

**SUBDIVISION AGREEMENT  
Stick Brothers Addition**

This Subdivision Agreement made this 28<sup>th</sup> day of February 2002 by and between John M. Stick (hereinafter referred to as "SUBDIVIDER"), and the CITY OF OMAHA (hereinafter referred to as "CITY").

WHEREAS, the Subdivider is the owner of the land shown on the proposed plat attached hereto as Exhibit "A" (hereinafter referred to as "PROPERTY"), and,

WHEREAS, the Subdivider and City desire to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

NOW, THEREFORE, in consideration of the above the following is agreed between the parties hereto:

1. Public improvements. Public improvements are not required until the City of Omaha creates improvement districts for the paving or sanitary sewer or sidewalks.
2. Water, gas, and electrical power. The Subdivider agrees to enter into an Agreement with the Metropolitan Utilities District regarding all water and gas line extensions on the property, and into an Agreement with Omaha Public Power District for power lines to be installed on the property. Copies of all Agreements with the Metropolitan Utilities District and the Omaha Public Power District will be provided to the City within four months from the date of the agreement.
3. Right to Connect to City Sewer System. The city hereby acknowledges that it has given the Subdivider the right to connect the sanitary sewer system if made available in the future subject to obtaining proper permits and paying the regular fees.
4. Participation in future Improvement Districts. If the City of Omaha or other empowered governmental agency creates improvement districts the Subdivider agrees to participate and pay his fair assessment for a permanent paving project on 48<sup>th</sup> street, or sanitary sewer installation to service the plat and or the installation of sidewalks adjacent to the lots. The subdivider waives his right to protest for the creation of these projects.
5. Binding effect. The Subdivision Agreement shall be binding upon the parties their respective successors and assign's and shall run with the land shown on Exhibit "A"

ATTEST:

CITY OF OMAHA





City of Omaha  
Mike Fahey, Mayor

February 26, 2002

RECEIVED

02 FEB 15 PM 2:04

CITY CLERK  
OMAHA, NEBRASKA

Res #415

Public Works Department

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 601  
Omaha, Nebraska 68183-0601  
(402) 444-5220  
Telefax (402) 444-5248

Norm Jackman, P.E.  
Acting Public Works Director

Honorable President  
and Members of the City Council,

The attached Resolution approves the Subdivision Agreement among the City of Omaha and John M. Stick. This Subdivision Agreement covers the public improvement of Stick Brothers Addition of Douglas County, Nebraska located Northeast of 48<sup>th</sup> Street and Rainwood Road.


The Subdivision Agreement commits the Subdivider to participate financially in future public improvement projects for paving, sidewalks and sanitary sewers adjacent to the subdivision. If the City creates improvement districts to install these improvements, the Subdivider agrees not to object to the projects.

The Subdivision Agreement will benefit the City of Omaha and the Subdivider in clarifying the responsibilities of the parties in building and maintaining the improvements in the subdivision.

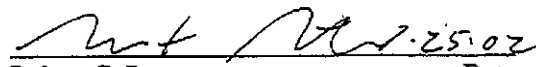
The Public Works Department requests your consideration and approval of the attached Resolution and Subdivision Agreement.

Respectfully submitted,

This action has been reviewed and found to be in conformance with the Master Plan.

  
Norm Jackman  
Acting Director

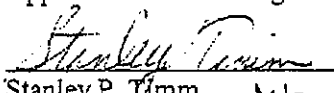
1/18/02  
Date

  
Robert C. Peters  
Planning Director

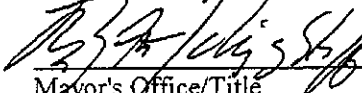
2/25/02  
Date

Approved as to Funding:

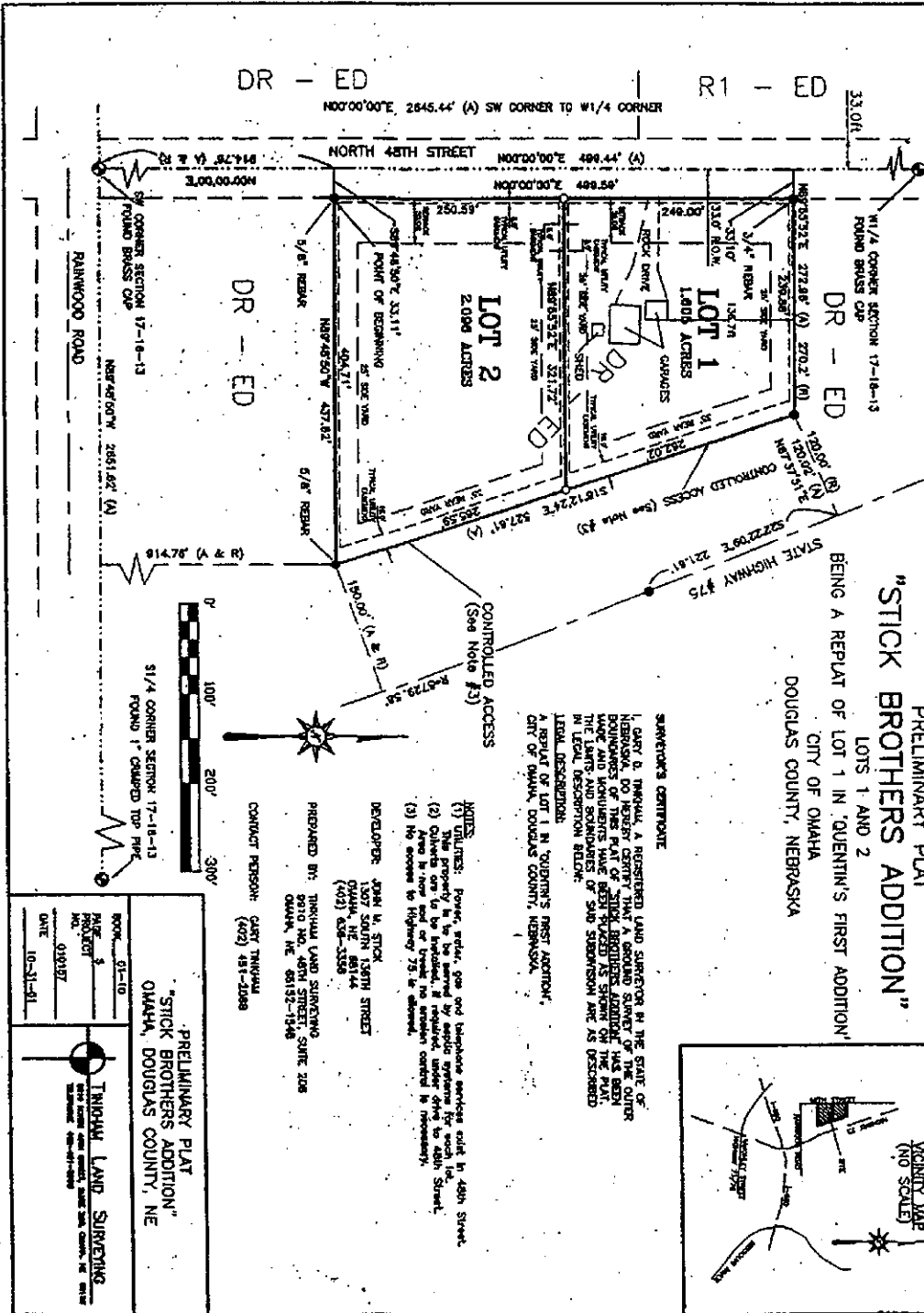
Referred to City Council for Consideration:

  
Stanley P. Timm  
Finance Director

01/23/02  
Date

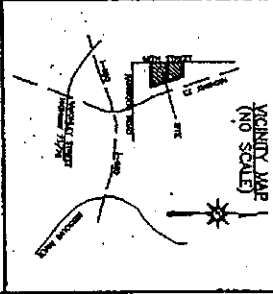
  
Mayor's Office/Title

1-28-02  
Date



**PRELIMINARY PLAT**  
**"STICK BROTHERS ADDITION"**

LOTS 1 AND 2  
 BEING A REPLAT OF LOT 1 IN "QUENTIN'S FIRST ADDITION"  
 CITY OF OMAHA  
 DOUGLAS COUNTY, NEBRASKA



**SURVEYOR'S CERTIFICATE**

I, GARY B. TRINGALI, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A CORNER POINT OF THE ABOVE DESCRIBED PROPERTY WAS FOUND AND FOUNDINGS HAVE BEEN PLACED AS SHOWN ON THE PLAT. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS DESCRIBED IN LEGAL DESCRIPTION BELOW.

**LEGAL DESCRIPTION:**  
 A REPLAT OF LOT 1 IN "QUENTIN'S FIRST ADDITION", CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

**NOTES:**

- (1) UTILITIES: Power, water, gas and telephone services exist in 45th Street.
- (2) This property is to be served by electric systems for each lot.
- (3) Owners are to be provided, if required, under deed to 45th Street.
- (4) The two lots are to be served by a common driveway.
- (5) No access to Highway 75 is shown.

**DEVELOPER:** JOHN W. STICK  
 1001 SOUTH 134TH STREET  
 OMAHA, NE 68144  
 (402) 636-3356

**PREPARED BY:** TRINGALI LAND SURVEYING  
 2910 NO. 40TH STREET, SUITE 208  
 OMAHA, NE 68152-1546

**CONTACT PERSON:** GARY TRINGALI  
 (402) 481-2088

**PRELIMINARY PLAT**  
**"STICK BROTHERS ADDITION"**  
 OMAHA, DOUGLAS COUNTY, NE

BOOK: 01-10	
PAGE: 3	
DATE: 03/19/17	

EX. "A"

C-25A  
**CITY OF OMAHA**

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, John M. Stick proposes to build a Subdivision, Stick Brothers Addition, which will be located Northeast of 48<sup>th</sup> Street and Rainwood Road; and,

WHEREAS, the subdivision's wastewater will be treated by septic systems; and,

WHEREAS, the parties wish to agree upon the manner in which future public improvements will be built by the City of Omaha and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

WHEREAS, John M. Stick agrees to participate financially in future public improvement projects for paving, sidewalks and sanitary sewers adjacent to the subdivision; and,

WHEREAS, if the City creates improvement districts to install improvements, Subdivider agrees not to object to the projects; and,

WHEREAS, a Subdivision Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Subdivision Agreement among the City of Omaha and John M. Stick, as recommended by the Mayor, providing for the future public improvements, is hereby approved.

APPROVED AS TO FORM:

*[Signature]* 1-18-02  
CITY ATTORNEY DATE  
*[Signature]*

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IMPRINTED SEAL  
REGISTER OF DEEDS

By *[Signature]*  
Councilmember

Adopted FEB 26 2002 7-0

*[Signature]*  
City Clerk

Approved *[Signature]* 2/28/02  
Mayor

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

*[Signature]*  
CITY CLERK  
BY *[Signature]*



BK 1428 PG 191-196



MISC 2002 05476

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 MAR 12 PM 1:44

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PAGE DOWN FOR BALANCE OF INSTRUMENT

*misc 1/2*  
 FEB 31.00 FB \_\_\_\_\_  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN KS FV \_\_\_\_\_

RETURN: JOHN M STICK  
1307 South 136 St  
 Temp. 12.4.01 OMAHA, NE 68144  
330-8105



BK 2205 PG 008-015



DEED 2002 03243

Nbr Doc
Stamp Tax
3-12-02
Date
EX04
By <i>cl</i>

RICHARD N. TAKECHI  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE  
 2002 MAR 12 PM 1:40  
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 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW  
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RETURN TO: JOHN M. STICK  
1307 South 136 St  
Omaha, NE 68144  
330-9105

*✓1608*

Temp. 12.4.01

NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA)

)SS

COUNTY OF DOUGLAS)

ON THIS 12TH DAY OF MARCH, 2002, A.D.,  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY,  
PERSONALLY CAME JOHN M STICK AND JUDY A STICK, HUSBAND AND WIFE,  
WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL  
PERSONS, WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT AS  
OWNERS OF SAID PROPERTY, AND THEY ACKNOWLEDGED THE  
EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

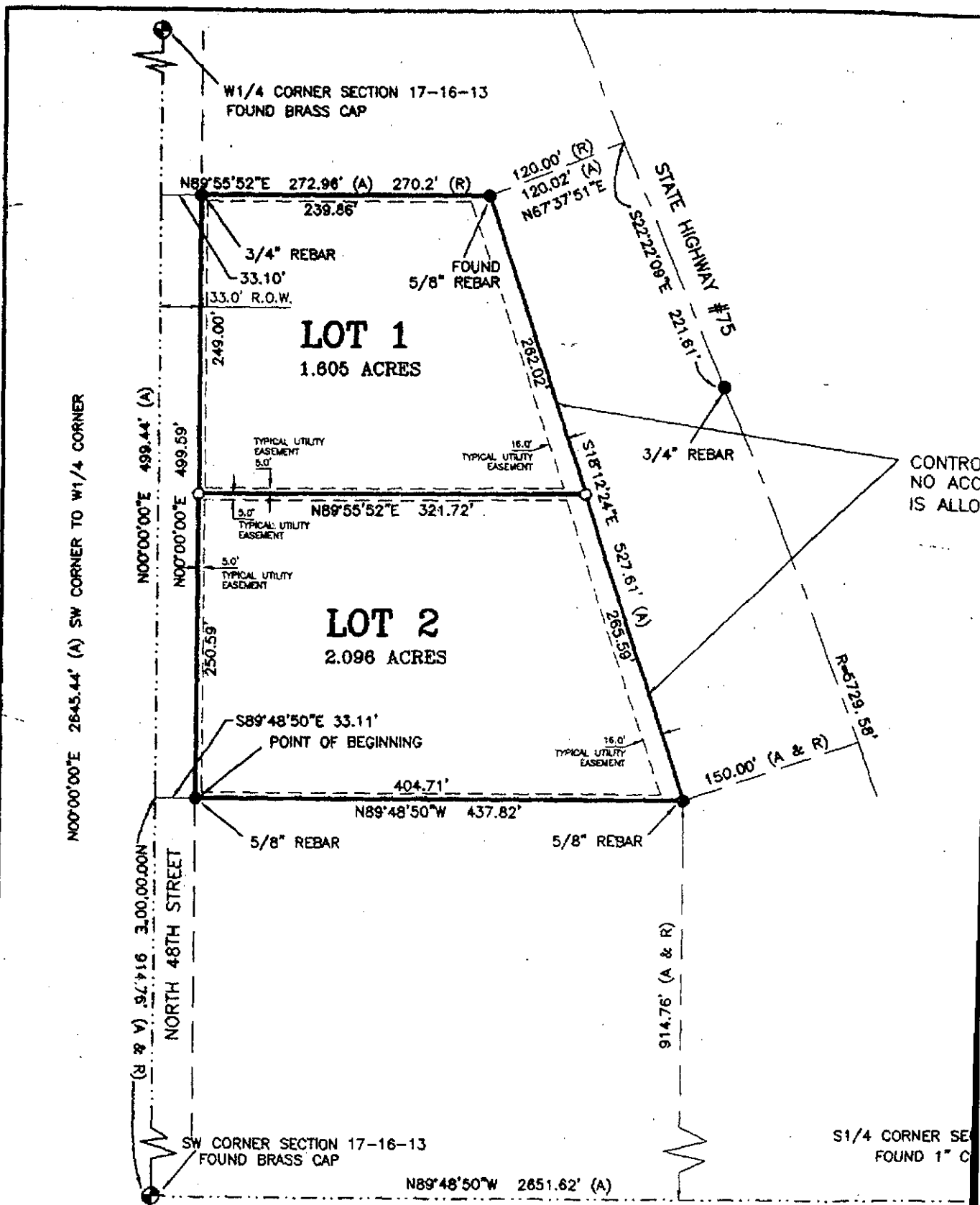
  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10th DAY OF Sept., 2005.

GENERAL NOTARY-State of Nebraska  
CHRISTINE A. FOUTS  
My Comm. Exp. September 10, 2005

*John M. Stick*  
*Judy A. Stick*





**DEDICATION**

KNOW ALL MEN THESE PRESENTS, THAT I, JOHN M. STICK, BEING THE OWNER OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS STICK BROTHERS ADDITION; THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 AND 2, INCLUSIVE), AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE QWEST COMMUNICATIONS COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERCT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, ~~POLES~~ AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND ~~THESE~~ WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY ~~TELEVISION~~ TELEVISION SYSTEM, AND

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COUNTY  
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NOTAR  
MY C

# "STICK BROTHERS"

LOT  
BEING A REPLAT OF LOT  
CITY  
DOUGLAS (

### 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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 11 DAY OF March, 2001

COUNTY TREASURER Carol J. Packer

### APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF "STICK BROTHERS ADDITION" WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA.

DATED THIS 9th DAY OF January, 2001

CHAIRMAN [Signature]

### OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF "STICK BROTHERS ADDITION" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA.

DATED THIS 26th DAY OF February, 2001

MAYOR [Signature]

CITY CLERK [Signature]

CITY COUNCIL PRESIDENT [Signature]

### COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF "STICK BROTHERS ADDITION" WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATED THIS 13th DAY OF February, 2001

COUNTY ENGINEER [Signature]

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF "STICK BROTHERS ADDITION" AS TO THE DESIGN STANDARDS.

DATED THIS 7th DAY OF February, 2001

CITY ENGINEER [Signature]

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

DATED THIS 11th DAY OF March, 2001

CITY ENGINEER [Signature]

CONTROLLED ACCESS--  
NO ACCESS TO HWY. #75  
IS ALLOWED.

R-5729.58'  
(A & R)

S1/4 CORNER SECTION 17-16-13  
FOUND 1" CRIMPED TOP PIPE

### NOTARY ACKNOWLEDGEMENT

STATE OF NEBRASKA)

) SS

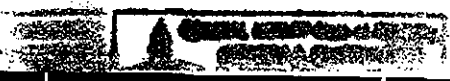
COUNTY OF DOUGLAS)

ON THIS 8th DAY OF NOVEMBER, 2001, A.D.,

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED OWNER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Randy J. DeGeorge  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON 12th DAY OF JUNE, 2004, A.D.



# FINAL PLAT "ROTHERS ADDITION"

LOTS 1 AND 2  
OF LOT 1 IN "QUENTIN'S FIRST ADDITION"  
CITY OF OMAHA  
DOUGLAS COUNTY, NEBRASKA

### SURVEYOR'S CERTIFICATE

COPIES DUE OR  
SURVEYOR'S  
RECORDS

2002  
2001, A.D.

I, GARY D. TINKHAM, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF "STICK BROTHERS ADDITION" HAS BEEN MADE AND MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS DESCRIBED IN LEGAL DESCRIPTION BELOW:

### LEGAL DESCRIPTION:

A REPLAT OF LOT 1 IN "QUENTIN'S FIRST ADDITION" TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

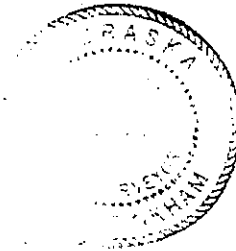
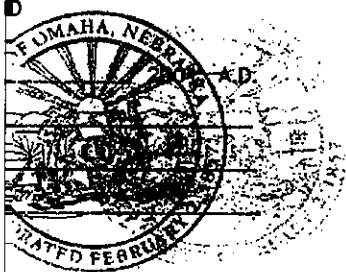
THE CITY

2001, A.D.

11-08-01

GARY D. TINKHAM  
REGISTERED LAND SURVEYOR, NEBRASKA #365

DATE



THE

2001, A.D.

AS TO

2001, A.D.

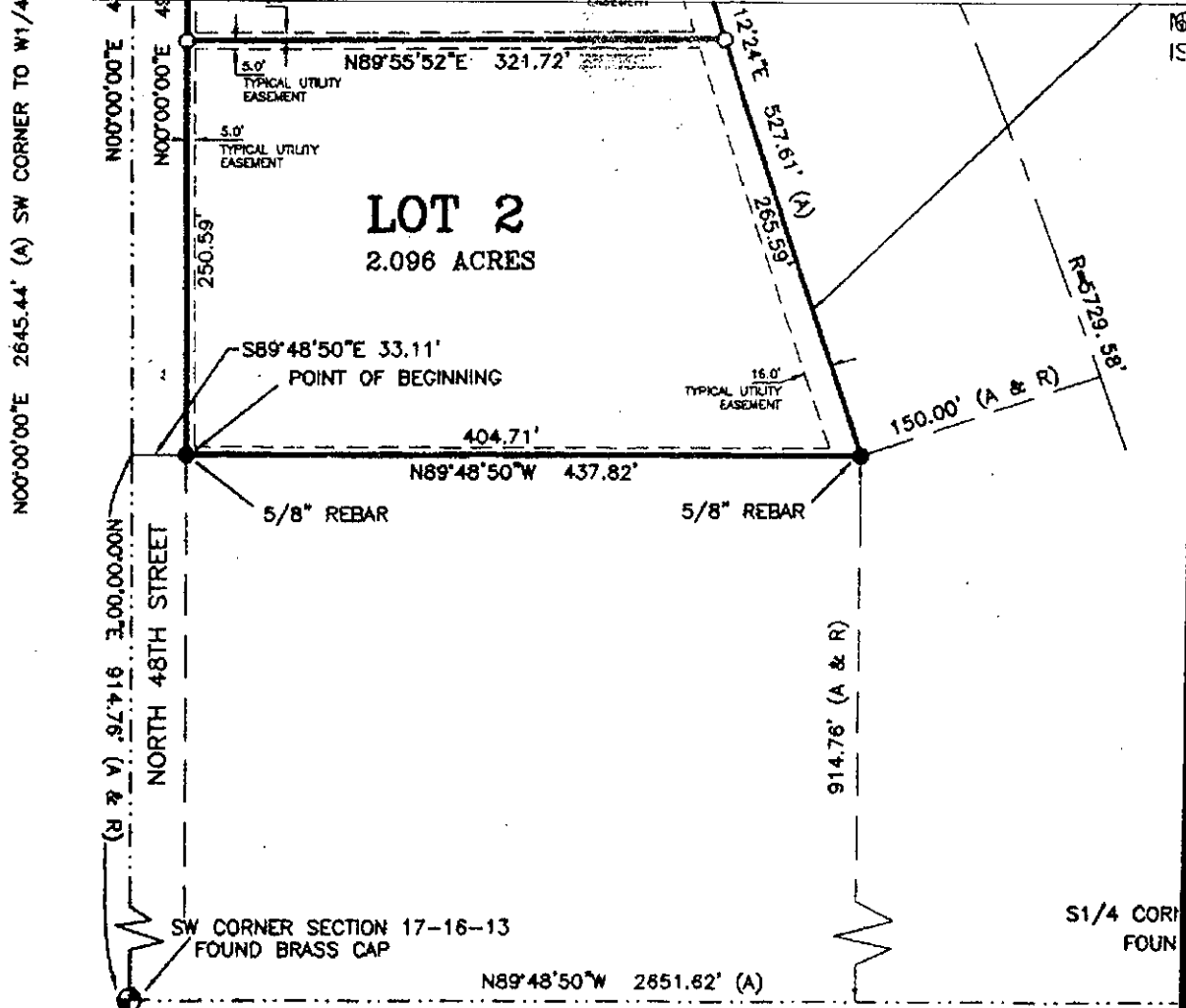
DE FOR  
DE.

2001, A.D.



### LEGEND

CORNERS FOUND



**DEDICATION**

KNOW ALL MEN THESE PRESENTS, THAT I, JOHN M. STICK, BEING THE OWNER OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS STICK BROTHERS ADDITION; THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 AND 2, INCLUSIVE), AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE QWEST COMMUNICATIONS COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LINES OF LOTS 1 AND 2; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF LOTS 1 AND 2. I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER, ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDING OR RETAINING 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.

*John M. Stick  
Judy A.*

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS

THIS 8th DAY OF November, 2001, A.D.

John M. Stick  
JOHN M. STICK  
OWNER

NO ACCESS TO HWY. #75 IS ALLOWED.

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF "STICK BROTHERS ADDITION" WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA.

DATED THIS 9<sup>TH</sup> DAY OF January, 2001, A.D.

CHAIRMAN [Signature]

OMAHA CITY COUNCIL ACCEPTANCE

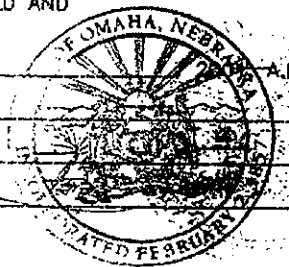
THIS PLAT OF "STICK BROTHERS ADDITION" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA.

DATED THIS 26<sup>TH</sup> DAY OF February, 2001, A.D.

MAYOR [Signature]

CITY CLERK [Signature]

CITY COUNCIL PRESIDENT [Signature]

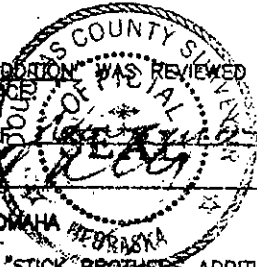


COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF "STICK BROTHERS ADDITION" WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE

DATED THIS 13<sup>TH</sup> DAY OF November, 2001, A.D.

COUNTY ENGINEER [Signature]



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF "STICK BROTHERS ADDITION" AS TO THE DESIGN STANDARDS.

DATED THIS [ ] DAY OF [ ], 2001, A.D.

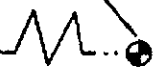
CITY ENGINEER [Signature]

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

DATED THIS 16<sup>TH</sup> DAY OF [ ], 2001, A.D.

CITY ENGINEER [Signature]

S1/4 CORNER SECTION 17-16-13 FOUND 1" CRIMPED TOP PIPE



NOTARY ACKNOWLEDGEMENT

STATE OF NEBRASKA)

) SS

COUNTY OF DOUGLAS)

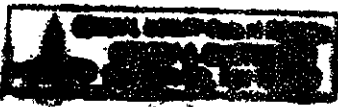
ON THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2001, A.D.,

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED OWNER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

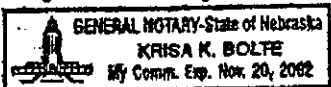
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

[Signature: Randy J. De George]

NOTARY PUBLIC MY COMMISSION EXPIRES ON THE 12<sup>TH</sup> DAY OF JUNE, 2002, A.D.



12th March 2002



[Signature: Kriska K. Bolte]

[Handwritten notes: m studs, dy a stick]

SECTION CORNER TIES:

S1/4 CORNER-FOUND 1" CRIMPED TOP PIPE  
1.92' SE TO "X" NAILS IN 1"  
6.29' E TO "X" NAILS IN 1"  
14.81' N TO NAIL W/WASHER  
0.35' NE TO FACE OF CORNER  
SW CORNER-FOUND BRASS CAP  
49.88' SE TO "X" NAILS IN 1"  
25.86' E TO 60D SPIKE IN 1"  
32.31' W TO "X" NAILS IN 1"

W1/4 CORNER-FOUND BRASS CAP  
38.18' N TO SOUTH SIDE OF  
60± TO C/L OF GRAVEL ROAD  
32.49' W TO EDGE OF HIGHWAY  
39.09' W TO BASE OF DEAD

BY THE CITY

\_\_\_\_\_, 2001, A.D.

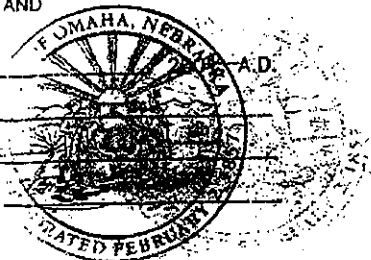
*Gary D. Tinkham*

11-08-01

GARY D. TINKHAM  
REGISTERED LAND SURVEYOR, NEBRASKA #365

DATE

AND



BY THE

\_\_\_\_\_, 2001, A.D.

ON AS TO

\_\_\_\_\_, 2001, A.D.

MADE FOR  
CODE.

\_\_\_\_\_, 2001, A.D.



**LEGEND**

- CORNERS FOUND ●
- CORNERS SET, 5/8" REBAR ○
- GOVERNMENT CORNERS FOUND ⊙
- RECORD DIMENSION R
- ACTUAL DIMENSION A

**SECTION CORNER TIES:**

- S1/4 CORNER—FOUND 1" CRIMPED TOP PIPE
- 1.92' SE TO "X" NAILS IN 12" MULBERRY
- 6.29' E TO "X" NAILS IN BRACE POST
- 14.81' N TO NAIL W/WASHER IN TOP OF FC. POST
- 0.35' NE TO FACE OF CORNER POST
- SW CORNER—FOUND BRASS CAP 6.3'± EAST OF C/L 48TH STREET
- 49.88' SE TO "X" NAILS IN POWER POLE
- 25.68' E TO 60d SPIKE IN POWER POLE
- 32.31' W TO "X" NAILS IN POWER POLE
- W1/4 CORNER—FOUND BRASS CAP IN DITCH EAST SIDE OF #275
- 58.18' N TO SOUTH SIDE OF 3" DIA. STEEL POWER POLE
- 80'± TO C/L OF GRAVEL ROAD
- 52.49' W TO EDGE OF HIGHWAY #75
- 39.09' W TO BASE OF "DEAD END" SIGN

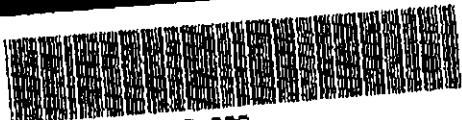
FINAL PLAT  
"STICK BROTHERS ADDITION"  
SECTION 17-16-13, DOUGLAS COUNTY, NE

BOOK 01-10  
PAGE 5  
PROJECT NO. 010157  
DATE 11-07-01

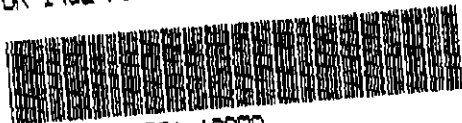


**TINKHAM LAND SURVEYING**

8810 NORTH 48TH STREET, SUITE 208, OMAHA, NE 68152  
TELEPHONE 402-481-2088



BK 1402 PG 630-632



MISC 2001 16279

REGISTER OF DEEDS  
COUNTY OF YORK, NY

01 OCT 11 PM 2:05

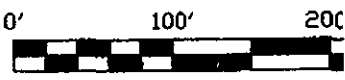
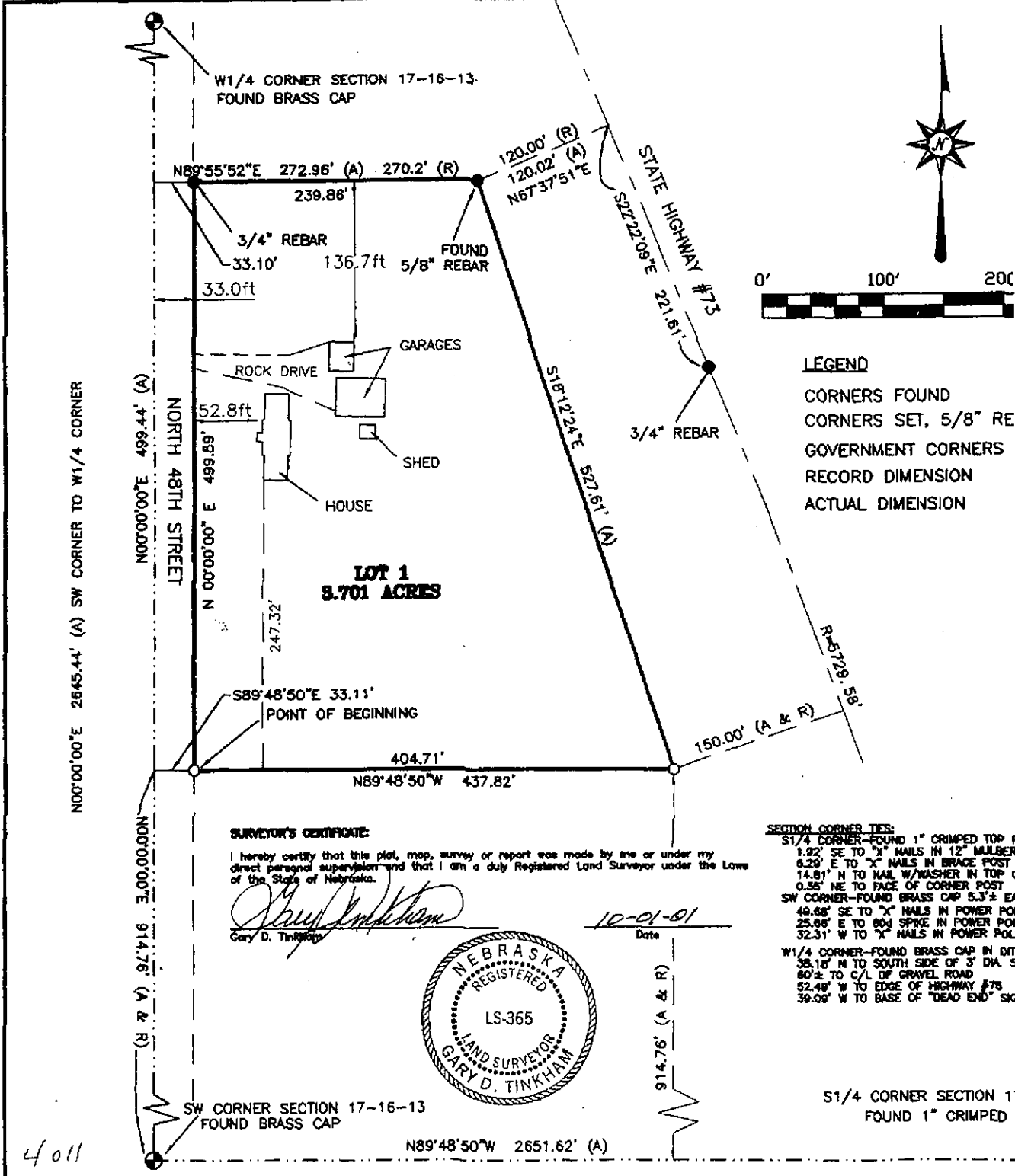
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MISC  
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FEE	16.00	FB	01.600000	del
BK	17.16.13	CO		COMP
DEL		SCAN	del	FV

✓ 8094



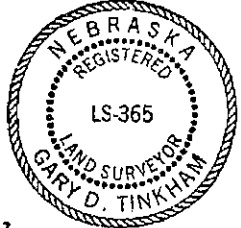
**LEGEND**  
 CORNERS FOUND  
 CORNERS SET, 5/8" RE  
 GOVERNMENT CORNERS  
 RECORD DIMENSION  
 ACTUAL DIMENSION

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Nebraska.

*Gary D. Tinkham*  
 Gary D. Tinkham

10-01-01  
 Date



**SECTION CORNER TIES:**

- S1/4 CORNER-FOUND 1" CRIMPED TOP P
- 1.92' SE TO 3" NAILS IN 12" MULBER
- 6.29' E TO 3" NAILS IN BRACE POST
- 14.81' N TO NAIL W/WASHER IN TOP C
- 0.35' NE TO FACE OF CORNER POST
- SW CORNER-FOUND BRASS CAP 5.3'± EA
- 49.68' SE TO 3" NAILS IN POWER POL
- 25.86' E TO 80# SPIKE IN POWER POL
- 32.31' W TO 3" NAILS IN POWER POL
- W1/4 CORNER-FOUND BRASS CAP IN DTR
- 35.15' N TO SOUTH SIDE OF 3" DIA. S
- 80'± TO C/L OF GRAVEL ROAD
- 52.48' W TO EDGE OF HIGHWAY #73
- 39.08' W TO BASE OF "DEAD END" SIG



# ADMINISTRATIVE SUBDIVISION

## "QUENTIN'S FIRST ADDITION"

LOT 1

CITY OF OMAHA

DOUGLAS COUNTY, NEBRASKA



### LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SUB LOT 3 OF TAX LOT 10 IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 13 EAST OF THE 8TH P.M., CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA; LYING WEST OF STATE HIGHWAY #73; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N00°00'00"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 914.76 FEET TO THE SOUTH LINE OF SUB LOT 3; THENCE ALONG SAID SOUTH LINE S89°48'50"E A DISTANCE OF 33.11 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH 48TH STREET AND THE POINT OF BEGINNING; THENCE N00°00'00"E ALONG SAID EAST LINE A DISTANCE OF 499.59 FEET TO THE NORTH LINE OF SUB LOT 3; THENCE N89°55'52"E ALONG SAID NORTH LINE A DISTANCE OF 239.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY #73; THENCE S18°12'24"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 527.81 FEET TO THE SOUTH LINE OF SUB LOT 3; THENCE N89°48'50"W ALONG SAID SOUTH LINE A DISTANCE OF 404.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.701 ACRES, MORE OR LESS.

### OWNER'S DEDICATION:

KNOW ALL PERSONS BY THESE PRESENT: That we, the Estate of Quentin Marshall Tyler, owner of the property, Teddy Theisen as personal representative of said estate described hereon and embraced within this plat have caused said to be subdivided into one lot as shown on this plat.

*Teddy Theisen*  
Teddy Theisen  
Personal Representative of the Estate of Quentin Marshall Tyler

### ACKNOWLEDGMENT BY INDIVIDUAL:

State of Nebraska)  
County of Douglas)

On this 3rd day of October, 2001, Before me a Notary Public, duly qualified and commissioned in and for said County and State, personally appeared Teddy Theisen, who is personally known to me to be the identical person whose name is affixed to foregoing instrument and acknowledged the signing of same to be her voluntary act and deed as Personal Representative of the estate.

*Ruth Mudd*  
Notary Public  
GENERAL NOTARY-STATE OF NEBRASKA  
RUTH MUDD  
My Comm. Exp. Aug. 17, 2003

### COUNTY TREASURER'S CERTIFICATE:

This is to verify that I find no regular or special taxes due or delinquent against the property described in the legal description and as shown by the records of this office.

10-4-01  
Date  
*Parker*  
County Treasurer

### PLANNING DIRECTOR'S APPROVAL:

Approved as a subdivision of not more than two (2) lots, parcels of tracts, with plat requirements waived per Section 7.06 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

10/10/01  
Date  
*[Signature]*  
Planning Director

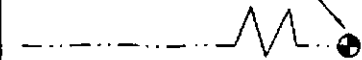
Address, Lot 1. \_\_\_\_\_

- ND
- ERS FOUND
- ERS SET, 5/8" REBAR
- RNMENT CORNERS FOUND
- RD DIMENSION
- AL DIMENSION

- 
- 
- 
- R
- A

- IR TIES:
- IR-FOUND 1" CRIMPED TOP PIPE
- TO "X" NAILS IN 12" MULBERRY
- 3 "X" NAILS IN BRACE POST
- TO NAIL W/WASHER IN TOP OF FC. POST
- TO FACE OF CORNER POST
- FOUND BRASS CAP 2.3"± EAST OF C/L 48TH STREET
- TO "X" NAILS IN POWER POLE
- TO 80d SPIKE IN POWER POLE
- TO "X" NAILS IN POWER POLE
- IR-FOUND BRASS CAP IN DITCH EAST SIDE OF #275
- TO SOUTH SIDE OF 3" DIA. STEEL POWER POLE
- C/L OF GRAVEL ROAD
- TO EDGE OF HIGHWAY #75
- TO BASE OF "DEAD END" SIGN

4 CORNER SECTION 17-16-13  
FOUND 1" CRIMPED TOP PIPE



ADMINISTRATIVE SUBDIVISION PART SUB LOT 3 OF TAX LOT 10 SECTION 17-16-13, DOUGLAS COUNTY, NE	
BOOK 01-10	 <b>TINKHAM LAND SURVEYING</b> 8910 NORTH 48TH STREET, SUITE 208, OMAHA, NE 68102 TELEPHONE 402-481-2088
PAGE 5	
PROJECT NO. 010142	
DATE 09-28-01	

Stick Brothers add  
10+1+2

Plat and Dedication

Filed 3-12-02, in Book 2205 at Page 8, Instrument No. \_\_\_\_\_

- Grants a perpetual easement in favor of
- Omaha Public Power District,
- U.S. West Communications
- Northwestern Bell Telephone Company
- and any cable company granted a cable television franchise system,
- and /or

for utility, installation and maintenance  
on, over, through, under and across  
or

a 5 foot wide strip of land abutting the front and the side boundary lines of all lots;  
an \_\_\_\_\_ foot wide strip of land abutting the rear boundary line of all interior lots;  
and a 16 foot wide strip of land abutting the rear boundary line of ~~all~~ interior lots. 1+2  
Does it include the following??  Yes or No (Circle One)

Also grants an easement to Metropolitan Utilities District \_\_\_\_\_ for utility,  
installation and maintenance on, through, under and across a 5 foot wide strip of land  
abutting all cul-de-sac streets.

Any additional info,

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

Declaration of Covenants, Conditions, Restrictions and Easements,  
Restrictive Covenants  
Protective Covenants  
or

Filed \_\_\_\_\_, in Book \_\_\_\_\_ at Page \_\_\_\_\_, Instrument No. \_\_\_\_\_

- Omaha Public Power District,
- U.S. West Communications
- Northwestern Bell Telephone Company
- and any cable company granted a cable television franchise system,
- and /or

for utility, installation and maintenance  
on, over, through, under and across  
or

a \_\_\_\_\_ foot wide strip of land abutting the front and the side boundary lines of all lots;  
an \_\_\_\_\_ foot wide strip of land abutting the rear boundary line of all interior lots;  
and a \_\_\_\_\_ foot wide strip of land abutting the rear boundary line of all exterior lots.

Does it include the following?? Yes or No (Circle One)

Also grants an easement to Metropolitan Utilities District \_\_\_\_\_ for utility,  
installation and maintenance on, through, under and across a \_\_\_\_\_ foot wide strip of land  
abutting all cul-de-sac streets.

Does it include the Following?? Homeowners Association Yes or No. (Circle One)

Does it include the following ?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info.

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

Easement Right of Way 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> or \_\_\_\_\_ Amendment to \_\_\_\_\_  
Dated \_\_\_\_\_ Filed \_\_\_\_\_, Book \_\_\_\_\_ at Page \_\_\_\_\_, Instrument No. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_