

DEED 2013113615  
NOV 13 2013 08:45 P 10

# CANTERBERRY SOUTH

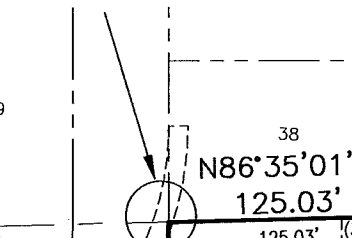
Lots 1 through 83 inclusive, and Outlots A through D inclusive, CANTERBERRY SOUTH, being a platting of the South Half of the Northwest Quarter, lying east of the creek, EXCEPT that part taken for Millard Public School Site 24, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH the north 300.00 feet of the east 1400.00 feet of the Southwest Quarter all being located in Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska,

## LEGEND

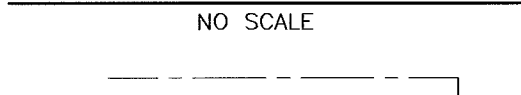
- SECTION CORNER
- COMPUTED CORNER
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	675.00'	463.47'	454.42'	S16°15'12"W	039°20'28"
2	150.00'	131.54'	127.36'	S10°48'07"W	050°14'38"
3	200.00'	132.72'	130.30'	S73°05'13"E	038°01'17"
4	150.00'	166.90'	158.42'	N43°48'19"E	063°44'59"
5	150.00'	32.00'	31.94'	N81°47'29"E	012°13'20"
6	100.00'	49.35'	48.85'	S77°57'34"E	028°16'33"
7	100.00'	49.35'	48.85'	S77°57'34"E	028°16'33"

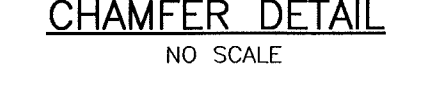
## EASEMENT DETAIL



## LOT 33 CHAMFER DETAIL



## TYPICAL CORNER LOT CHAMFER DETAIL



## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- OUTLOTS A THROUGH D ARE DEDICATED DRAINAGE WAYS TO THE CANTERBERRY SOUTH HOME OWNERS ASSOCIATION. OUTLOTS A THROUGH D, INCLUSIVE SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this  
20th day of AUGUST 2013.  
Douglas County Treasurer

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive as to the design standards.  
3/25/13  
City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-8 of the Omaha Municipal Code.  
11/13/13  
City Engineer

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive was approved by the Omaha City Planning Board this  
3rd day of April 2013.  
Chairman, Omaha City Planning Board

## APPROVAL OF OMAHA CITY COUNCIL

This plat of CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive was approved and accepted by the City Council of Omaha, Nebraska, this  
2nd day of July 2013.  
Mayor  
Attest:  
City Clerk  
President

## REVIEW BY DOUGLAS COUNTY ENGINEER

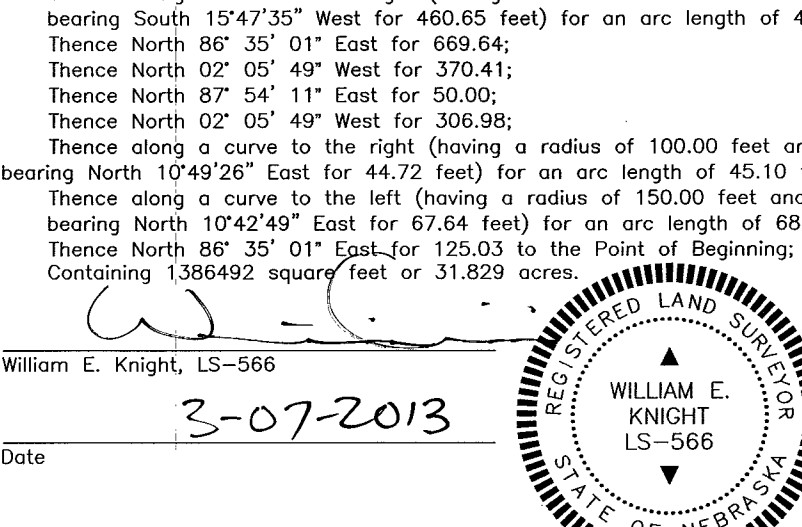
This plat of CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive was reviewed by the Douglas County Engineer's Office.  
3/7/13  
Douglas County Engineer

LOCATED IN:  
SW 1/4 NW 1/4 Sec. 6-14-11  
SE 1/4 NW 1/4 Sec. 6-14-11  
NW 1/4 SW 1/4 Sec. 6-14-11  
NE 1/4 SW 1/4 Sec. 6-14-11

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive being a platting of that part of the South Half of the Northwest Quarter, lying east of the centerline of the creek, EXCEPT that part taken for MILLARD PUBLIC SCHOOL SITE 24, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH part of the Southwest Quarter, all being located in Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, all of which is described as follows:  
BEGINNING at the northeast corner of the South Half the Northwest Quarter Section 6, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska,  
Thence South 02° 05' 51" East (bearing referenced to Nebraska state plane NAD83) for 1440.23 along the east line of said Northwest Quarter;  
Thence South 88° 36' 27" West for 229.53 to the centerline of a drainage way;  
Thence North 02° 05' 51" West for 88.62;  
Thence South 88° 36' 27" West for 83.20 along the centerline of said drainage way;  
Thence North 25° 23' 31" West for 32.84 to the centerline of a creek;  
Thence along the centerline of the creek for the following 36 courses:  
1) Thence South 84° 36' 41" East for 32.60;  
2) Thence North 60° 07' 00" East for 43.44;  
3) Thence North 23° 58' 39" East for 46.39;  
4) Thence North 23° 10' 48" West for 55.84;  
5) Thence North 02° 07' 43" West for 32.88;  
6) Thence North 28° 18' 59" East for 28.82;  
7) Thence North 52° 14' 23" East for 32.41;  
8) Thence North 69° 48' 40" East for 61.37;  
9) Thence North 35° 00' 54" East for 28.25;  
10) Thence North 04° 52' 17" East for 24.74;  
11) Thence North 38° 17' 09" East for 15.97;  
12) Thence South 88° 34' 26" East for 45.49;  
13) Thence North 76° 35' 37" East for 18.21;  
14) Thence North 33° 40' 10" East for 12.67;  
15) Thence North 08° 20' 47" West for 83.12;  
16) Thence North 27° 11' 10" East for 31.57;  
17) Thence North 03° 31' 02" West for 69.35;  
18) Thence North 09° 44' 29" East for 18.63;  
19) Thence North 53° 23' 43" East for 20.23;  
20) Thence North 84° 07' 31" East for 50.68;  
21) Thence North 53° 15' 35" East for 24.58;  
22) Thence North 32° 16' 07" East for 109.06;  
23) Thence North 42° 34' 25" East for 31.57;  
24) Thence North 61° 28' 59" East for 47.56;  
25) Thence North 48° 16' 57" East for 50.89;  
26) Thence North 21° 44' 03" East for 34.93;  
27) Thence North 14° 12' 16" West for 5.87;  
28) Thence North 65° 23' 28" East for 69.18;  
29) Thence North 05° 34' 25" East for 69.07;  
30) Thence North 38° 10' 54" East for 116.74;  
31) Thence North 11° 35' 54" West for 33.21;  
32) Thence North 61° 43' 37" West for 48.24;  
33) Thence North 25° 17' 10" East for 33.67;  
34) Thence North 07° 14' 45" East for 39.22;  
35) Thence North 18° 44' 59" East for 75.69;  
36) Thence North 32° 55' 12" West for 55.72 to the north line of the south half of the Northwest Quarter of said Section 6;  
Thence North 86° 35' 01" East for 321.70 along said north line to the southwest corner of Lot 1, MILLARD PUBLIC SCHOOL SITE 24, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;  
Thence South 03° 25' 02" East for 350.00 feet along the west line of said Lot 1;  
Thence along a curve to the right having a radius of 700.00 feet and a long chord bearing South 15°47'35" West for 460.65 feet for an arc length of 469.40 feet;  
Thence North 86° 35' 01" East for 669.64;  
Thence North 02° 05' 49" West for 370.41;  
Thence North 87° 54' 11" East for 50.00;  
Thence North 02° 05' 49" West for 306.98;  
Thence along a curve to the right having a radius of 100.00 feet and a long chord bearing North 10°42'28" East for 44.72 feet for an arc length of 45.10 feet;  
Thence along a curve to the left having a radius of 150.00 feet and a long chord bearing North 10°42'49" East for 67.64 feet for an arc length of 68.23 feet;  
Thence North 86° 35' 01" East for 125.03 to the Point of Beginning;  
Containing 1386492 square feet or 31.829 acres.

William E. Knight, LS-566  
3-07-2013



## DEDICATION

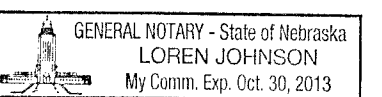
KNOW ALL MEN BY THESE PRESENTS: That We, Celebrity Homes Inc., OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as CANTERBERRY SOUTH, Lots 1 through 83, inclusive and Outlots A through D, inclusive; do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do hereby grant to the Grantee, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress to and from the lots and streets, for the installation, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS  
FOR POWER AND COMMUNICATIONS  
We do hereby grant a perpetual easement to the Omaha Public Power District and CenturyLink and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a cable television and electronic communication 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines on eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots, and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots abutting the boundary of this subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, but the same may be used for driveways, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

CELEBRITY HOMES INC., OWNER  
CHAD LARSEN  
Vice President

## ACKNOWLEDGEMENT OF NOTARY

State of Nebraska }  
County of Douglas }  
The foregoing instrument was acknowledged before me this  
7th day of March 2013.  
by Chad Larsen, Vice President of Celebrity Homes Inc. on behalf of the corporation.  
Witness my hand and seal the date aforesaid.  
Signature of Notary Public



drawn by  
EAM  
designed by  
WEK  
reviewed by  
WEK

revisions

14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
402.496.2498 | P  
402.496.2730 | F  
www.LRA-Inc.com

LAMP RYNEARSON & ASSOCIATES  
CANTERBERRY SOUTH (Lots 1 - 83, inclusive and Outlots A - D, inclusive)  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks  
0112073.01-004  
book page  
12073, 1-9  
date  
1-15-2013  
sheet  
1 of 1