



2140 024 DEED



17532 99 024-030

Nebr Doc  
Stamp Tax

12-16-98

Date

\$ *[Signature]*

By *[Signature]*

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 DEC 16 PM 1:58

RECEIVED

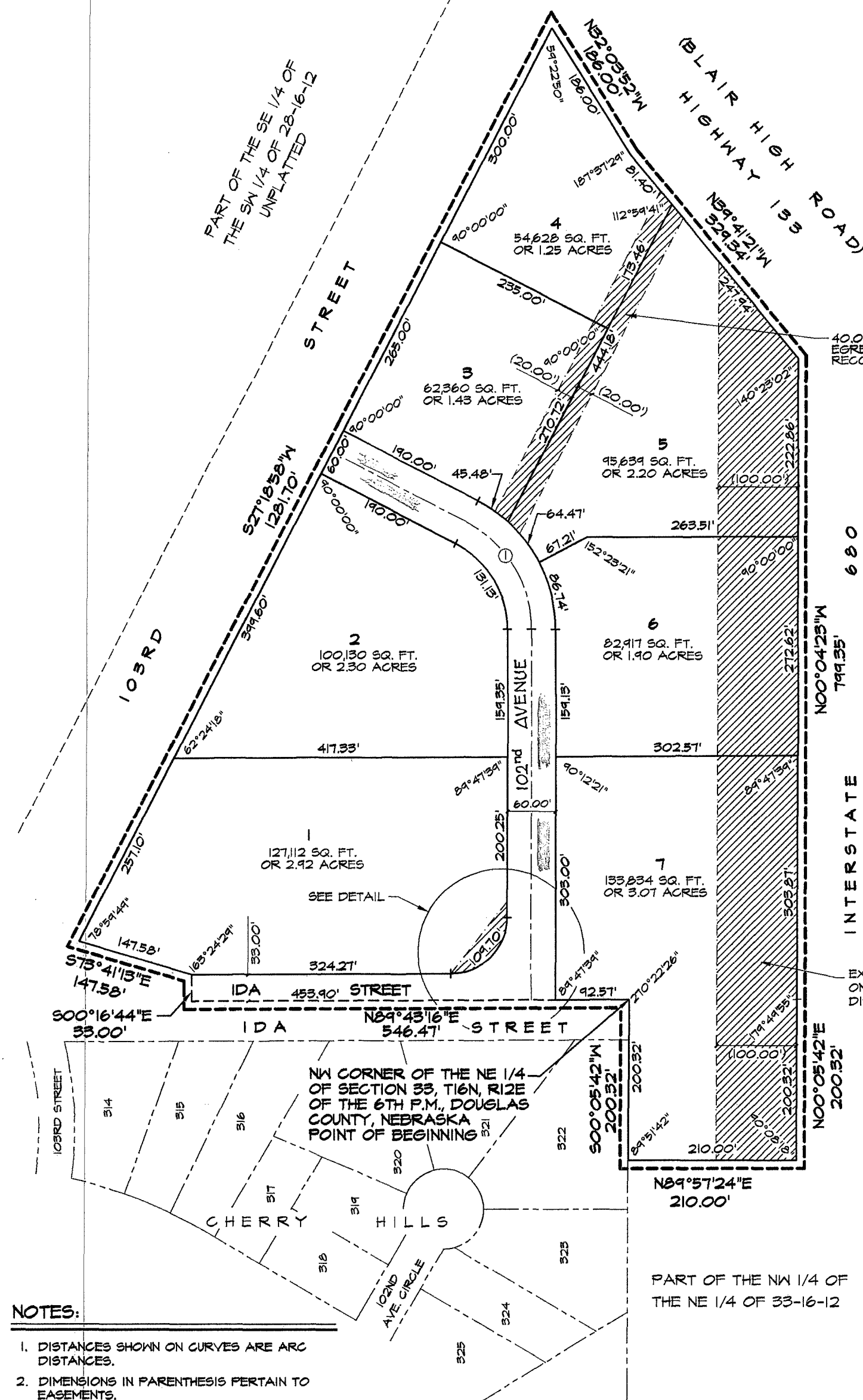
**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*33-16-12*  
*17532* is *67-06281* new  
*3750* *01.60000* *old*  
HE *3750* TO *01.60000*  
BY *28-16-12* *CM* *COMP*  
DE *[Signature]* *TCM* *PI*

# CHERRY HILLS VILLAGE

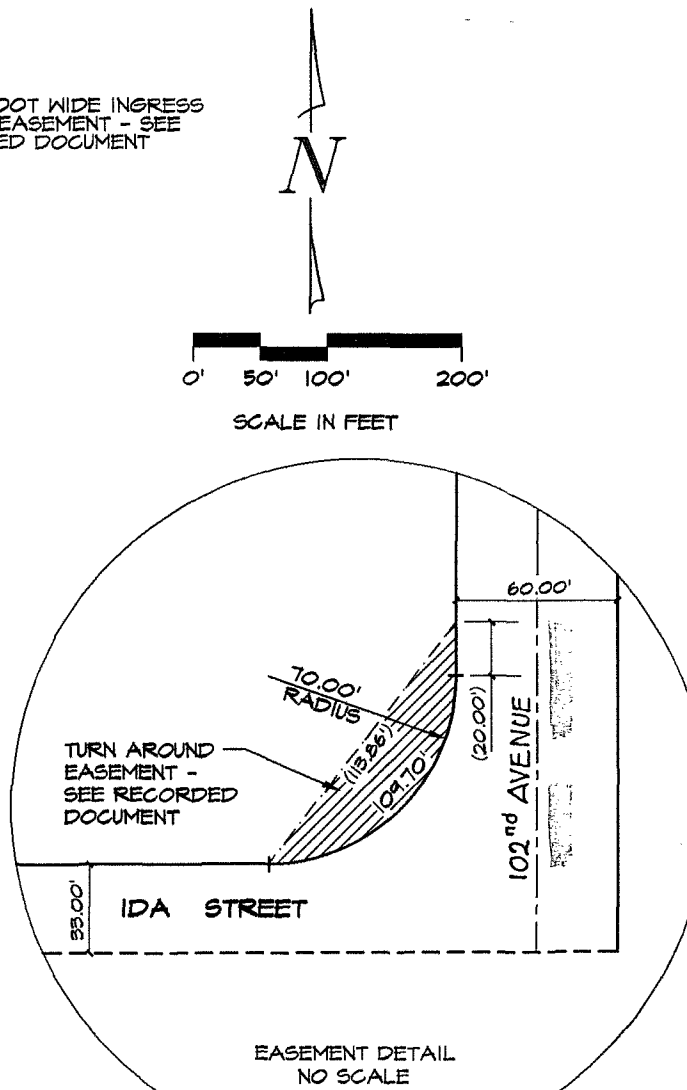
LOTS 1 THRU 7, INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOGETHER WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, ALL IN T16N, R12E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

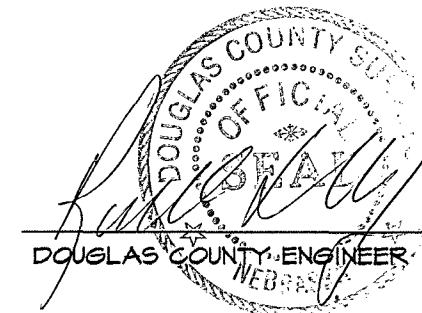


- NOTES:
- DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  - DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 103RD STREET FROM LOTS 1, 2, 3, AND 4.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 133 FROM LOTS 4 AND 5.

C U R V E I N F O R M A T I O N				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	150.00'	91.22'	163.91'	62°36'34"



REVIEW BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF CHERRY HILLS VILLAGE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 5th DAY OF June, 1997



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS VILLAGE, LOTS 1 THRU 7, INCLUSIVE, BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOGETHER WITH PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, ALL IN T16N, R12E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 33; THENCE 300°05'42"W (ASSUMED BEARING) 200.32 FEET ON THE WEST LINE OF SAID NE 1/4; THENCE N84°57'42"E 210.00 FEET ON A LINE 200.32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE WEST LINE OF INTERSTATE 680; THENCE N00°05'42"E 200.32 FEET ON THE WEST LINE OF INTERSTATE 680 TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 28; THENCE N00°04'23"W 799.35 FEET ON THE WEST LINE OF INTERSTATE 680; THENCE N34°41'21"W 329.34 FEET ON THE SOUTHWESTERLY LINE OF HIGHWAY 133; THENCE N32°03'32"W 106.00 FEET ON THE SOUTHWESTERLY LINE OF HIGHWAY 133; THENCE S27°18'58"W 122.10 FEET ON THE EASTERLY LINE OF A HIGHWAY 133 OFF-RAMP; THENCE S73°41'13"E 141.58 FEET ON THE EASTERLY LINE OF A HIGHWAY 133 OFF-RAMP TO A POINT 33.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 28; THENCE S00°16'44"E 33.00 FEET TO THE SOUTH LINE OF SAID SW 1/4; THENCE N84°43'16"E 546.47 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.

MAY 19, 1997  
DATE



DAVID H. NEEF  
NEBRASKA R.L.S. 475

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TBD ENTERPRISES, L.L.C., BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS VILLAGE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING SCOTT CIRCLE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TBD ENTERPRISES, L.L.C.  
BY: Anthony Saldi  
ANTHONY SALDI, MANAGING MEMBER

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JULY, 1997 BY ANTHONY SALDI, MANAGING MEMBER OF TBD ENTERPRISES, L.L.C. ON BEHALF OF SAID TBD ENTERPRISES, L.L.C.

Joseph C. Franco  
NOTARY PUBLIC  
A GENERAL NOTARY State of Nebraska  
JOSEPH C. FRANCO  
My Comm. Exp. Jan. 20, 1998

## 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 WITHIN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 19 DAY OF August, 1997.

Deputy  
DOUGLAS COUNTY TREASURER

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CHERRY HILLS VILLAGE, ON THIS 29th DAY OF August, 1997.

City Engineer  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

October 21, 1999  
DATE FOR CITY ENGINEER

## APPROVAL OF CITY PLANNING BOARD

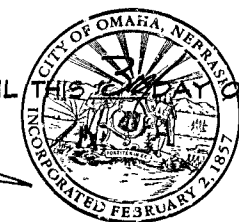
THIS PLAT OF CHERRY HILLS VILLAGE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3rd DAY OF September, 1997.

Chairman  
CHAIRMAN

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHERRY HILLS VILLAGE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 11th DAY OF November, 1997.

Mayor President City Clerk  
MAYOR PRESIDENT CITY CLERK



AS SHOWN	MAY 19, 1997	JLP	JDA
Scale:	Date:	Drawn by:	Check by:
CHERRY HILLS VILLAGE			
FINAL PLAT			
2 THOMPSON, DRESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD VILL ROAD OMAHA, NE 68154 (402) 590-2860			
1004-101			
A004101A.DWG			