



DEED 2004098735



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**THIS PAGE INCLUDED FOR INDEXING**  
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# WHITEHAWK REPLAT TWO

LOTS 1 THRU 54 INCLUSIVE

Being a replat of all of Lots 237 thru 283 inclusive, Whitehawk, a subdivision located in the SE 1/4 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

## DEDICATION

Know all men by these presents that we, Whitehawk Development, LLC, a Nebraska limited liability company, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WHITEHAWK REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for use the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines, except those side lot lines on lots which are occupied by the common wall between duplex units; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted 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, 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 cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said 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.

In witness whereof, we do set our hands.

WHITEHAWK DEVELOPMENT, LLC  
a Nebraska limited liability company

By: John C. Allen  
John C. Allen, Manager

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

By: Gerald L. Torczon  
Gerald L. Torczon, Manager

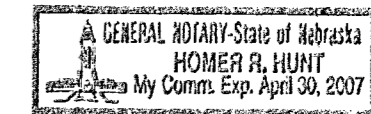
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 22<sup>nd</sup> day of Jan, 2004 before me, the undersigned, a Notary Public in and for said County, personally came John C. Allen, Manager of Bushwood Development, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such manager of said LLC.

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

Homer R. Hunt  
Notary Public



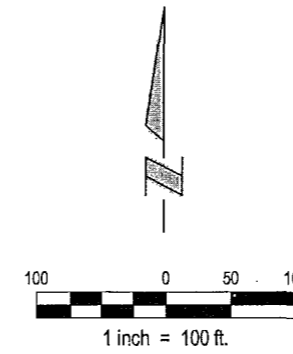
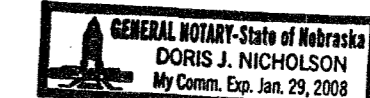
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 20 day of January, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Gerald L. Torczon, 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 plat and acknowledged the same to be his voluntary act and deed as such manager of said LLC.

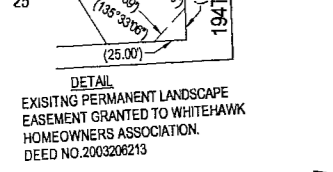
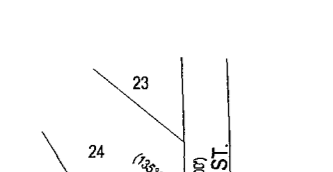
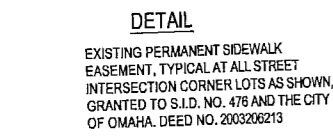
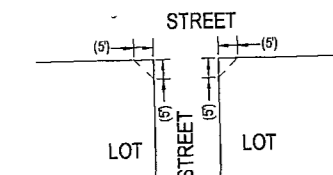
WITNESS my hand and Notarial Seal the day and year last above written.

Doris J. Nicholson  
Notary Public



## BOUNDARY DATA

- 1 S 73°38'37" E 217.51'
- 2 R=435.40' L=140.79' LC=S 64°22'48" E 140.17'
- 3 S 55°07'00" E 4.83'
- 4 S 34°53'00" W 5.68'
- 5 R=146.20' L=93.76' LC=S 16°30'35" W 92.17'
- 6 R=75.00' L=116.37' LC=S 42°53'04" W 105.04'
- 7 R=416.95' L=81.50' LC=N 87°22'03" W 81.37'
- 8 N 81°46'04" W 33.78'
- 9 R=50.00' L=36.14' LC=N 61°03'47" W 35.36'
- 10 R=50.00' L=229.35' LC=S 08°13'56" W 75.00'
- 11 R=50.00' L=36.14' LC=N 77°31'39" E 35.36'
- 12 S 81°46'04" E 33.78'
- 13 R=466.95' L=91.27' LC=S 87°22'03" E 91.13'
- 14 R=125.00' L=193.94' LC=N 42°53'04" E 175.07'
- 15 R=96.20' L=81.70' LC=N 16°30'35" E 60.65'
- 16 N 34°53'00" E 5.68'
- 17 S 55°07'00" E 3.07'
- 18 R=150.00' L=96.20' LC=S 73°29'25" E 94.56'
- 19 R=125.00' L=22.83' LC=S 09°40'55" W 22.80'
- 20 S 14°54'49" W 287.44'
- 21 R=4998.45' L=118.32' LC=S 15°38'06" W 118.31'
- 22 S 16°21'23" W 62.69'
- 23 N 73°38'37" W 136.43'
- 24 R=100.00' L=64.14' LC=N 73°29'25" W 63.04'
- 25 N 55°07'00" W 57.90'
- 26 R=465.40' L=156.95' LC=N 64°22'48" W 156.27'
- 27 N 73°38'37" W 25.95'
- 28 N 16°21'23" E 62.69'
- 29 N 14°54'49" E 287.44'
- 30 R=4748.45' L=119.58' LC=N 15°38'06" E 119.57'
- 31 N 14°54'49" E 73.37'
- 32 R=175.00' L=78.03' LC=N 02°08'07" E 77.41'
- 33 R=50.00' L=36.14' LC=N 10°38'36" W 34.93'
- 34 R=50.00' L=172.34' LC=N 87°58'44" W 98.84'



SOUTH 1/4 CORNER SECTION 6-T14N-R11E

## NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO "Q" STREET OR 194TH AVENUE FROM ANY LOT ABUTTING SAID STREETS.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WHITEHAWK REPLAT TWO (lots numbered as shown) was approved by the City Planning Board

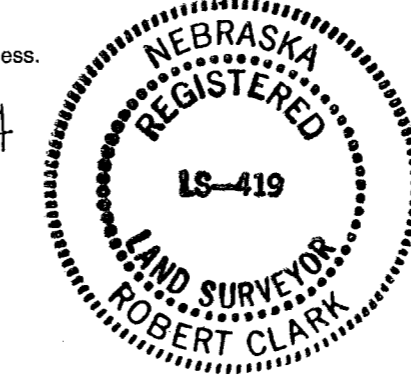
[Signature] DATE 2/4/04  
CHAIR OF CITY PLANNING BOARD

## 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 within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in WHITEHAWK REPLAT TWO (the lots numbered as shown), being a replat of all of Lots 237 thru 283 inclusive, Whitehawk, a subdivision located in the SE 1/4 of Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 9.424 acres, more or less.

Robert Clark 1-20-04  
Robert Clark - LS-419 Date



## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WHITEHAWK REPLAT TWO (lots numbered as shown) as to the Design Standards.

[Signature] 1/23/04  
CITY ENGINEER DATE

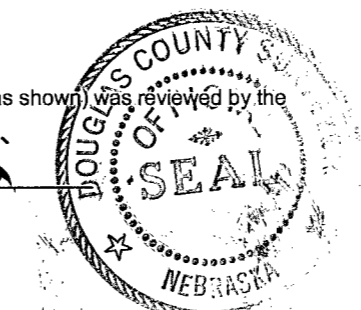
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

for Michael J. Mackenro 1/23/04  
CITY ENGINEER DATE

## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the WHITEHAWK REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

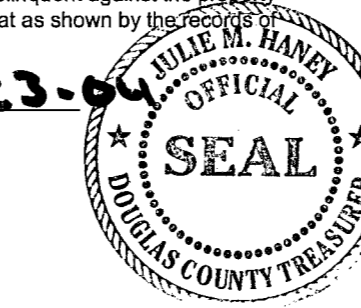
[Signature] 1/20/04  
DOUGLAS COUNTY ENGINEER DATE



## 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 Surveyor's Certificate and embraced in this plat as shown by the records of this office.

[Signature] 2-23-04  
COUNTY TREASURER DATE

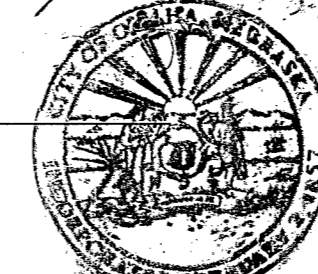


## OMAHA CITY COUNCIL ACCEPTANCE

This plat of WHITEHAWK REPLAT TWO (lots numbered as shown) was approved by the City Council of Omaha.

[Signature] DATE January 20, 2004  
MAYOR

[Signature] DATE January 20, 2004  
CITY CLERK PRESIDENT OF COUNCIL



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

12001 Q STREET  
OMAHA, NE 68157  
PHONE: (402) 954-7170  
FAX: (402) 954-5569

WHITEHAWK REPLAT TWO  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Revised: \_\_\_\_\_ Date: \_\_\_\_\_

Drawn By: MAM LDC  
Scale: 1" = 100'  
Sheet: 1 of 1