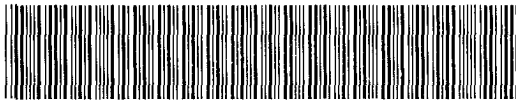


BK 2175 PG 422-428



DEED 2001 02837

Nebr Doc Stamp Tax
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Date
\$9.04
By <i>cl</i>

RICHARD H. SARELLI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 MAR 14 PM 3:46

RECEIVED

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

New $\frac{7}{137}$

F

~~103.50~~ ~~New # ^{BW} DC - 30727~~

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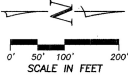
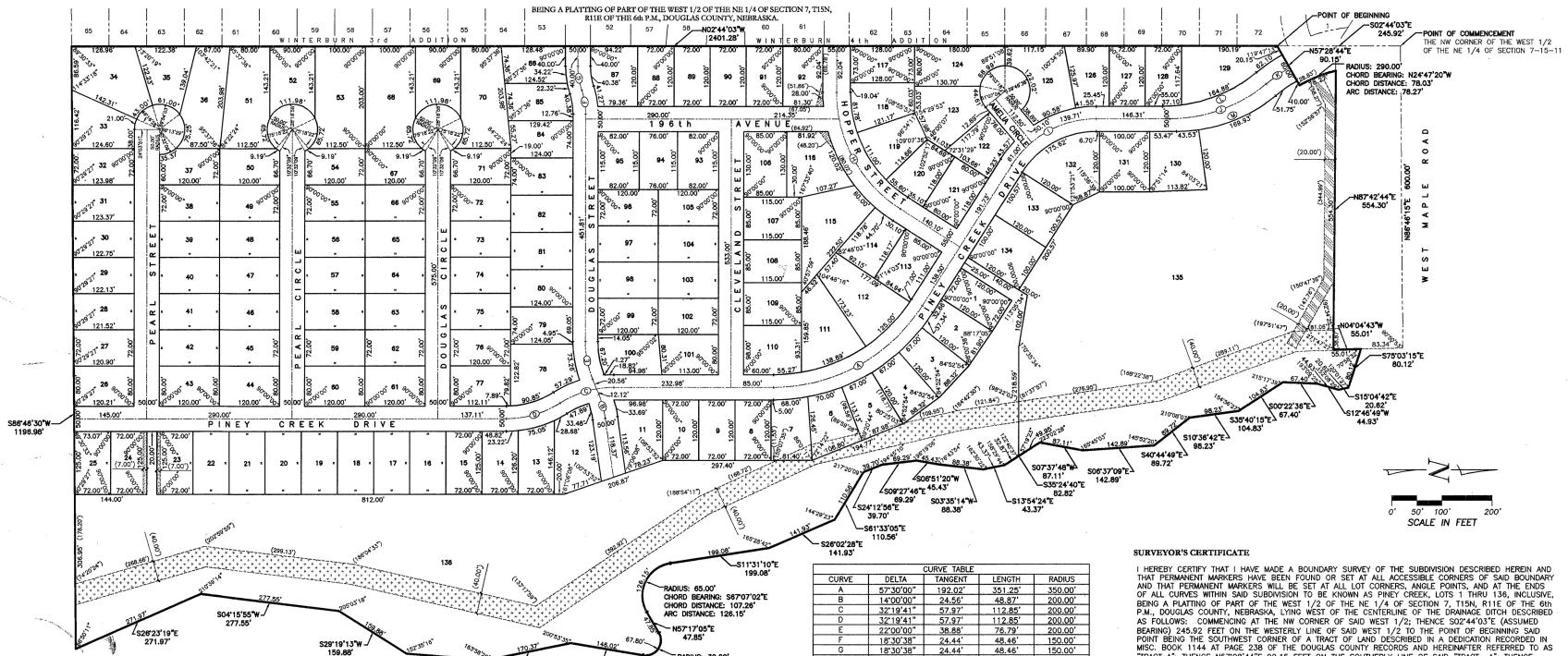
NW } NE
SW }

✓ 19817

PINEY CREEK

LOTS 1 THRU 136, INCLUSIVE

BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 7, T15N, R11E OF THE 6th PM, DOUGLAS COUNTY, NEBRASKA.



CURVE	DELTA	TARGET	LENGTH	RADIUS
A	57.3000°	192.02'	351.25'	350.00'
B	14.0000°	24.56'	48.87'	200.00'
C	34.1841°	52.87'	114.85'	600.00'
D	34.1841°	52.87'	114.85'	600.00'
E	27.0000°	38.88'	76.79'	200.00'
F	16.3038°	24.44'	48.46'	150.00'
G	16.3038°	24.44'	48.46'	150.00'
H	57.3000°	150.87'	275.98'	275.00'
I	57.3000°	150.72'	206.71'	200.00'
J	39.4016°	109.22'	207.72'	300.00'
K	9.5303°	28.84'	56.93'	330.00'
L	39.4016°	109.22'	207.72'	300.00'
M	39.4016°	111.21'	213.46'	308.29'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS PINEY CREEK, LOTS 1 THRU 136, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 7, T15N, R11E OF THE 6th PM, DOUGLAS COUNTY, NEBRASKA, LYING WEST OF THE CENTERLINE OF THE DRAINAGE DITCH DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID WEST 1/2; THENCE S02°44'03" (ASSUMED BEARING) 245.92 FEET ON THE WESTERLY LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEDICATION RECORDED IN MISC. BOOK 1144 AT PAGE 238 OF THE DOUGLAS COUNTY RECORDS AND HERINAFTER REFERRED TO AS "TRACT A"; THENCE N57°28'44" 90.15 FEET ON THE SOUTHERLY LINE OF SAID "TRACT A"; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID "TRACT A" ON A NONTANGENT 290.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N24°47'20"W, CHORD DISTANCE 78.03 FEET AN ARC DISTANCE OF 78.27 FEET TO THE SOUTHERLY LINE OF WEST MAPLE ROAD AND TO THE SOUTHERLY LINE OF A TRACT OF LAND DEEDED TO THE STATE OF NEBRASKA AND DESCRIBED IN A WARRANTY DEED RECORDED IN DEED BOOK 1691 AT PAGE 395 OF THE DOUGLAS COUNTY RECORDS, HERINAFTER REFERRED TO AS "TRACT B"; THENCE N87°42'44" 554.30 FEET ON THE SOUTHERLY LINE OF WEST MAPLE ROAD AND ON THE SOUTHERLY LINE OF SAID "TRACT B" TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN A CORPORATION SURVIVORSHIP WARRANTY DEED RECORDED IN DEED BOOK 1447 AT PAGE 335 OF THE DOUGLAS COUNTY RECORDS, HERINAFTER REFERRED TO AS "TRACT C"; THENCE N04°04'43"W 55.01 FEET ON THE SOUTHERLY LINE OF WEST MAPLE ROAD AND ON THE EASTERLY LINE OF SAID "TRACT C" TO THE WESTERLY LINE OF SAID "TRACT D"; THENCE S79°03'15" 60.12 FEET ON THE SOUTHERLY LINE OF WEST MAPLE ROAD AND ON THE SOUTHERLY LINE OF SAID "TRACT D" TO THE CENTERLINE OF SAID DRAINAGE DITCH AND TO THE SW CORNER OF SAID "TRACT D"; THENCE SOUTHERLY ON THE CENTERLINE OF SAID DRAINAGE DITCH ON THE FOLLOWING DESCRIBED 26 COURSES: THENCE S10°04'42" 20.62 FEET; THENCE S12°46'49" 44.83 FEET; THENCE S00°23'38" 67.40 FEET; THENCE S30°40'15" 104.83 FEET; THENCE S10°36'42" 98.23 FEET; THENCE S40°44'49" 89.72 FEET; THENCE S09°37'09" 142.89 FEET; THENCE S03°37'49" 82.11 FEET; THENCE S39°24'40" 45.43 FEET; THENCE S13°54'24" 44.37 FEET; THENCE S03°35'14" 88.38 FEET; THENCE S08°51'20" 45.43 FEET; THENCE S09°27'48" 69.29 FEET; THENCE S24°12'56" 59.70 FEET; THENCE S01°30'58" 110.56 FEET; THENCE S28°02'28" 141.93 FEET; THENCE S11°31'10" 199.08 FEET; THENCE SOUTHWESTERLY ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S67°07'02"E, CHORD DISTANCE 107.26 FEET AN ARC DISTANCE OF 126.15 FEET; THENCE SOUTHWESTERLY ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S57°58'12"E, CHORD DISTANCE 54.26 FEET AN ARC DISTANCE OF 67.80 FEET; THENCE S06°46'30"W 146.02 FEET; THENCE S14°07'05"W 170.37 FEET; THENCE S01°54'50"W 160.46 FEET; THENCE S28°19'13"W 198.80 FEET; THENCE S04°15'50"W 277.50 FEET; THENCE S28°23'19" 271.97 FEET TO THE SOUTHERLY LINE OF SAID WEST 1/2; THENCE S86°46'30"W 1196.98 FEET ON THE SOUTHERLY LINE OF SAID WEST 1/2 TO THE SW CORNER THEREOF; THENCE N02°44'03"W 240.12 FEET ON THE WESTERLY LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PINEY CREEK, INC. BEING THE OWNERS, AND PINNACLE BANK BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PINEY CREEK, AND WE DO HEREBY PARTLY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE LOT 136 TO THE PUBLIC AS A PUBLIC PARK, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC. AND 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, CROSS ARMS, DOWN GUYS 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 AND THE RECEPTION THEREOF, INCLUDING THE SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT AND OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE EXISTENCE WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREAFTER GRANTED.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES, 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 IS CLEAR OF 7/18/2000.

[Signature]
DEPUTY COUNTY TREASURER

APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

THIS PLAT OF PINEY CREEK WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS 14th DAY OF JULY 2000.

[Signature]
CITY CLERK

APPROVAL OF ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA

THIS PLAT OF PINEY CREEK WAS APPROVED BY THE ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA THIS 14th DAY OF JULY 2000.

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF PINEY CREEK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE ON 7/18/2000.

- SANITARY SEWER EASEMENT GRANTED TO S.I.D. 465 OF DOUGLAS COUNTY, NEBRASKA (SEE RECORDED DOCUMENT)
- STORM SEWER AND DRAINAGE EASEMENT GRANTED TO S.I.D. 465 OF DOUGLAS COUNTY, NEBRASKA (SEE RECORDED DOCUMENT)
- PERMANENT SANITARY SEWER EASEMENT RECORDED IN MISC. BOOK 1228 AT PAGE 548 OF THE DOUGLAS COUNTY RECORDS.
- PERMANENT SANITARY SEWER EASEMENT RECORDED IN MISC. BOOK 1228 AT PAGE 551 OF THE DOUGLAS COUNTY RECORDS.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JULY 2000 BY *[Signature]* OF PINEY CREEK, INC., A CORPORATION, OF SAID COUNTY AND STATE.

LISA J. VANOVEREN
General Notary
State of Nebraska
My Commission Expires Jan 17, 2004

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JULY 2000 BY STEVE A. ZEY, PRESIDENT OF PINNACLE BANK, ON BEHALF OF SAID BANK.

LISA J. VANOVEREN
General Notary
State of Nebraska
My Commission Expires Jan 17, 2004

PINEY CREEK, INC. PINNACLE BANK
By *[Signature]* By *[Signature]*
STEVE A. ZEY, PRESIDENT

AS SHOWN JULY 18, 2000
DATE: JULY 18, 2000
DRAWN BY: JRW
CHECKED BY: DHN
REVISION: NONE

PINEY CREEK
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Surveyors
1000 GOLF MILL ROAD
OMAHA, NE 68134
(402) 330-8880

1056-112
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