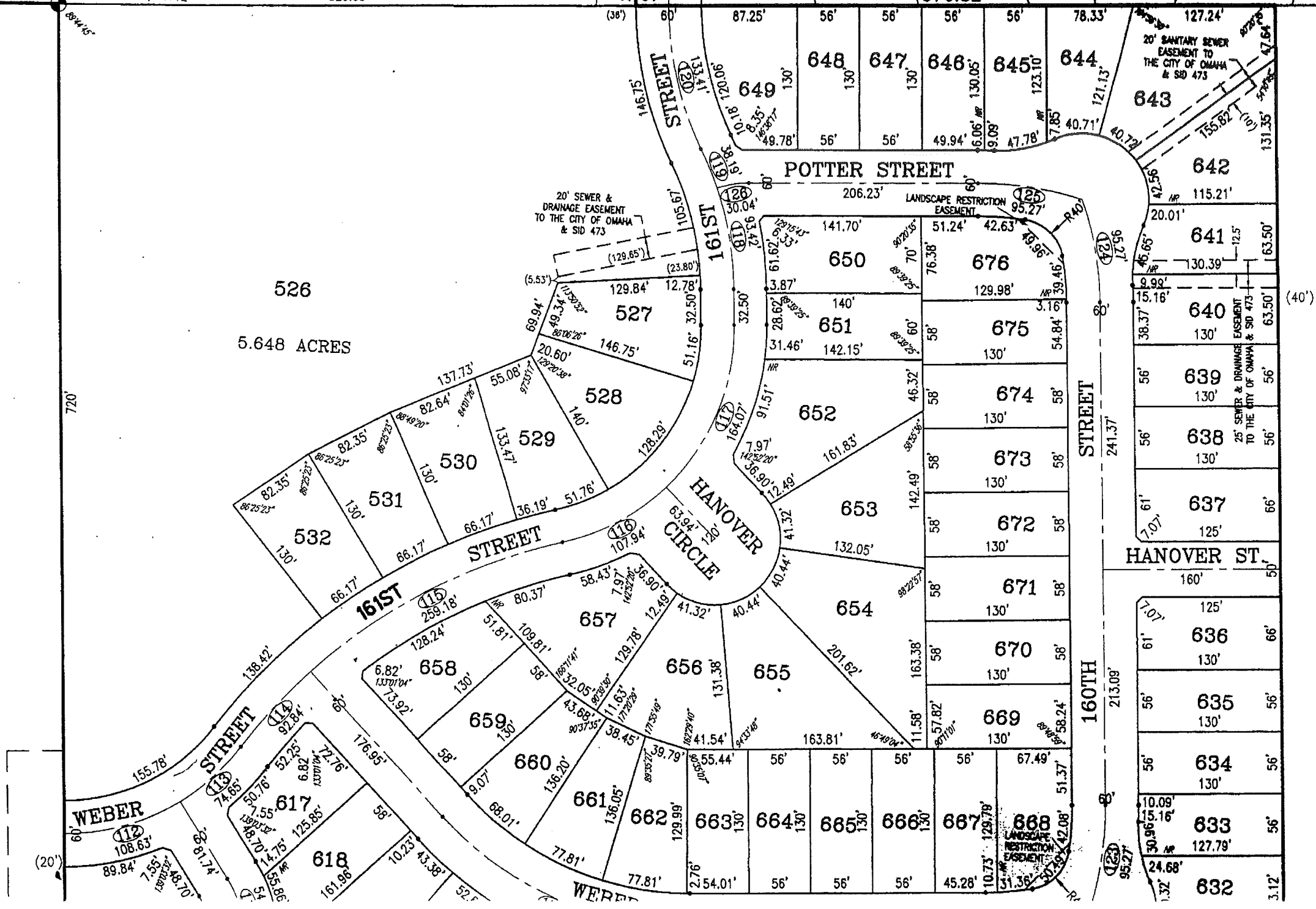
50' X 800' TEMPORARY
GRADING EASEMENT

(20)



S87°25'35"W
141.63'

530



S02°59'48"E
991.91'

CENTERLINE CURVE DATA

Table with columns for Curve No., Stationing, Curve Length, and other technical data for 17 curves.

- NOTES: 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET. 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED. 3. ALL ANGLES ARE BY UNLESS OTHERWISE NOTED. 4. ALL LOT LINES OR CORNER POINTS ARE BACK-SIGHTED UNLESS OTHERWISE NOTED. 5. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES REFER TO CORNER. 6. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 7. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 8. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 9. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 10. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 11. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 12. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 13. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 14. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 15. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 16. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED. 17. ALL CURVE DATA ARE IN FEET UNLESS OTHERWISE NOTED.

G13-49
SHEET 1 OF 2

SEC. 22, T16N, R11E

SE 1/4,

STATE STREET



PINE CREEK

Lots 1 through 479, inclusive and Outlots 1 through 12, inclusive, being a plotting of the East Half of the Northwest Quarter, AND part of the Northeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

OUTLOT AREAS

- Outlot 1 = 7250 SQ. FT. = 166 ACRES
- Outlot 2 = 8250 SQ. FT. = 189 ACRES
- Outlot 3 = 7250 SQ. FT. = 166 ACRES
- Outlot 4 = 8250 SQ. FT. = 189 ACRES
- Outlot 5 = 8250 SQ. FT. = 189 ACRES
- Outlot 6 = 8250 SQ. FT. = 189 ACRES
- Outlot 7 = 8250 SQ. FT. = 189 ACRES
- Outlot 8 = 8250 SQ. FT. = 189 ACRES
- Outlot 9 = 8250 SQ. FT. = 189 ACRES
- Outlot 10 = 8250 SQ. FT. = 189 ACRES
- Outlot 11 = 8250 SQ. FT. = 189 ACRES
- Outlot 12 = 8250 SQ. FT. = 189 ACRES

MOSE ATTORNEY EASEMENT

A permanent easement for 100 feet wide... (text partially obscured)

NE 1/4, NE 1/4, SEC. 27, T16N, R11E UNPLATTED

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

Curve data callouts: R=120.00', C=112.00', A=133.01'

1337-198
EFFECTS
D.C.R.A.
AND
1335-99

FINAL PLAT

1476/51
2218-822
145

Job number-tasks
book page
date

1955-03-03
93255

drawn by
checked by
reviewed by
DATE

Richard J. Furech
P.E. - 117777

lamp, ryneason & associates, inc.
1470 west 40th street, suite 300
omaha, nebraska 68130
phone: 402-488-2700
fax: 402-488-2700

PINE CREEK (Lots 1-479 & Outlots 1-12)
DOUGLAS COUNTY, NEBRASKA

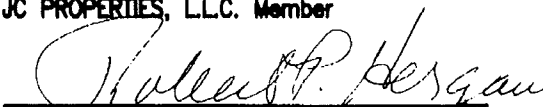
North, Range 11 East of the 6th P.M.,
Douglas County, Nebraska

DEDICATION

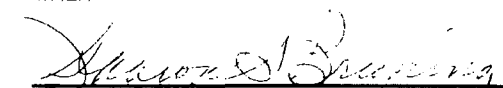
KNOW ALL MEN BY THESE PRESENTS: That We, STATE STREET INVESTMENTS L.L.C., a Nebraska limited liability corporation, by JC PROPERTIES, L.L.C., a Nebraska limited liability corporation, and by PAVY LAND L.L.C., a Nebraska limited liability corporation, and Sharon S. Bruning, OWNERS, and AMERICAN INTERSTATE BANK, a Nebraska corporation MORTGAGEE, of the land described within 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; 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 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, 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 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 streets. 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. EXCEPT, None of the aforesaid Easements are granted over Lots 243 through 291, inclusive.

STATE STREET INVESTMENTS L.L.C., OWNER

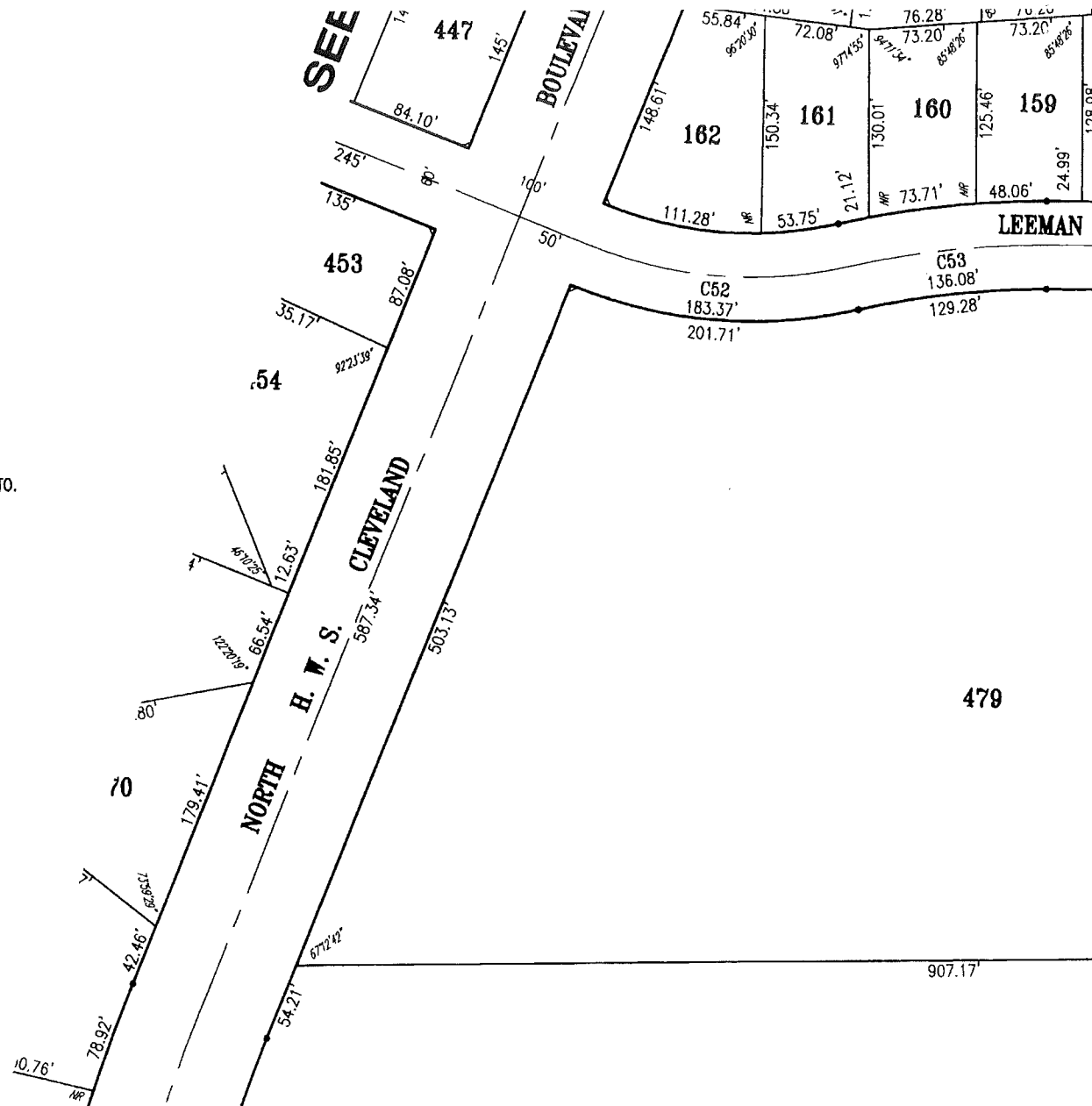
By: JC PROPERTIES, L.L.C. Member


Robert P. Horgan, Manager

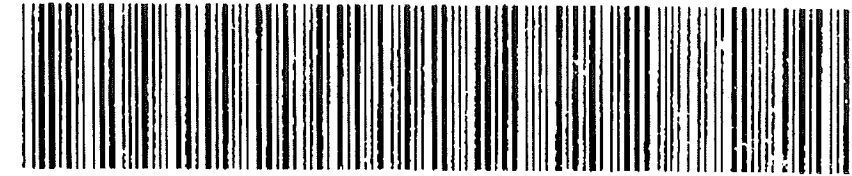
OWNER


Sharon S. Bruning

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. 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. O.L. = OUTLOT
9. HOUSES BUILT ON LOTS 37 THROUGH 42 WILL FACE NORTH H.W.S. CLEVELAND BOULEVARD BUT WILL HAVE NO DIRECT VEHICULAR ACCESS THERETO.
10. NO RESIDENTIAL LOTS WILL HAVE DIRECT VEHICULAR ACCESS TO NORTH H.W.S. CLEVELAND BOULEVARD.
11. LOTS 1 THROUGH 21, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO STATE STREET.
12. LOTS 351 THROUGH 367, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO STATE STREET.
13. LOTS 255 THROUGH 264, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO 156TH STREET.
14. LOTS 349 AND 350, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 165TH STREET.
15. THE SWALE WITHIN THE DRAINAGE EASEMENT COMMON TO LOTS 311, 312, 313 AND 314 WILL BE MAINTAINED FOR PASSAGE OF ONE-HUNDRED YEAR STORM EVENTS FROM OFFSITE DRAINAGE.
16. OUTLOTS 2 AND 3 ARE HEREBY DEDICATED TO SID 473 TO BE USED AS DRAINAGEWAYS
17. THE CHAMFERS ON CORNER LOTS FOR SIDE-WALK EASEMENTS ARE SET AT FIVE FOOT (5') BACK FROM THE INTERSECTIONS OF RIGHT OF



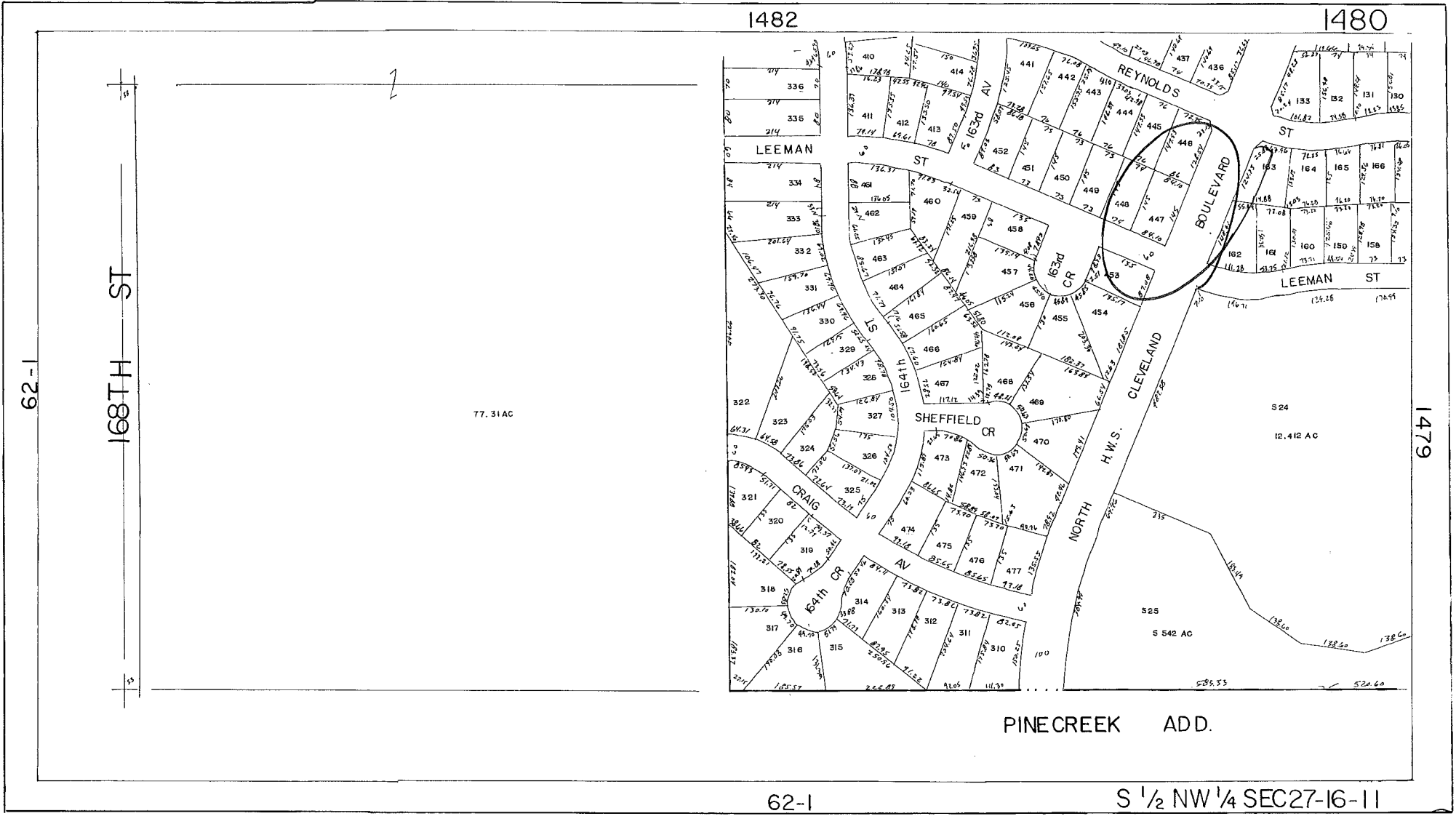
Outlot 8 = 4194 SQ. FT.
Outlot 9 = 5495 SQ. FT.
Outlot 10 = 2418 SQ. FT.
Outlot 11 = 17477 SQ. FT.
Outlot 12 = 4792 SQ. FT.



AUG 01 2003 13:42 P 37

NOISE ATTENUATION EASEMENT

A permanent fifteen foot (15') wide Noise Attenuation Easement along the rear line of residential lots abutting 156th and State Streets, is hereby granted to SID 473 and to the City of Omaha. The purpose of the easement is to keep structures, patios, decks, swing sets, playground equipment, pools, etcetera as far away from traffic noise of 156th Street or State 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.



1482

1480

62-1

168TH ST

77.31 AC

S 24
12.412 AC

1479

PINECREEK ADD.

62-1

S 1/2 NW 1/4 SEC 27-16-11

62-0

1482

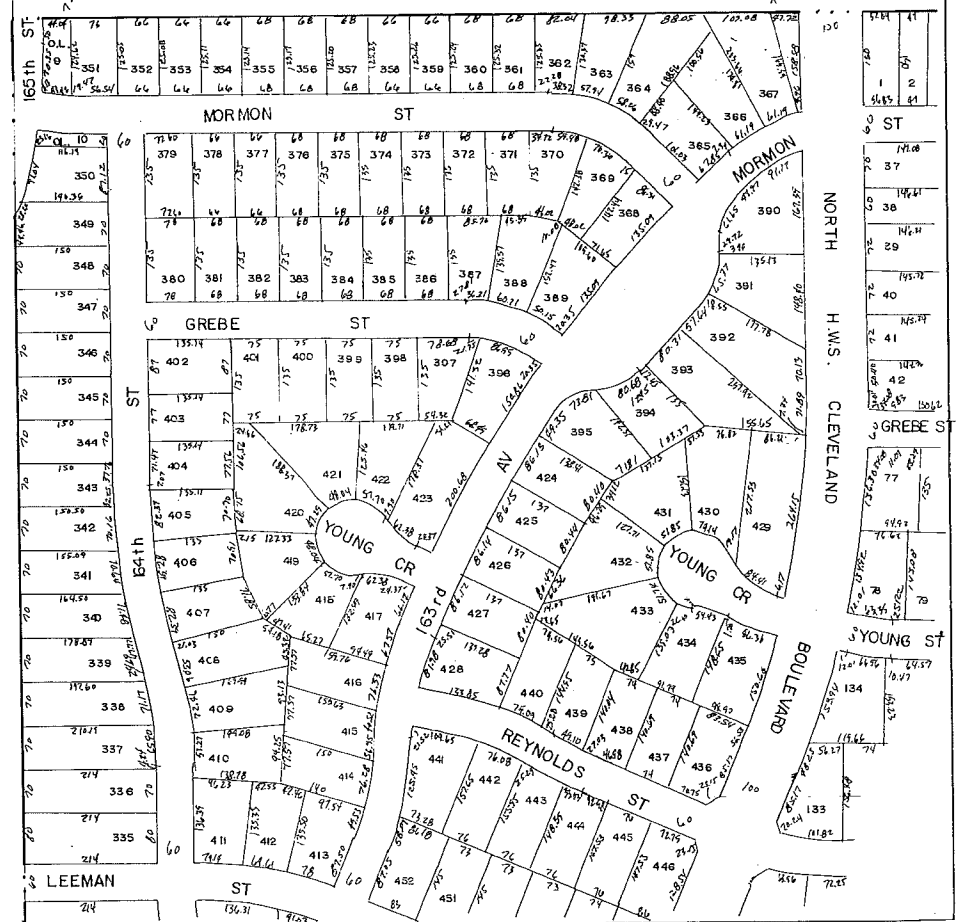
PINE CREEK ADD.

STATE ST

1-22

168TH ST

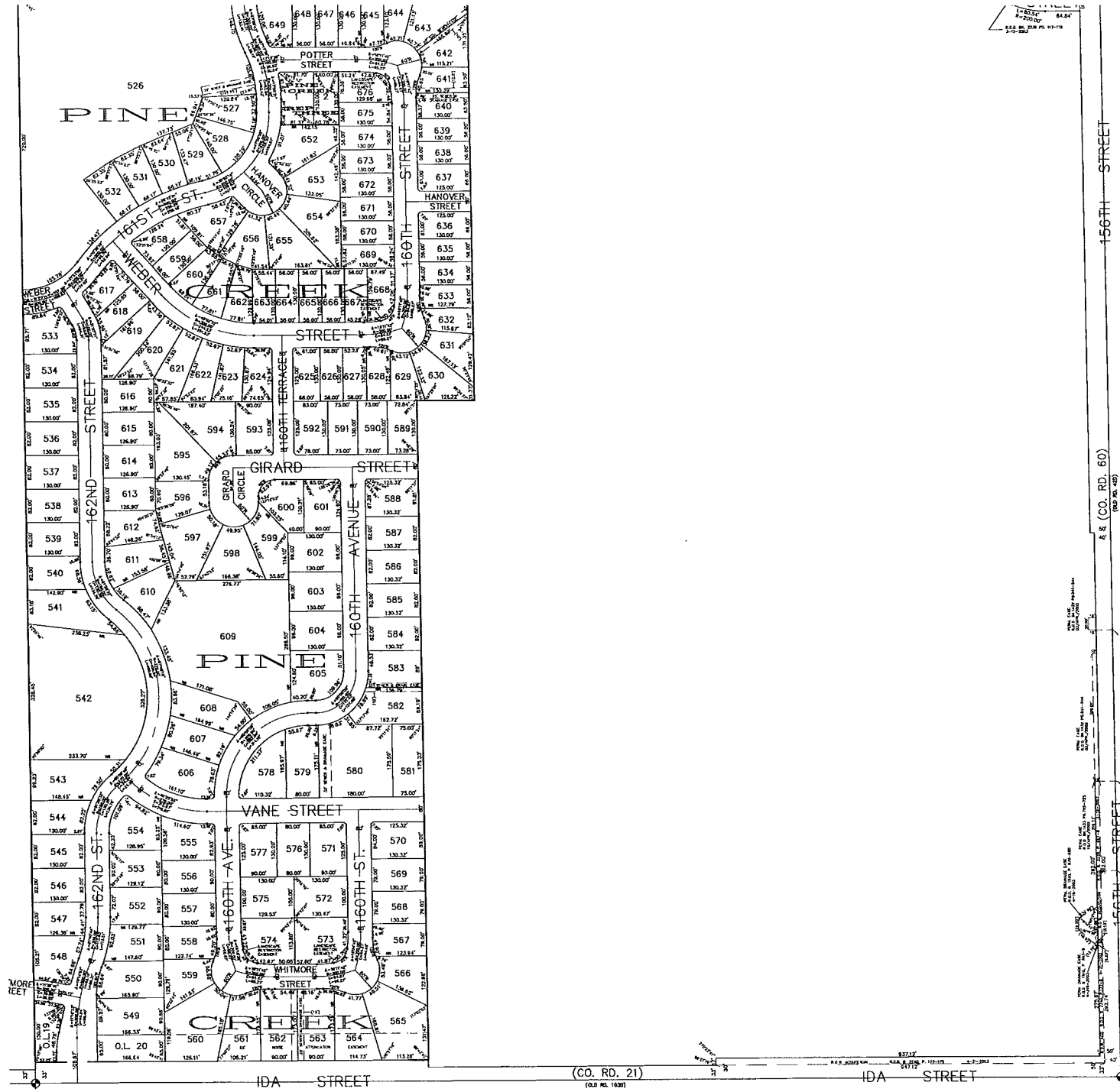
77.31 AC



1480

N 1/2 NW 1/4 SEC 27-16-11

1481



S.E. 1/4 SEC. 27-16-11

OWNER	DATE	COMMENTS
S.A.C.	10-12-2003	CASADANT & S.W. UPDATE
B.B.	1-1-2004	WATERFORD (LOTS 417-515)
S.A.C.	1-25-2004	WATERFORD RE-PLAT (LOTS 1-21)
R.E.P.	11-25-2004	WATERFORD RE-PLAT (LOTS 1 & 2)

SCALE: 1" = 100'

DOUGLAS COUNTY ENGINEER NE. 68116
 156TH & W. MAPLE RD. OMAHA

DAC

