



BK 2186 PG 465-471



DEED 2001 09513

REGISTER OF DEEDS  
DOUGLAS COUNTY, NE.

2001 JUL 24 AM 9:47

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

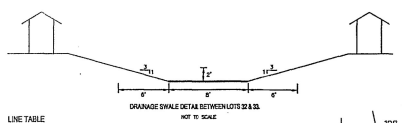
*Deed*

*A*

*9/14/01*

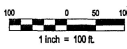
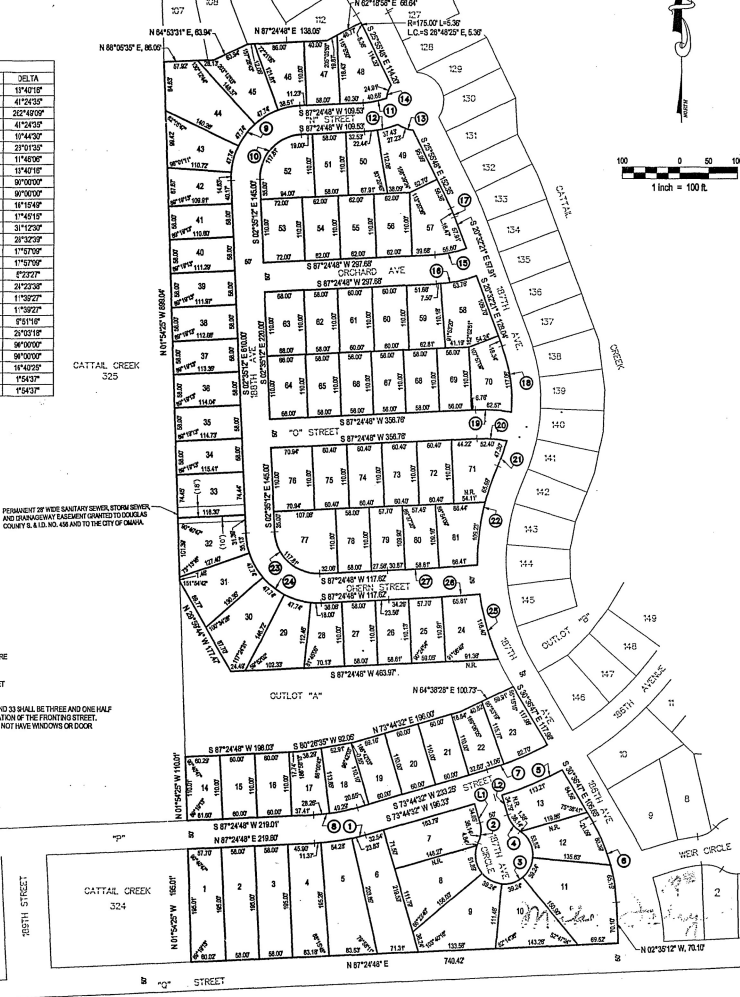
*10/30* new# *OC-05993*  
 FEE *10.5* FB *OC-05984-old*  
 BKP \_\_\_\_\_ CO \_\_\_\_\_ COMP *ew*  
 DEL \_\_\_\_\_ SCAN *CR* PV \_\_\_\_\_

*6/16/02*



LINE TABLE  
 LINE LENGTH BEARING  
 11 34.65 S 11°10'00"E  
 12 34.70 N 10°19'20"W

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	375.00	69.48	44.92	17°47'16"
2	50.00	38.14	18.84	47°24'20"
3	50.00	22.93	58.69	22°49'02"
4	50.00	38.14	18.84	47°24'20"
5	603.89	112.21	66.77	10°44'52"
6	297.57	142.56	74.26	22°01'21"
7	553.89	113.78	57.08	11°45'02"
8	325.00	77.53	38.98	17°47'16"
9	125.00	196.38	125.00	90°00'00"
10	75.00	112.81	75.00	90°00'00"
11	143.22	40.65	20.48	16°15'49"
12	103.22	69.87	30.18	17°49'19"
13	50.00	27.22	13.56	31°12'22"
14	50.00	24.91	12.72	29°32'29"
15	177.14	55.60	28.02	17°57'09"
16	227.44	71.29	35.82	17°57'09"
17	175.00	18.47	8.74	27°22'27"
18	275.00	117.08	59.44	21°22'27"
19	307.69	62.57	31.42	17°58'27"
20	257.69	52.40	26.28	17°58'27"
21	275.00	47.30	23.71	27°18'16"
22	400.00	174.92	88.88	23°02'18"
23	75.00	117.81	75.00	90°00'00"
24	125.00	196.38	125.00	90°00'00"
25	600.00	118.40	58.62	16°40'52"
26	413.71	157.77	78.89	15°43'21"
27	488.71	156.09	78.08	15°43'21"



# CATTAIL CREEK REPLAT ONE

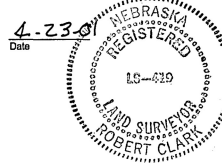
LOTS 1 THRU 81 INCLUSIVE  
 BEING A REPLAT OF ALL OF LOTS 284 THRU 323 INCLUSIVE, CATTAIL CREEK A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 5,  
 TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH PA, DOUGLAS COUNTY, NEBRASKA.

### 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 Replat One (the lots numbered as shown), being a replat of all of Lots 284 thru 323, inclusive, Cattail Creek, a subdivision located in the SW 1/4 of Section 5, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Said tract of land contains an area of 15.059 acres, more or less.

Robert Clark  
 Robert Clark, LS-419



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CATTAIL CREEK REPLAT ONE (lots numbered as shown) as to the Design Standards this 30 day of April, 2001.

Henry Verezga  
 CITY ENGINEER

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

Henry Verezga 2-20-01  
 CITY ENGINEER

### DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, 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 ONE (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, US 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; 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 out-to-see streets. No permanent buildings or remaining 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 HOMES, INC

Gale L. Larsen, President

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 On this 27 day of April, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity Homes, 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.

Homer R. Hunt  
 Notary Public

My commission expires 4-30-03

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of CATTAIL CREEK REPLAT ONE (lots numbered as shown) was approved by the City Council of Omaha on this 10 day of April, 2001.

Maria Jolley  
 MAYOR

ATTEST  
 CITY CLERK

PRESIDENT OF COUNCIL

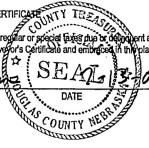
### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CATTAIL CREEK REPLAT ONE (lots numbered as shown) was approved by the City Planning Board on this 23 day of April, 2001.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER  
 This plat of the CATTAIL CREEK REPLAT ONE (lots numbered as shown) was reviewed by the office of the County Engineer of Douglas County, Nebraska on this 10 day of April, 2001.

COUNTY TREASURER'S CERTIFICATE  
 This is to certify that I find no regular or special taxes due or payable against the property described in the Surveyor's Certificate and embraced in the plat as shown by the records of this office.



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

705 SOUTH 10TH STREET, SUITE 100  
 LINCOLN, NE 68502  
 PHONE: (402) 432-2217  
 FAX: (402) 432-2218

**CATTAIL CREEK REPLAT ONE**  
 OMAHA, NEBRASKA

Revisions  
 No. Date

Proj No: 99027  
 Date: 04-09-01  
 Designed By: MAW  
 Drawn By: TRS  
 Checked By: JHL  
 Scale: 1" = 100'  
 Sheet 1 of 1