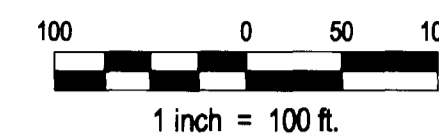


G2043
 16 FULLWOOD CREEK
 REPLAT ONE

COTTONWOOD CREEK REPLAT ONE

LOTS 1 THRU 92 INCLUSIVE & OUTLOTS "A" & "B"

BEING A REPLATTING OF LOTS 2 AND 3, COTTONWOOD CREEK, A SUBDIVISION LOCATED IN THE WEST 1/2 OF THE NW1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA

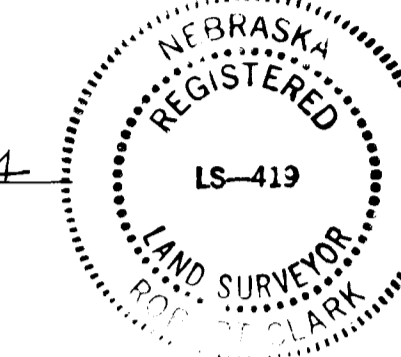


SURVEYOR'S CERTIFICATE

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 and at all corners of all lots, streets, angle points and ends of all curves in COTTONWOOD CREEK REPLAT ONE (the lots numbered as shown) being a replatting of Lots 2 and 3, Cottonwood Creek, a subdivision located in the West 1/2 of the NW1/4 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 27.491 acres, more or less.

Robert Clark
 Robert Clark, LS-419
 Date: MARCH 16, 2004



DEDICATION

Know all men by these presents that we, Cottonwood Creek, Inc., and Jack L. Allwine and Betty A. Allwine, husband and wife, 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 COTTONWOOD CREEK REPLAT ONE (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 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, 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 and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior 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 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.

COTTONWOOD CREEK, INC.

Melvin Sudbeck
 By: Melvin Sudbeck, President

Jack L. Allwine *Betty A. Allwine*
 Jack L. Allwine Betty A. Allwine

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COTTONWOOD CREEK REPLAT ONE (lots numbered as shown) to the Design Standards.

Michael J. Macko
 for CITY ENGINEER DATE: 4/5/04

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

Charles Keegan
 CITY ENGINEER DATE: 4/5/05

APPROVAL OF OMAHA CITY PLANNING BOARD

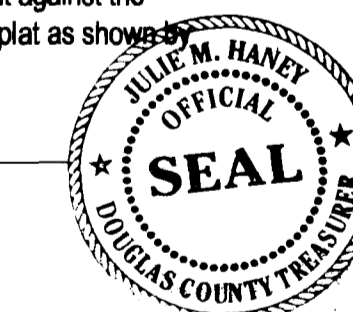
This plat of COTTONWOOD CREEK REPLAT ONE (lots numbered as shown) was approved by the City Planning Board.

Michael J. Macko
 CHAIR OF CITY PLANNING BOARD DATE: 4/7/04

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.

Michael J. Macko
 COUNTY TREASURER DATE: 4-11-05

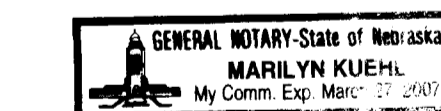


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 23 day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Jack L. Allwine and Betty A. Allwine who are personally known to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said officer of said corporation.

Marilyn Kuehl
 Notary Public



My commission expires 3/27/07

OMAHA CITY COUNCIL ACCEPTANCE

This plat of COTTONWOOD CREEK REPLAT ONE (lots numbered as shown) was approved by the City Council of Omaha.

Michael J. Macko
 MAYOR'S DATE: July 20, 2004

ATTEST

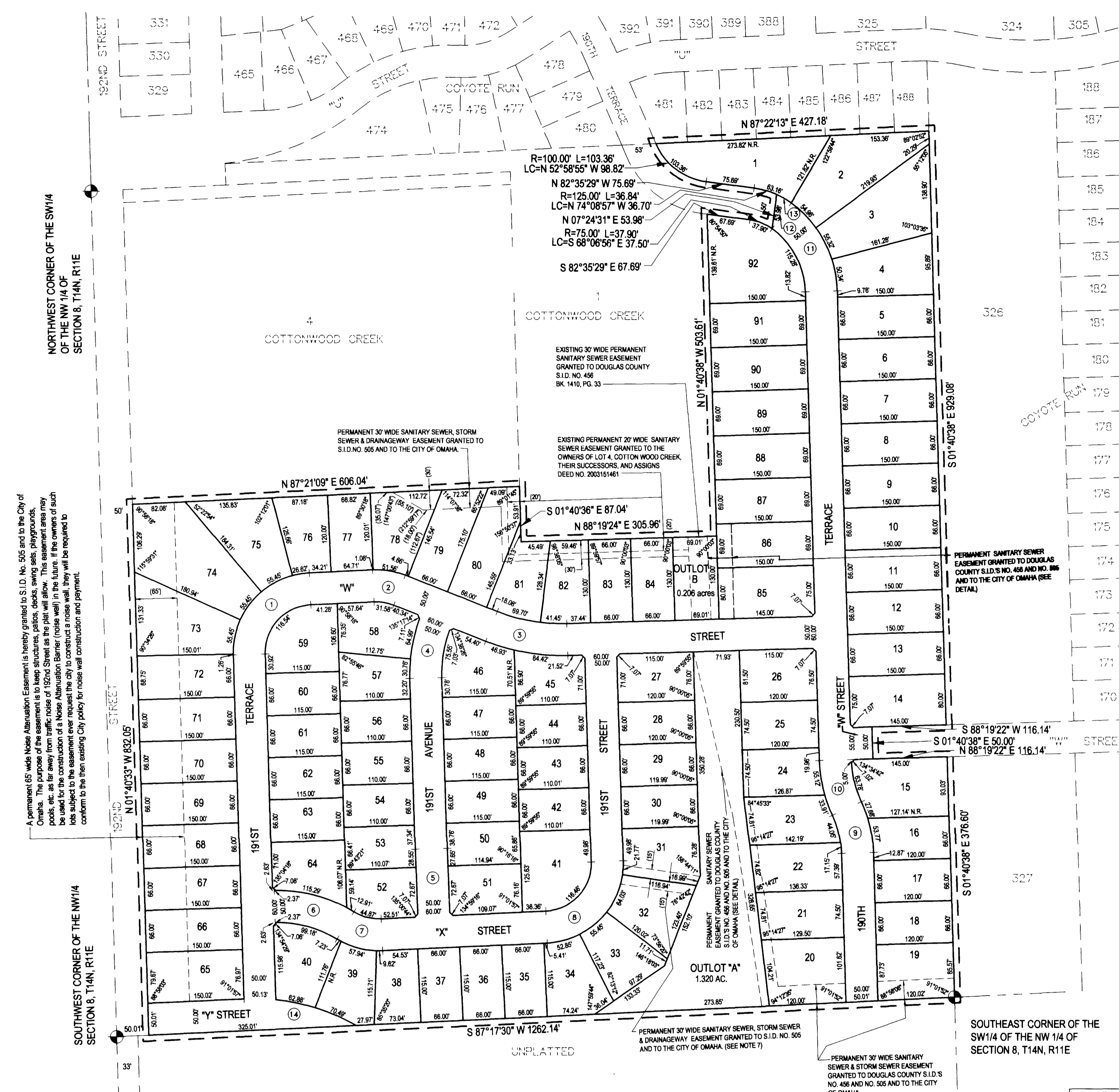


Michael J. Macko
 PRESIDENT OF COUNCIL

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the COTTONWOOD CREEK REPLAT ONE (lots numbered as shown) was reviewed by the Douglas County Engineer.

Michael J. Macko
 DOUGLAS COUNTY ENGINEER DATE: 3/23/04



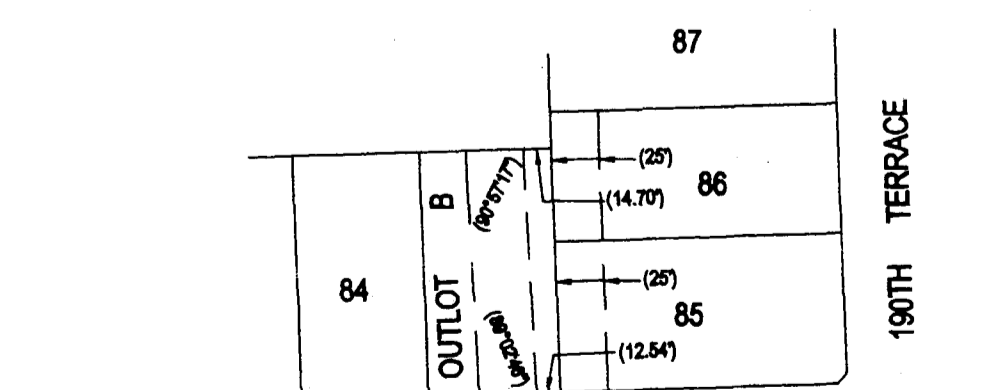
A permanent 65' wide Noise Abatement Easement is hereby granted to S.D. No. 505 and to the City of Omaha. The purpose of the easement is to provide a noise barrier, sound walls, playgrounds, etc. for the construction of a Noise Abatement Barrier (noise wall) in the future. If the owners of such lots subject to the easement ever request the city to construct a noise barrier, they will be required to conform to the then existing City policy for noise barrier construction and payment.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	155.38'	98.32'	89°01'42"
2	100.00'	42.11'	21.37'	24°07'38"
3	300.00'	121.25'	61.48'	23°09'25"
4	224.31'	90.85'	45.95'	23°09'25"
5	588.05'	105.77'	52.89'	1°01'57"
6	200.00'	118.06'	59.71'	32°14'54"
7	100.00'	59.83'	30.84'	34°16'51"
8	100.00'	155.28'	98.22'	88°58'08"
9	176.16'	71.32'	36.16'	23°11'55"
10	194.88'	78.90'	40.00'	23°11'55"
11	152.11'	137.95'	74.13'	51°57'46"
12	100.00'	13.38'	6.70'	7°38'49"

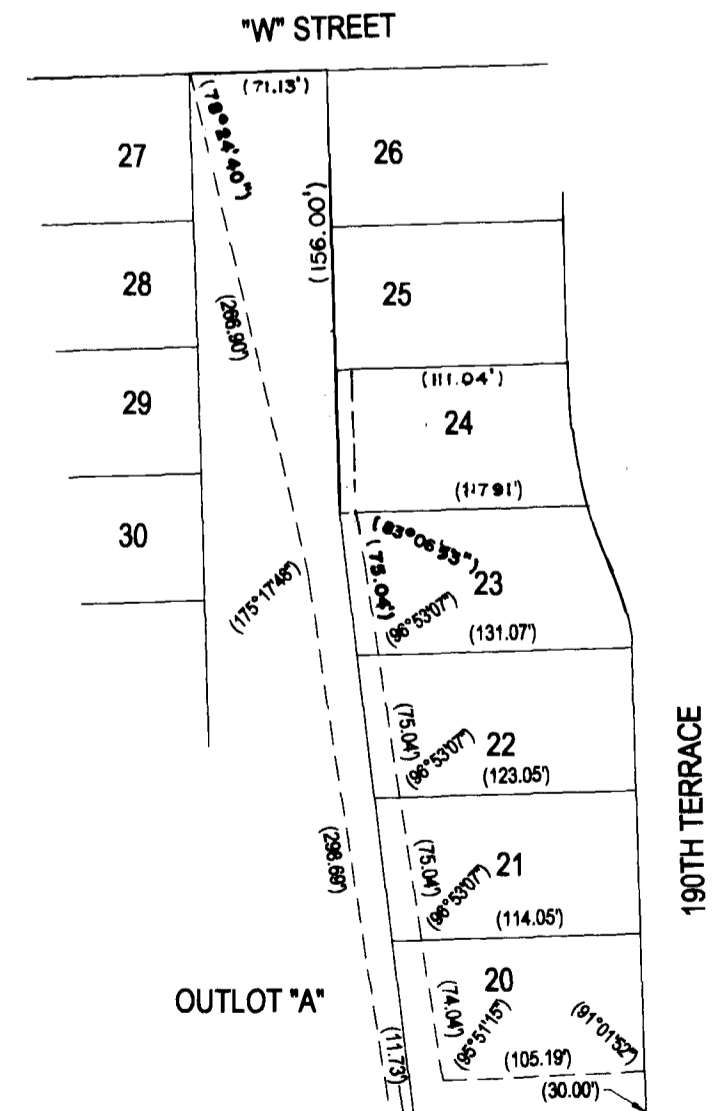
RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	125.00'	26.32'	13.21'	12°04'01"
14	328.07'	133.37'	67.62'	23°17'37"



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM ANY LOT ABUTTING SAID STREET OR TO "Y" STREET FROM LOTS 39, 40 AND 65.
- 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.
- A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.D. NO. 456 AND NO. 505 AND THE CITY OF OMAHA OVER ALL OF OUTLOTS "A" & "B".
- POSITIVE DRAINAGE OVER THE EASEMENTS BETWEEN LOTS 31 & 32 SHALL BE PERPETUALLY MAINTAINED.
- OUTLOTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS AS A CREEK OR NATURAL DRAINAGE CHANNEL SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY. AS A NATURAL DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.



MIN. BASEMENT ELEVATIONS

LOT	ELEV
20	1194.00
21	1195.00
22	1197.00
23	1196.00
24	1196.00
25	1199.00
26	1200.00
27	1200.00
28	1198.00
29	1197.00
30	1195.00
31	1195.00
32	1190.00
33	1189.00
34	1189.00
79	1203.00
80	1203.00
81	1203.00
82	1203.00
83	1203.00
84	1203.00
85	1203.00
86	1203.00
87	1203.00
88	1205.00
89	1207.00
90	1206.00
91	1210.50
92	1210.50



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET
 OMAHA, NE 68117
 PHONE (402) 896-3559
 FAX (402) 402-2718

COTTONWOOD CREEK REPLAT ONE
 FINAL PLAT

Revision	Date	Drawn By	Scale	Sheet
(1)	02-25-04	MAW	1"=100'	1 of 1