DEED 2014000110

JAN 02 2014 10:29 P 11

Deed -new

11 FEE 70.00 FB 01-60000 -old

5 BKP 3-15-11 ✓SB. EXAM

A IND SCAN PRF

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/2/2014 10:29:39.17

2014000110

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: EACG1

CHECK NUMBER

COPPER VALLEY

LOT 1 & OUTLOTS "A" THRU "D INCLUSIVE

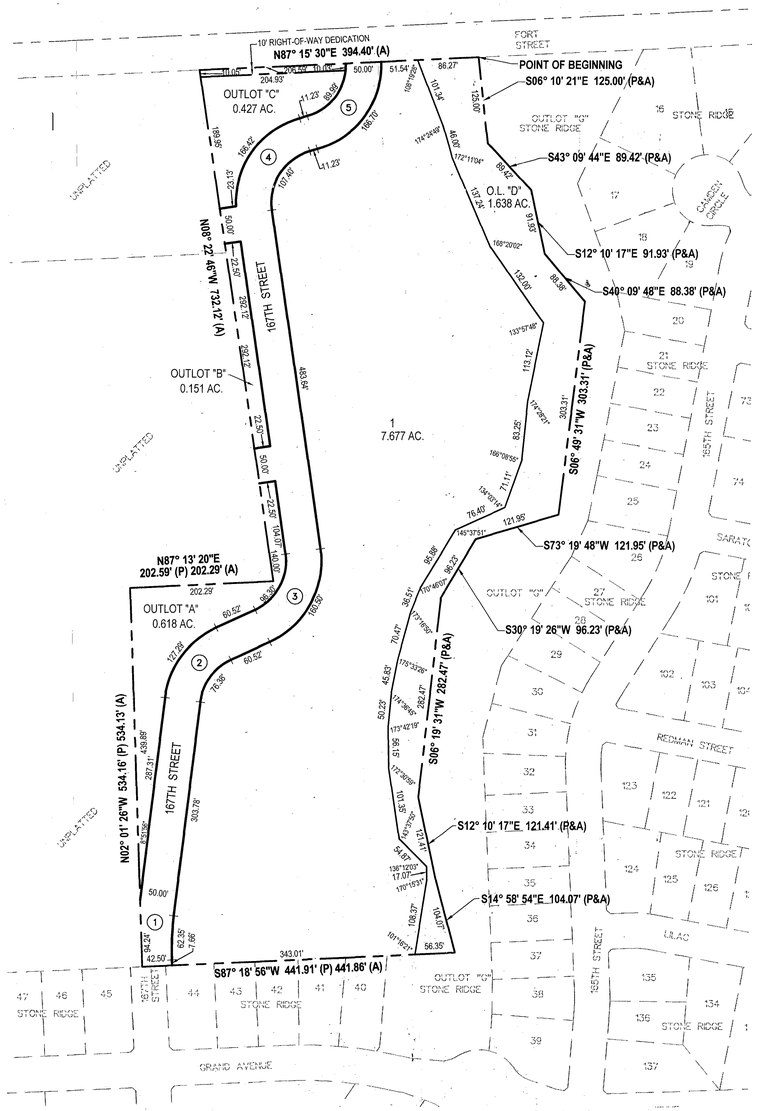
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

100 0 50 100

1 inch = 100 ft.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICLE ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM LOT 1 OR FROM OUTLOTS "C" & "D".
3. OUTLOTS "A", "B" AND "C" SHALL BE USED FOR SLOPE GRADING AND ARE NOT BUILDABLE. OUTLOT "D" SHALL BE USED FOR DRAINAGE WAY AND POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES AND IS NOT BUILDABLE. OUTLOTS "A", "B", "C" AND "D" WILL BE OWNED AND MAINTAINED BY THE COPPER VALLEY OWNERS ASSOCIATION.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	400.00'	66.51'	33.33'	09°31'34"
2	100.00'	101.84'	55.83'	58°20'50"
3	100.00'	128.40'	74.77'	73°34'06"
4	100.00'	143.20'	87.00'	82°02'47"
5	100.00'	133.36'	78.71'	76°24'31"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN CHUDY, OWNER 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 COPPER VALLEY (LOTS TO BE 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 PUBLIC 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, CENTURYLINK 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; 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 AND 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.

John Chudy
BY: JOHN CHUDY, OWNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 21st DAY OF December, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN CHUDY, 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
LESLIE PIERCE
My Comm. Exp. May 23, 2014

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF COPPER VALLEY (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Todd Pfeifer 1/24/13
CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

For CITY ENGINEER 12-31-13
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.

M Tierney 6-7-13
COUNTY TREASURER DATE

COUNTY TREASURER DOUGLAS COUNTY, NEBRASKA SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT 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 COPPER VALLEY (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 3, 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 OUTLOT "G", STONE RIDGE, A SUBDIVISION LOCATED IN SAID SECTION 3, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID OUTLOT "G" ON THE FOLLOWING 10 DESCRIBED COURSES: THENCE S06°10'21"E (ASSUMED BEARING), A DISTANCE OF 125.00 FEET; THENCE S43°09'44"E, A DISTANCE OF 89.42 FEET; THENCE S12°10'17"E, A DISTANCE OF 91.93 FEET; THENCE S40°09'48"E, A DISTANCE OF 88.38 FEET; THENCE S06°49'31"W, A DISTANCE OF 303.31 FEET; THENCE S73°19'48"W, A DISTANCE OF 121.95 FEET; THENCE S30°19'26"W, A DISTANCE OF 96.23 FEET; THENCE S06°19'31"W, A DISTANCE OF 282.47 FEET; THENCE S12°10'17"E, A DISTANCE OF 121.41 FEET; THENCE S14°58'54"E, A DISTANCE OF 104.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF SECTION 3 (AS RECORDED IN DEED OF RECONVEYANCE INSTRUMENT NO. 2003116751); THENCE S87°18'56"W ALONG SAID SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 40 THRU 44, SAID STONE RIDGE, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 441.86 FEET; THENCE N02°01'26"W, A DISTANCE OF 534.13 FEET; THENCE N87°13'20"E, A DISTANCE OF 202.29 FEET; THENCE N08°22'46"W, A DISTANCE OF 732.12 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF FORT STREET; THENCE N87°15'30"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FORT STREET, A DISTANCE OF 394.40 FEET TOT THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 533,646 FEET OR 12.251 ACRES, MORE OR LESS.

JASON HEADLEY LS #604 Jan 9, 2013
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-604 JASON HEADLEY

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF COPPER VALLEY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Jim Suttle February 26, 2013
MAYOR DATE

ATTEST: Buster Brown
CITY CLERK

Thomas Mulligan
PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 1857

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF COPPER VALLEY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

R. J. Neary 11/7/12
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF COPPER VALLEY (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

2013
DOUGLAS COUNTY ENGINEER DATE

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3989
www.eacg.com

Engineering Answers

COPPER VALLEY
OMAHA, NEBRASKA

FINAL PLAT

No.	Revisions Date	Description

Proj. No: P2012.213.001
Date: 10-01-12
Designed By: MAW
Drawn By: TRH
Scale: 1" = 100'
Sheet: 1 of 1
Terry Hansen 1/9/2013 1:33 PM K:\Projects\2012\3p01\Plat\Final Design\Final Plat_000.dwg