



DEED 2003111373



JUN 11 2003 15:35 P 7

Nebr Doc Stamp Tax
6-11-03
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By <u>CD</u>

RICHARD N TAKECHI
REGISTER OF DEEDS
DUBLIN / S COUNTY, NE

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Jewell DC -43941

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BKP 31-15-11 CIO _____ COMP _____

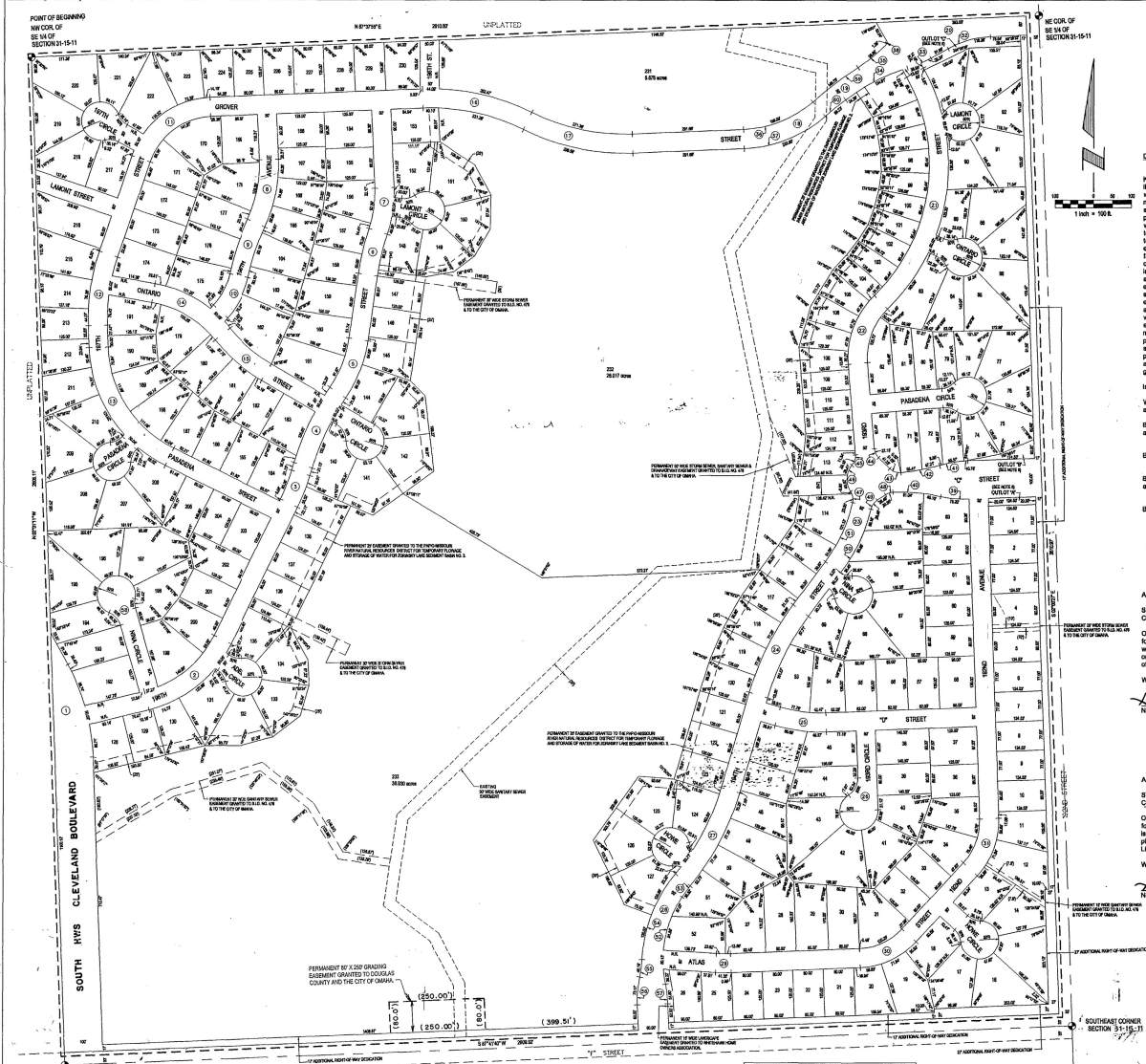
DEL MD SCAN CK FV _____

3/14/03
6-13-03
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RETURN: Ernd A Consulting Group
12001 @ street
Omaha Ne :: 68137

Temp. 12.4.01

895-4700



DEDICATION

Know all men by these presents that the City of Omaha, Nebraska, and the City of Omaha, Nebraska, limited liability company, have caused and caused to be surveyed and located and marked as shown, said additional to be hereafter known as WHITEHAWK (the lots numbered as shown), and we do hereby certify and approve of the disposition of our property as shown on the plan, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plan. We do further grant a perpetual easement to the Omaha Public Power District, Crest 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, cables, conduits and other related facilities, and to install 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 a cable television system, and the receipt on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines on adjacent (5') wide strip of land abutting the rear boundary line of all interior lots, and a six-foot (6') wide strip of land abutting the rear boundary line of all exterior lots. The term adjacent lots is herein defined as those lots bordering the outer perimeter of the above-described addition. Said six-foot (6') wide strip of land will be reduced to a width of four feet (4') wide strip when the adjacent land is surveyed, planned and recorded. We do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, conduits and other related facilities, and to extend these pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all outside corners. No permanent building or structure shall be placed in the said easement ways, but the same may be used for gardens, berms, landscaping and other purposes that do not interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands.

WHITEHAWK DEVELOPMENT, LLC
a Nebraska limited liability company.

By: Brian Wood Development, LLC
a Nebraska limited liability company, Member
John M. Allen, Manager

By: M.J.A. - F STREET, LLC
a Nebraska limited liability company, Member
Michael E. Fisher, Manager

CITY OF OMAHA
By: Michael Fisher, Mayor

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 21 day of April, 2002, before me, the undersigned, a Notary Public in and for said County, personally came John C. Allen, Manager of Development, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plan and acknowledged the same to be his voluntary act and deed, as each manager of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 21 day of April, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Michael E. Fisher, Manager of M.J.A. - F STREET, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plan and acknowledged the same to be his voluntary act and deed, as each manager of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 21 day of April, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Michael E. Fisher, Manager of the City of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plan and acknowledged the same to be his voluntary act and deed, as each member of said City.

WITNESS my hand and Notarial Seal the day and year last above written.

Charles J. Wilson
Notary Public

ADJUSTED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00	125.73	125.73	90.0000
2	200.00	251.46	251.46	180.0000
3	200.00	377.19	377.19	270.0000
4	200.00	502.92	502.92	360.0000
5	200.00	628.65	628.65	450.0000
6	200.00	754.38	754.38	540.0000
7	200.00	880.11	880.11	630.0000
8	200.00	1005.84	1005.84	720.0000
9	200.00	1131.57	1131.57	810.0000
10	200.00	1257.30	1257.30	900.0000
11	200.00	1383.03	1383.03	990.0000
12	200.00	1508.76	1508.76	1080.0000
13	200.00	1634.49	1634.49	1170.0000
14	200.00	1760.22	1760.22	1260.0000
15	200.00	1885.95	1885.95	1350.0000
16	200.00	2011.68	2011.68	1440.0000
17	200.00	2137.41	2137.41	1530.0000
18	200.00	2263.14	2263.14	1620.0000
19	200.00	2388.87	2388.87	1710.0000
20	200.00	2514.60	2514.60	1800.0000
21	200.00	2640.33	2640.33	1890.0000
22	200.00	2766.06	2766.06	1980.0000
23	200.00	2891.79	2891.79	2070.0000
24	200.00	3017.52	3017.52	2160.0000
25	200.00	3143.25	3143.25	2250.0000
26	200.00	3268.98	3268.98	2340.0000
27	200.00	3394.71	3394.71	2430.0000
28	200.00	3520.44	3520.44	2520.0000
29	200.00	3646.17	3646.17	2610.0000
30	200.00	3771.90	3771.90	2700.0000
31	200.00	3897.63	3897.63	2790.0000
32	200.00	4023.36	4023.36	2880.0000
33	200.00	4149.09	4149.09	2970.0000
34	200.00	4274.82	4274.82	3060.0000
35	200.00	4400.55	4400.55	3150.0000
36	200.00	4526.28	4526.28	3240.0000
37	200.00	4652.01	4652.01	3330.0000
38	200.00	4777.74	4777.74	3420.0000
39	200.00	4903.47	4903.47	3510.0000
40	200.00	5029.20	5029.20	3600.0000
41	200.00	5154.93	5154.93	3690.0000
42	200.00	5280.66	5280.66	3780.0000
43	200.00	5406.39	5406.39	3870.0000
44	200.00	5532.12	5532.12	3960.0000
45	200.00	5657.85	5657.85	4050.0000
46	200.00	5783.58	5783.58	4140.0000
47	200.00	5909.31	5909.31	4230.0000
48	200.00	6035.04	6035.04	4320.0000
49	200.00	6160.77	6160.77	4410.0000
50	200.00	6286.50	6286.50	4500.0000
51	200.00	6412.23	6412.23	4590.0000
52	200.00	6537.96	6537.96	4680.0000
53	200.00	6663.69	6663.69	4770.0000
54	200.00	6789.42	6789.42	4860.0000
55	200.00	6915.15	6915.15	4950.0000
56	200.00	7040.88	7040.88	5040.0000
57	200.00	7166.61	7166.61	5130.0000
58	200.00	7292.34	7292.34	5220.0000
59	200.00	7418.07	7418.07	5310.0000
60	200.00	7543.80	7543.80	5400.0000

WHITEHAWK
LOTS 1 THRU 23 & OUTLOTS "A", "B", "C" INCLUSIVE

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the white plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and edges of all corners of all lots, streets, angle points and ends of all curves in WHITEHAWK (the lots numbered as shown) being a plating of the SE 1/4 of Section 31, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 31; thence S67°30'00" (assumed bearing) along the North line of said SE 1/4 of Section 31, a distance of 2615.50 feet to a point on the West right-of-way line of 162nd Street, thence S02°00'27" E along said West right-of-way line of 162nd Street, a distance of 2815.07 feet to the point of intersection of the North right-of-way line of 17th Street and said West right-of-way line of 162nd Street, thence S87°41'00" W along said North right-of-way line of 17th Street, a distance of 2909.83 feet to a point on the West line of said SE 1/4 of Section 31; thence N02°01'11" W along said West line of the SE 1/4 of Section 31, a distance of 2005.11 feet to the point of beginning.

Said survey is shown on a plat of P.63.38 (area, more or less).

Robert Cochran 4-1-02
Robert Cochran, L.S. 119

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHITEHAWK (lots numbered as shown) as to the Design Standards by ASCE, 2002.

Henry Keegan
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

Henry Keegan 6.10.03
CITY ENGINEER



OMAHA CITY COUNCIL ACCEPTANCE

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Council of Omaha on the 22 day of April, 2002.

Michael Fisher
MAYOR

Michael Fisher
ATTORNEY CITY CLERK

Sandra L. Moseb
PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHITEHAWK (lots numbered as shown) was approved by the City Planning Board on the 21 day of April, 2002.

Sandra L. Moseb
CITY PLANNING BOARD

NEB
REGISTERED
LAND SURVEYOR
ROBERT COCHRAN

NEB
REGISTERED
LAND SURVEYOR
HOMER R. HUNT

NEB
REGISTERED
LAND SURVEYOR
CHARLES J. WILSON

NEB
REGISTERED
LAND SURVEYOR
MICHAEL FISHER

Whitehawk
Final Plat

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