



DEED 2003152041



AUG 12 2003 15:42 P 7

Nebf Doc Stamp Tax
8/12/03
Date
\$ 92/04
By <i>mm</i>

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

RECEIVED

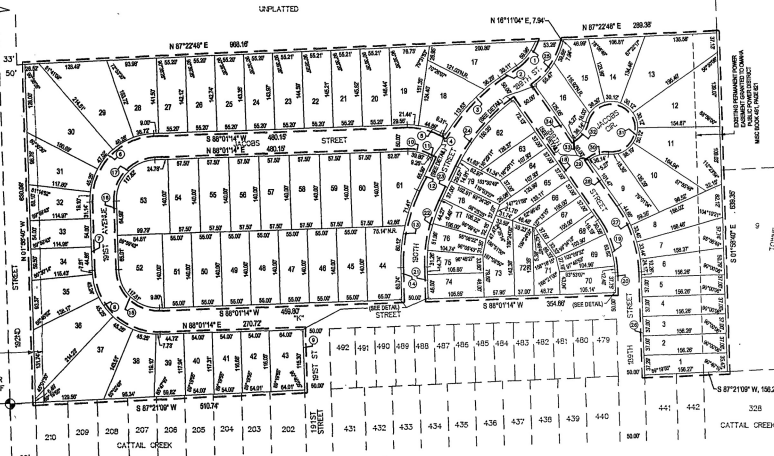
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

deed FEE 120⁵⁰⁰ New-00-05997
 7 BKP _____ C/O _____ COMP CA FB 00-05985-old
 170 DEL MS SCAN _____ FV _____
 (S) Bkpa 8-14-3
 CM

E & A CONSULTING GROUP.

1200 I O. STREET, SUITE A
OMAHA, NE 68137. (402) 895-4700

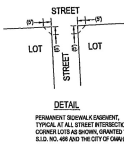
NORTHWEST CORNER
SECTION 5-14-11



SOUTHWEST CORNER
OF THE NW 1/4 OF
SECTION 5-14-11

- BOUNDARY SEGMENTS**
- | | | | |
|--|--|--|--|
| ① R=153.17 L=49.89
L.C.=S 33°18'52" W, 50.11' | ② R=75.00 L=39.87
L.C.=S 78°40'57" E, 39.32' | ③ S 35°21'37" E, 276.32' | ④ R=153.17 L=49.89
L.C.=S 33°18'52" E, 50.11' |
| ⑤ S 64°18'52" W, 50.11' | ⑥ R=182.94 L=109.85
L.C.=S 18°40'00" E, 109.85' | ⑦ R=182.94 L=109.85
L.C.=S 18°40'00" E, 109.85' | ⑧ R=232.84 L=135.71
L.C.=N 18°40'00" W, 133.17' |
| ⑨ R=232.84 L=135.71
L.C.=S 43°24'30" W, 148.99' | ⑩ S 28°39'59" W, 68.59' | ⑪ S 11°58'40" W, 60.74' | ⑫ N 32°21'37" W, 153.17' |
| ⑬ N 61°34'28" W, 8.31' | ⑭ R=153.00 L=115.83
L.C.=S 11°48'00" W, 150.82' | ⑮ S 01°58'40" E, 60.34' | ⑯ S 54°38'57" E, 5.27' |
| ⑰ R=153.00 L=115.83
L.C.=N 78°40'57" W, 68.59' | ⑱ R=75.00 L=117.81
L.C.=N 11°48'00" E, 128.28' | ⑲ S 01°58'40" E, 60.34' | ⑳ R=266.00 L=127.49
L.C.=N 11°48'00" E, 128.28' |
| ㉑ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉒ N 28°39'59" E, 72.69' | ㉓ S 01°58'40" E, 60.34' | ㉔ R=266.00 L=127.49
L.C.=N 11°48'00" E, 128.28' |
| ㉕ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉖ R=332.31 L=188.29
L.C.=N 33°21'37" W, 175.00' | ㉗ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉘ R=266.00 L=127.49
L.C.=S 33°18'52" W, 35.30' |
| ㉙ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉚ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉛ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉜ S 54°38'57" W, 5.27' |
| ㉝ S 01°58'40" E, 116.27' | ㉞ R=153.00 L=115.83
L.C.=S 43°24'30" W, 148.99' | ㉟ S 54°38'57" W, 5.27' | ㊱ N 33°21'37" W, 153.17' |

- NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS R/L.
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO REAR STREET FROM ANY LOTS ABUTTING SAID STREET.



CATTAIL CREEK REPLAT THREE

LOTS 1 THRU 79 INCLUSIVE

Being a replat of all of Lots 443 thru 478, inclusive, Cattail Creek, (Lots 431 thru 547 inclusive), a subdivision located in the NW 1/4 of Section 5, and also being a replat of all of lots 480 thru 547, inclusive, said Cattail Creek (lots 431 thru 547 inclusive), all located in Township 14 North, Range 11 East of the 6th PM, Douglas County, Nebraska.

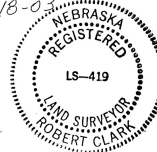
SURVEYOR'S CERTIFICATE

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 of the within plat and at all corners of all lots, streets, angle points and ends of all curves in Cattail Creek Replat Three (the lots numbered as shown), being a replat of all of Lots 443 thru 478, inclusive, Cattail Creek, (Lots 431 thru 547 inclusive), a subdivision located in the NW 1/4 of Section 5; and also being a replat of all of lots 483 thru 547, inclusive, said Cattail Creek (lots 431 thru 547 inclusive), all located in Township 14 North, Range 11 East of the 6th PM, Douglas County, Nebraska.

Said tract of land contains an area of 1.155 acres, more or less.

Robert Clark
Robert Clark, LS-419

Date



DEDICATION

I, the undersigned, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as CATTAIL CREEK REPLAT THREE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, West 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, 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 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.

In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.
Chad Larsen, Vice President

COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no legal or special taxes due or delinquent against the property described in the Surveyor's Certificate and recorded on this day in the records of this office.
Cynthia A. Pappas
Cynthia A. Pappas, 7-22-03
COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for compliance with Chapter 83 of the Omaha Municipal Code.

Denny Keregan
Denny Keregan, 8/8/03
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of CATTAIL CREEK REPLAT THREE was approved as a subdivision of Cattail Creek (lots 431 thru 547 inclusive) in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.06, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of this date of the Planning Director's signature.

8/8/03
CITY PLANNING DIRECTOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 8th day of August, 2003, 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.

Notary Public

My commission expires 4-30-07



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



1730 SOUTHWEST
DOWNEY AVE. SUITE 200
OMAHA, NE 68102
PHONE (402) 492-2217
FAX (402) 492-2218

CATTAIL CREEK REPLAT THREE

OMAHA, NEBRASKA

MINOR PLAT

Revisions	Date

Proj No: 9927.02
Date: 7-15-03
Designed By: JHS
Drawn By: JHS
Checked By (Date):
Checked By (Date):
Checked By (Date):
Scale: 1" = 100'
Sheet 1 of 1

M4323