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15991 99 348-354

Nebr Doc
Stamp Tax

11-12-99

Date

\$04/86EX

By: DN

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 NOV 12 AM 10:00

RECEIVED

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

new # 00-06369
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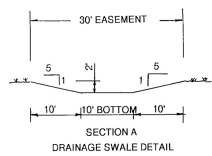
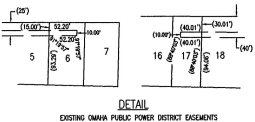
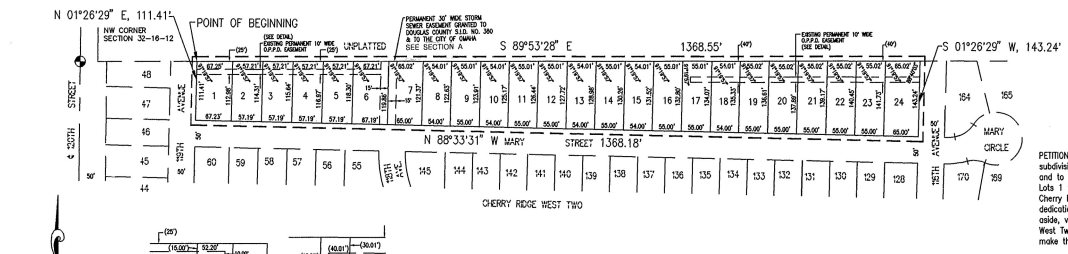
FEES 59.00
BY 199
BY 199

895-4700 Homer Hunt

CHERRY RIDGE WEST TWO REPLAT ONE

LOTS 1 THRU 24 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 49 THRU 54 INCLUSIVE, CHERRY RIDGE WEST TWO, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 32, ALSO ALL OF LOTS 146 THRU 163 INCLUSIVE, SAID CHERRY RIDGE WEST TWO AND ALSO THE INCLUDED STREET RIGHT-OF-WAY OF 118TH AVENUE, ALL LOCATED IN TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOTS LINES ARE FOUND TO CLINCH STREETS UNLESS SHOWN AS (S.E.).
 3. ALL DIMENSIONS ARE UNLESS SHOWN WITH DIMENSIONS ARE FOR THE LOCATION OF EASEMENTS.

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of CHERRY RIDGE WEST TWO REPLAT ONE (Lots numbered as shown) was approved by the City Planning Board on this 26th day of July, 1999.

James J. Smith
 CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of CHERRY RIDGE WEST TWO REPLAT ONE (Lots numbered as shown) was approved by the City Council of Omaha on this 26th day of July, 1999.

Paul J. H...
 MAYOR

...
 CITY CLERK

...
 PRESIDENT OF COUNCIL

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of CHERRY RIDGE WEST TWO REPLAT ONE (Lots numbered as shown) as to the Design Standards this 28 day of JUNE, 1999.

Ray L. Heumann
 CITY ENGINEER

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

Dr. W. Elliott
 CITY ENGINEER
 Date: NOV. 10, 1999

REVIEW OF DOUGLAS COUNTY ENGINEER
 This plat of the CHERRY RIDGE WEST TWO REPLAT ONE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 10 day of JUNE, 1999.

...
 DOUGLAS COUNTY ENGINEER

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 21 day of JUNE, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., who is 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

PETITION TO LOCATE A PART OF CHERRY RIDGE WEST TWO, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Cherry Ridge West Two Replat One, Lots 1 thru 24, inclusive. The undersigned petition that the portion of said Cherry Ridge West Two being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, voided, and held for naught and to replat said tract as Cherry Ridge West Two Replat One, Lots 1 thru 24, inclusive, and in connection therewith make the following dedications:

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 embroved 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 CHERRY RIDGE WEST TWO REPLAT ONE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public use the street, easements and circles, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. 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; on 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 further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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-of-lot 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 this 21 day of JUNE, 1999.

Gale L. Larsen
 GALE L. LARSEN, President
 CELEBRITY HOMES, INC.

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 by the records of this office.

...
 COUNTY TREASURER
 DATE: 11-10-1999

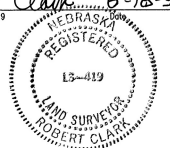
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in Cherry Ridge West Two Replat One (the lots numbered as shown), being a replat of all of Lots 49 thru 54, inclusive, Cherry Ridge West Two, a subdivision located in the North 1/2 of the NW 1/4 of Section 32; and also together with the included street right-of-way of 118th Avenue, all located in Township 18 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 49, Cherry Ridge West Two, said point also being on the North line of said NW 1/4 of Section 32, said point also being the Northeast right-of-way corner of 118th Avenue; thence S08°32'29"E (assumed bearing) along the North line of said Cherry Ridge West Two, said line also being said North line of the NW 1/4 of Section 32, a distance of 1368.55 feet to the Northeast corner of said Lot 163, Cherry Ridge West Two, said point also being the Northwest right-of-way corner of 118th Avenue; thence S01°26'29"W along the East line of said Lot 163, Cherry Ridge West Two, said line also being the West right-of-way line of said 118th Avenue, a distance of 143.24 feet to the Southeast corner of said Lot 163, Cherry Ridge West Two, said point also being the point of intersection of said West right-of-way line of 118th Avenue and the North right-of-way line of Mary Street; thence N88°33'31"W along the South line of said Lots 49 thru 54, Cherry Ridge West Two, and also along the South line of said Lots 146 thru 163, Cherry Ridge West Two, said line also being said North right-of-way line of Mary Street, a distance of 1368.18 feet to the Southwest corner of said Lot 49, Cherry Ridge West Two, said point also being the point of intersection of said North right-of-way line of Mary Street and the East right-of-way line of said 118th Avenue; thence N07°29'29"E along the West line of said Lot 49, Cherry Ridge West Two, said line also being said East right-of-way line of 118th Avenue, a distance of 1114.1 feet to the point of beginning.

Said tract of land contains an area of 3.999 acres, more or less.

Robert Clark
 Robert Clark, LS-419
 Date: 6-18-99



E&A CONSULTING GROUP
 15017 N STREET - OMAHA, NE 68137 (402) 486-4700 FAX (402) 486-3508

CHERRY RIDGE WEST TWO REPLAT ONE
 OMAHA, NEBRASKA

FINAL PLAT

DATE: 6-18-99
 SHEET: 97151
 TOTAL SHEETS: 1000
 SCALE: 1" = 100'
 DRAWN BY: J.P.
 CHECKED BY: J.P.