



DEED 2003104114



MAY 30 2003 15:22 P 7

Nebr Doc
Stamp Tax
5-30-03
Date
sexoy
fy 0

RICHARD W TAKECHI  
REGISTER OF DEEDS  
DODD COUNTY, NE

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

deed  
7  
130.

new-OC-05985  
OC-05984-old  
FB 01-60000 old

FEE 100.00  
BKP 5-14-11 C/O COMP M  
DEL M SCAN M FV

RETURN: E and A Consulting Group  
12001 Q Street  
Omaha, Ne 68137  
895-4700

# CATTAIL CREEK

LOTS 431 THRU 547 INCLUSIVE  
Being a platting of part of the NW 1/4 of Section 5, also being a replat of Lots 190 thru 201, inclusive, Cattail Creek, a subdivision located in the SW 1/4 of said Section 5, all located in 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 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 Cattail Creek (the lots numbered as shown), being a platting of part of the NW 1/4 of Section 5; and also being a replat of all of Lots 190 thru 201, inclusive, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), a subdivision located in the SW 1/4 of said Section 5, all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said NW 1/4 of Section 5, said point also being the Northwest corner of said SW 1/4 of Section 5; thence N87°21'09"E (assumed bearing) along the South line of said NW 1/4 of Section 5, said line also being the North line of said SW 1/4 of Section 5, a distance of 53.00 feet to the point of beginning, said point also being on the East right-of-way line of 192nd Street; thence N01°58'48"W along the said East right-of-way line of 192nd Street, a distance of 539.35 feet; thence N87°22'49"E, a distance of 1227.80 feet to a point on the West line of Lot 8, Towne Ranch Estates, a subdivision located in part of said NW 1/4 of Section 5; thence S01°58'40"E along said West line of Lot 8, Towne Ranch Estates, and the West line of Lot 9, Said Towne Ranch Estates, a distance of 639.35 feet to the Southwest corner of said Lot 9, Towne Ranch Estates, said point also being on North line of the SW 1/4 of Section 5, said line also being said South line of the NW 1/4 of Section 5, said line also being on the North line of Lot 328, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), a distance of 45.17 feet to the Northwest corner of said Lot 328, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), said point also being the Northeast corner of Lot 190, said Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B); thence S01°54'23"E along the East line of said Lot 190, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), said line also being the West line of said Lot 328, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), a distance of 174.82 feet to the Southwest corner of said Lot 328, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), said point also being the Southwest corner of said Lot 190, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), said point also being on the North right-of-way line of "L" Street; thence S88°01'14"W along said North right-of-way line of "L" Street, said line also being the South line of Lots 190 thru 201, inclusive, said Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), a distance of 704.87 feet to the point of intersection of said North right-of-way line of "L" Street and the East right-of-way line of 191st Street; said point also being the Southwest corner of said Lot 201, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B); thence N01°58'48"W along said East right-of-way line of 191st Street, said line also being the West line of said Lot 201, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), a distance of 118.81 feet to the Northwest corner of said Lot 201, Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), said point also being on said South line of the NW 1/4 of Section 5, said line also being said North line of the SW 1/4 of Section 5; thence S87°21'09"W along said North line of the SW 1/4 of Section 5, said line also being said South line of the NW 1/4 of Section 5, said line also being the North line of Lots 202 thru 210, said Cattail Creek, (Lots 1 thru 328, inclusive, and Outlots A & B), and the Westerly extension thereof, a distance of 577.74 feet to the point of beginning.

Said tract and lot contains an area of 934,300 square feet or 21,450 acres, more or less.

*Robert Clark* 11-19-01  
Robert Clark, LS-419 Date

Lots 190 thru 201 inclusive

PETITION TO VACATE A PART OF CATTAIL CREEK, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Cattail Creek, Lots 431 thru 547, inclusive. The undersigned petition that the portion of said Cattail Creek being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Cattail Creek, Lots 431 thru 547, inclusive, and in connection therewith make the following declaration:

## DEDICATION

Know all men by these presents that we, Celebrity Townhomes, Inc., 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 hereinafter known as CATTAIL CREEK (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, easements and other areas, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Overland 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 television signals, and the location on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines, except those side boundary lot lines which are occupied by the common wall between the 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 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 outside-aisle streets. No permanent buildings or structures shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not tend to injure or interfere with the aforesaid uses or rights herein granted.

In witness whereof, we set our hands.

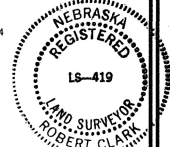
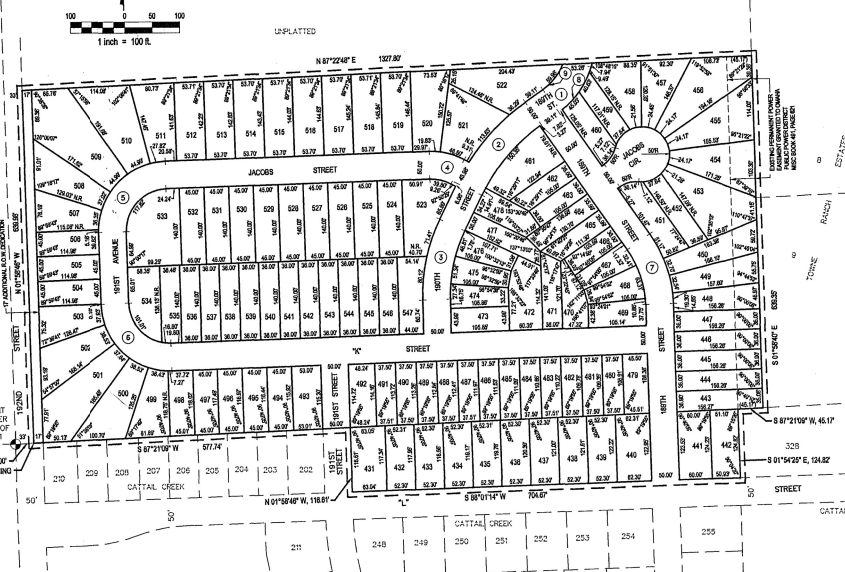
CELEBRITY TOWNHOMES, INC.

*Chad Larsen*  
BY: CHAD LARSEN, VICE PRESIDENT

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	128.12	65.98	44.88	38°27'29"
2	357.31	181.21	92.89	29°19'27"
3	290.02	138.81	71.12	27°39'09"
4	100.00	63.07	27.17	30°24'18"
5	100.00	187.09	100.07	90°50'17"
6	100.00	187.07	99.99	89°58'47"
7	201.94	121.14	62.34	33°22'42"

R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	153.12	95.12	49.17	30°38'29"
9	103.12	58.98	30.88	33°18'18"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS OTHER.
  3. ALL DIMENSIONS ARE MEASURED FROM THE POINTS OF BEGINNING FOR THE LOCATION OF EASEMENTS.
  4. STREET FRONTAGE ACCESS SHALL BE ALLOWED TO FRONT STREET FROM EACH LOT AND ADJACENT SIDE STREET.



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

3300 N. STREET  
OMAHA, NEBRASKA  
PHONE: (402) 491-9271  
FAX: (402) 491-9278

CATTAIL CREEK  
LOTS 431 THRU 547, INCLUSIVE  
OMAHA, NEBRASKA

FINAL PLAT

Revised	Date

Proj No: 99027-02  
Designed By: MAM  
Drawn By: TRL  
Checked By: MAM  
Scale: 1" = 100'  
Sheet 1 of 1

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of CATTAIL CREEK (lots numbered as shown) as to the Design Standards this 4 day of Dec 2001.  
*Denny Viregeas*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
*Denny Viregeas* 5/29/03  
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of CATTAIL CREEK (lots numbered as shown) was approved by the City Council of Omaha on this 22 day of May 2002.  
*Maria Jahany*  
MAYOR

ATTEST  
CITY CLERK  
*Chad Larsen*  
PRESIDENT OF COUNCIL

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 27 day of Nov 2001, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, vice president of Celebrity Townhomes Inc. 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 officer of said corporation.  
WITNESS my hand and Notarial Seal the day and year last above written.  
*Homar R. Hunt*  
Notary Public  
My commission expires 4-30-03



REVIEW OF COUNTY ENGINEER  
This plat of CATTAIL CREEK (lots numbered as shown) was reviewed by the County Engineer on this 22 day of Nov 2001.  
*Denny Viregeas*  
COUNTY ENGINEER

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 endorsed in this plat as shown by the records of this office.  
*Chad Larsen*  
COUNTY TREASURER DATE 5-28-03



APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of CATTAIL CREEK (lots numbered as shown) was approved by the City Planning Board on this 17 day of January 2002.  
*Chad Larsen*  
CHAIR OF CITY PLANNING BOARD