

DEED 2013014940
 FEB 13 2013 10:55 P 8

Dead B
 00
 FEB 09 2012 Old
 BVP C/O COMP
 DEL SCAN FV

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2013014940

PINE CREEK REPLAT 4

Lots 1 through 11, inclusive, PINE CREEK REPLAT 4, being a replatting of Lots 43 through 50, inclusive, and Lots 57 through 59, inclusive, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

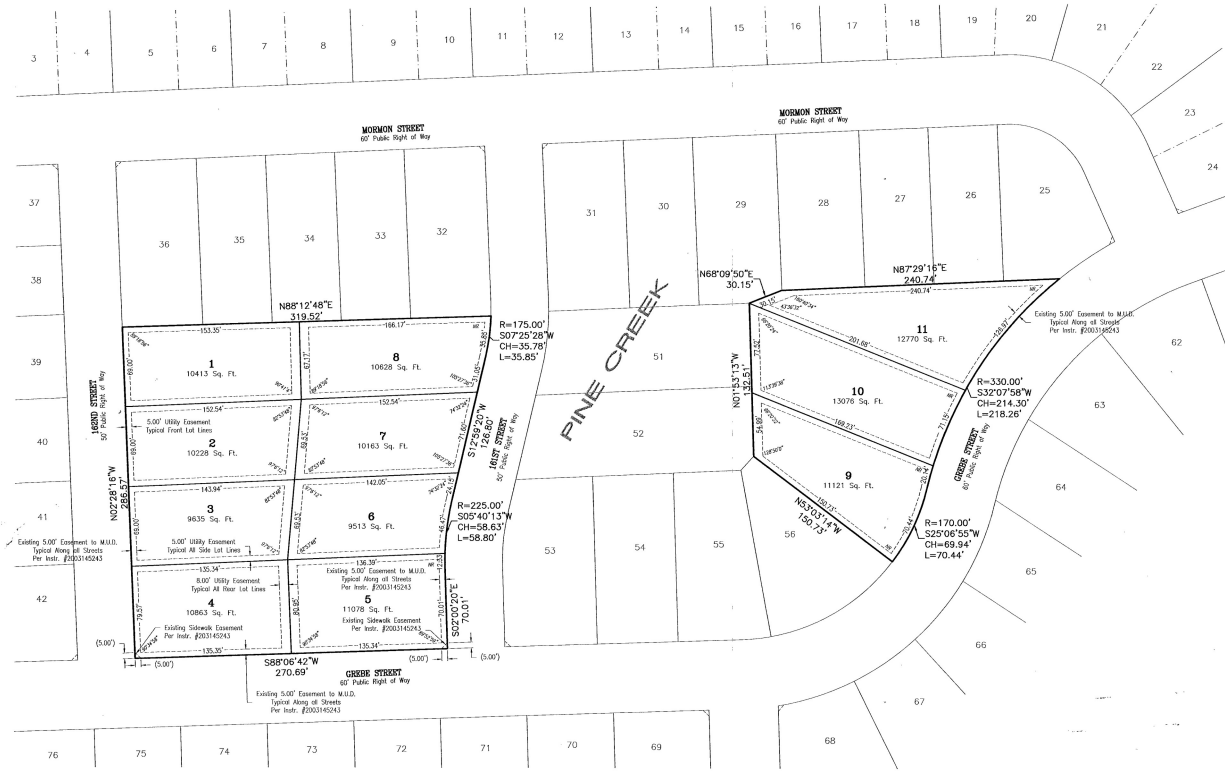
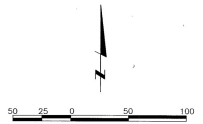
LOCATED IN:
 Twp 1/4 NE 1/4 SEC. 27-16-11

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/P).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

LEGEND

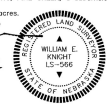
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- M MEASURED DIMENSIONS
- P PLAT DIMENSIONS
- C COMPUTED DIMENSIONS
- CORNER FOUND (5/8" REBAR W/ 1/4" YELLOW PRACTIC CAP STAMPED 15-578, UNLESS NOTED OTHERWISE)
- ▲ CORNER SET (5/8" REBAR W/ 1/4" YELLOW PRACTIC CAP STAMPED 15-566, UNLESS NOTED OTHERWISE)



LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and found or placed permanent monuments at all angle points and corners and ends of curves on the boundary and all lots to be platted in the subdivision to be known as Lots 1 through 11, PINE CREEK REPLAT 4, being a replatting of Lots 43 through 50, inclusive, and Lots 57 through 59, inclusive, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. Conditions: 115,485 square feet or 2624.3 acres.

William E. Knight, L.S. 566
 11-20-2012



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That We, State Street Investments, LLC, a Nebraska limited liability company, AS TRUSTEE and Great Western Bank, AS TRUSTEE and CAPITAL INVESTORS, LLC, a Nebraska limited liability company, AS BENEFICIARY of the trust described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown hereon, said subdivision to be hereafter known as Lots 1 through 11, inclusive, PINE CREEK REPLAT 4; do hereby ratify and approve of the disposition of our property as shown on this plat, and do hereby grant or affirm the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. The grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Area. Any variance or release to the rights granted herein must be approved by the Grantor in writing form.

GRANTS OF EASEMENTS
 FOR POWER AND COMMUNICATIONS
 We do hereby grant a perpetual easement to the Omaha Public Power District and CenturyLink 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 and electronic communication system in the area to be subdivided; their successors and assigns, to erect, operate, maintain, repair, and renew poles, wires, cables, conduits, and other related facilities; and to extend thorough ways 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 in each lot abutting the front and side lines of each lot (5') wide strip of land in each lot abutting the rear lines of all lots. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Area. Any variance or release to the rights granted herein must be approved by the Grantor in writing form.

STATE STREET INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AS TRUSTOR

JOHN C. ALLEN
 Managing Member

GREAT WESTERN BANK, AS TRUSTEE
 HELENE V. WERBAYS
 Vice President

CAPITAL INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AS BENEFICIARY
 DANIEL J. BRABEC
 Vice President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by John C. Allen, Managing Member of State Street Investments, LLC, a Nebraska limited liability company, on behalf of said trustor.
 State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by Thomas V. Vanfobens, Vice President of Great Western Bank on behalf of said bank.
 State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by Daniel J. Brabec, Vice President of Capital Investors, LLC, a Nebraska limited liability company, on behalf of said company.

State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by Daniel J. Brabec, Vice President of Capital Investors, LLC, a Nebraska limited liability company, on behalf of said company.

State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by Daniel J. Brabec, Vice President of Capital Investors, LLC, a Nebraska limited liability company, on behalf of said company.

State of Nebraska)
 County of Douglas)
 The foregoing instrument was acknowledged before me this 20th day of November 2012 by Daniel J. Brabec, Vice President of Capital Investors, LLC, a Nebraska limited liability company, on behalf of said company.

REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of Lots 1 through 11, inclusive, PINE CREEK REPLAT 4 was reviewed by the Douglas County Engineer on this date.

11/20/12
 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 Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office.

13th day of November 2012
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY that adequate provisions have been made for the compliance with Chapter 25-8 of the Omaha Municipal Code.

Model 2/1/13
 City Engineer

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of Lots 1 through 11, inclusive, PINE CREEK REPLAT 4 in compliance with Section 53-1003, Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha.

2/5/13
 Planning Director



Drawn by EEM	reference
Designed by WPK	
Reviewed by WPK	
Version 1.0	
Revisions	

14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 www.LRA-Inc.com

LAMP RYNEARSON
 & ASSOCIATES
 PINE CREEK REPLAT 4, LOTS 1 THROUGH 11
 DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE
 MINOR PLAT

Job number-tasks
 0112081.01-404
 book page
 98055 #6, 26
 date 10-24-2012
 sheet
 1 of 1

m5487