

ELK CREEK CROSSING

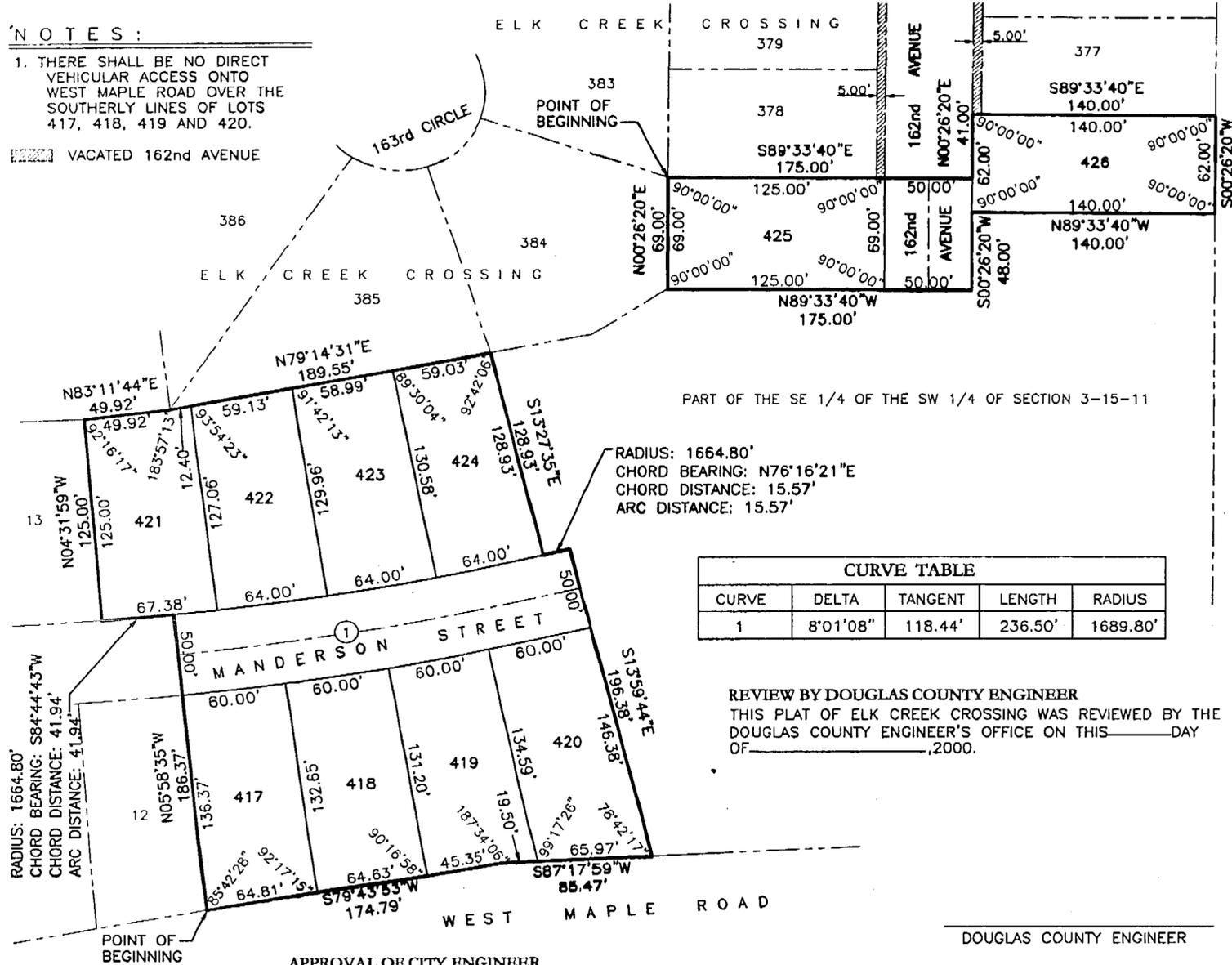
LOTS 417 THRU 426, INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, T15N R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 162nd AVENUE WITHIN ELK CREEK CROSSING, A SUBDIVISION IN SAID DOUGLAS COUNTY.

NOTES:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO WEST MAPLE ROAD OVER THE SOUTHERLY LINES OF LOTS 417, 418, 419 AND 420.

VACATED 162nd AVENUE



CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	8°01'08"	118.44'	236.50'	1689.80'

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF ELK CREEK CROSSING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS _____ DAY OF _____, 2000.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF ELK CREEK CROSSING ON THIS _____ DAY OF _____, 2000.

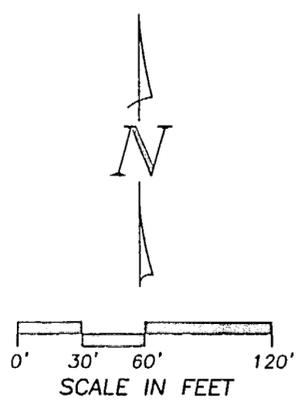
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE: _____ CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF ELK CREEK CROSSING WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS _____ DAY OF _____, 2000.

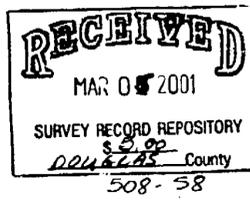
APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF ELK CREEK CROSSING WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS _____ DAY OF _____, 2000.

MAYOR _____ PRESIDENT _____ CITY CLERK _____



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS ELK CREEK CROSSING, LOTS 417 THRU 426, INCLUSIVE, BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 162nd AVENUE WITHIN ELK CREEK CROSSING, A SUBDIVISION IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 378, SAID ELK CREEK CROSSING; THENCE S89°33'40"E (ASSUMED BEARING) 175.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 378 AND IT'S EASTERLY EXTENSION TO THE EASTERLY LINE OF 162nd AVENUE; THENCE N00°26'20"E 41.00 FEET ON THE EASTERLY LINE OF 162nd AVENUE TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 377, SAID ELK CREEK CROSSING; THENCE S89°33'40"E 140.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 377 AND IT'S WESTERLY EXTENSION TO THE SE CORNER THEREOF; THENCE S00°26'20"W 62.00 FEET ON THE EASTERLY LINE OF SAID SE 1/4; THENCE N89°33'40"W 140.00 FEET; THENCE S00°26'20"W 48.00 FEET; THENCE N89°33'40"W 175.00 FEET TO AN EASTERLY CORNER OF LOT 384, SAID ELK CREEK CROSSING; THENCE N00°26'20"E 69.00 FEET ON THE EASTERLY LINE OF SAID LOT 384 TO THE POINT OF BEGINNING.

AND THAT PART OF SAID SE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 12, SAID ELK CREEK CROSSING; THENCE N05°58'35"W (ASSUMED BEARING) 186.37 FEET ON THE EASTERLY LINE OF SAID LOT 12 AND IT'S NORTHERLY EXTENSION TO THE NORTHERLY LINE OF MANDERSON STREET; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF MANDERSON STREET ON A NONTANGENT 1664.80 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S84°44'43"W, CHORD DISTANCE 41.94 FEET AN ARC DISTANCE OF 41.94 FEET TO THE SE CORNER OF LOT 13, SAID ELK CREEK CROSSING; THENCE N04°31'59"W 125.00 FEET ON THE NONTANGENT EASTERLY LINE OF SAID LOT 13 TO THE NE CORNER THEREOF; THENCE N83°11'44"E 49.92 FEET ON THE SOUTHERLY LINE OF LOT 24, SAID ELK CREEK CROSSING TO THE SE CORNER THEREOF; THENCE N79°14'31"E 189.55 FEET ON THE SOUTHERLY LINE OF LOT 385, SAID ELK CREEK CROSSING TO THE SE CORNER THEREOF; THENCE S13°27'35"E 128.93 FEET; THENCE NORTHEASTERLY ON A NONTANGENT 1664.80 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N76°16'21"E, CHORD DISTANCE 15.57 FEET AN ARC DISTANCE OF 15.57 FEET; THENCE S13°59'44"E 196.38 FEET ON A NONTANGENT LINE TO THE NORTHERLY LINE OF WEST MAPLE ROAD; THENCE S87°17'59"W 85.47 FEET ON THE NORTHERLY LINE OF WEST MAPLE ROAD; THENCE S79°43'53"W 174.79 FEET ON THE NORTHERLY LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING.



AUGUST 4, 2000
DATE: _____

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS 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 ELK CREEK CROSSING, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST 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, CROSSARMS, 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 SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING 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 HEREIN GRANTED.

BENCHMARK HOMES, INC.
BY: _____
JACK CZERWINSKI, PRESIDENT

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2000 BY JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC.

NOTARY PUBLIC

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 ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2000.

CITY ENGINEER

SCALE: AS SHOWN
DATE: AUG. 4, 2000
DRAWN BY: JKW
CHECKED BY: DHN
REVISIONS:

ELK CREEK CROSSING

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

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