




DEED 2006059944



MAY 31 2006 09:05 P 7

Nebr Doc  
Stamp Tax  
5/31/06  
Date  
\$ Ex 4  
By JB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/31/2006 09:05:28.17  
  
2006059944

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

Deed. FEE 36.00 FB 01-60000 - old.  
BKP 34-16-11 <sup>✓ sm</sup> C/O COMP  
DEL 10 SCAN FV MJ  
B 7  
Cash 2.

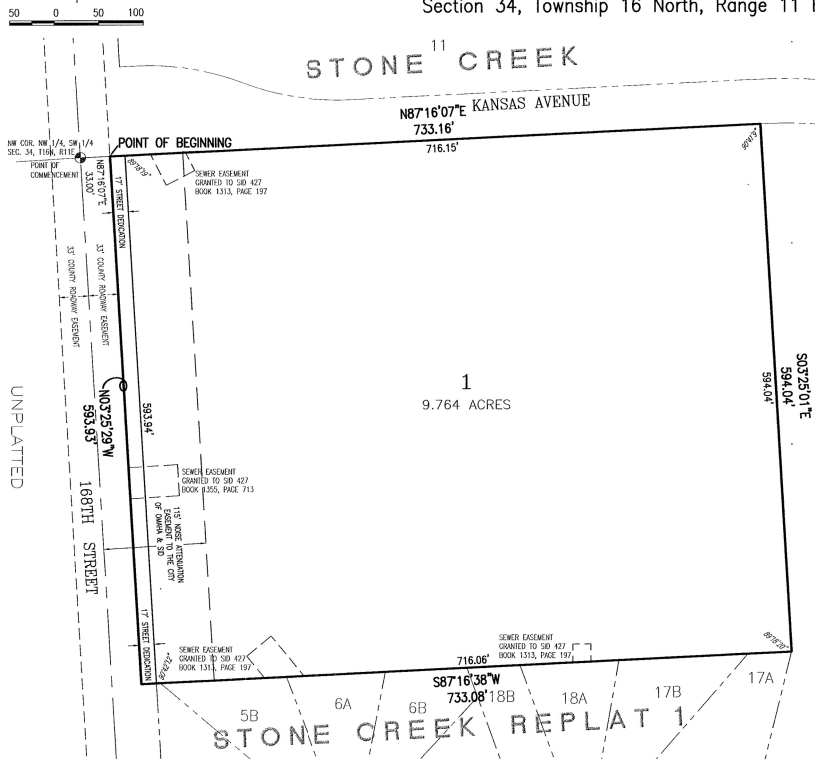
©

496-2498

LAMP 1

# STONE CREEK VILLAGE

Lot 1, being a platting of part of the Northwest Quarter of the Southwest Quarter of Section 34, Township 16 North, Range 11 East of the 6th P.M. Douglas County, Nebraska.



## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been set at all corners of the subdivision to be known as STONE CREEK VILLAGE (Lot 1), being a platting of that part of the Northwest Quarter of the Southwest Quarter of Section 34, Township 16 North, Range 11 East of the 6th P.M. Douglas County, Nebraska, bounded on the north and east by STONE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, bounded on the south by STONE CREEK REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and on the west by a line parallel with and 33.00 feet east of the west line of the said Northwest Quarter of the Southwest Quarter of Section 34, described as follows: Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 34; Thence North 87°16'07" East for 33.00 feet along the south right of way line of Kansas Avenue and the north line of said Southwest Quarter to the TRUE POINT OF BEGINNING; Thence North 87°16'07" East (bearings based on the Final Plat of STONE CREEK) for 733.16 feet continuing along said north line of the Southwest Quarter to the west line of Lot 1, STONE CREEK; Thence South 03°25'01" East for 594.04 feet along said west line to the northeast corner of Lot 17A, STONE CREEK REPLAT 1; Thence South 87°16'38" West for 733.08 feet along the north line of said STONE CREEK REPLAT 1 to the east right of way line of 18th Street; Thence North 03°25'29" West for 593.93 feet along said east right of way line parallel with and 33.00 east of the west line of the Northwest Quarter of the Southwest Quarter of Section 34 to the Point of Beginning. Contains 9.996 acres.

Robert D. Proett LS # 379  
 Date: April 4, 2006

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT We, Triton Homes, LLC, OWNER, and American Trust & Savings Bank, MORTGAGEE, being the sole OWNERS AND MORTGAGEES of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered, said subdivision to be hereafter known as STONE CREEK VILLAGE (Lot 1); and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby grant or affirm the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to 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 on eight foot (8') wide strip of land abutting the perimeter of the plat. 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.

Triton Homes, LLC, OWNER  
  
 Bob Gibson, Vice President of Development

American Trust & Savings Bank, MORTGAGEE  
  
 Tom Rude, Loan Officer

## ACKNOWLEDGMENT OF NOTARIES

State of Iowa )  
 County of Boone ) SS

On this 18th day of April, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Bob Gibson, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of Development of Triton Homes, LLC, OWNER, and he did acknowledge his execution of the foregoing to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

Witness my hand and seal the date aforesaid.  
  
 Notary Public



State of Iowa )  
 County of Boone ) SS

On this 10th day of April, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Tom Rude, who is personally known to me to be the identical person whose name is affixed to the above instrument as American Trust & Savings Bank, MORTGAGEE, and he did acknowledge his execution of the foregoing to be his voluntary act and deed as such officer and the voluntary act and deed of said bank.

Witness my hand and seal the date aforesaid.  
  
 Notary Public



## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of STONE CREEK VILLAGE (Lot 1) as to the design standards this  
12th day of APRIL, 2006.

City Engineer

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

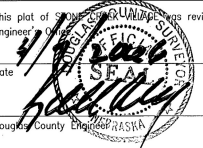
MAY 17th, 2006  
 Date

City Engineer

## COUNTY ENGINEER'S CERTIFICATE

This plat of STONE CREEK VILLAGE was reviewed by the Douglas County Engineer.

4/18/06  
 Date  
  
 Douglas County Engineer



## NOTE

There will be no vehicular access over Lot 1 to 18th Street.

## APPROVAL OF CITY PLANNING BOARD

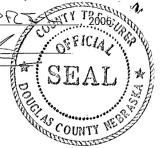
This plat of STONE CREEK VILLAGE was approved by the City Planning Board of the City of Omaha, Nebraska, this  
7th day of December, 2005.

Chairman, City Planning Board

## 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 this office, this 11 day of APRIL, 2006.

Douglas County Treasurer



## APPROVAL OF OMAHA CITY COUNCIL

This plat of STONE CREEK VILLAGE was approved and accepted by the City Council of Omaha, Nebraska, this  
9th day of May, 2006.

Mayor  
 Attest:  
  
 City Clerk



drawn by JHVD	reference# 05128F100
designed by RDP	
reviewed by JPB	
path filename 05128\dwg\05128F101.dwg	
revisions	

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 (Ph) 402.496.2498  
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Lamp, Rynearson & Associates, Inc.  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027

STONE CREEK VILLAGE (Lot 1)  
 Douglas County, Nebraska

FINAL PLAT

job number-task#  
05128.01 / 003

book page  
02002

date  
April 4, 2006

sheet  
1 of 1