

BK 2029 PG 553



DEED 1996004156

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 FEE *44.00* FB *MC 14330*
 DEL. *PA* *GO* COMP *UP*
 LEGAL PG SCAN FV

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APR 11 3 23 PM '96

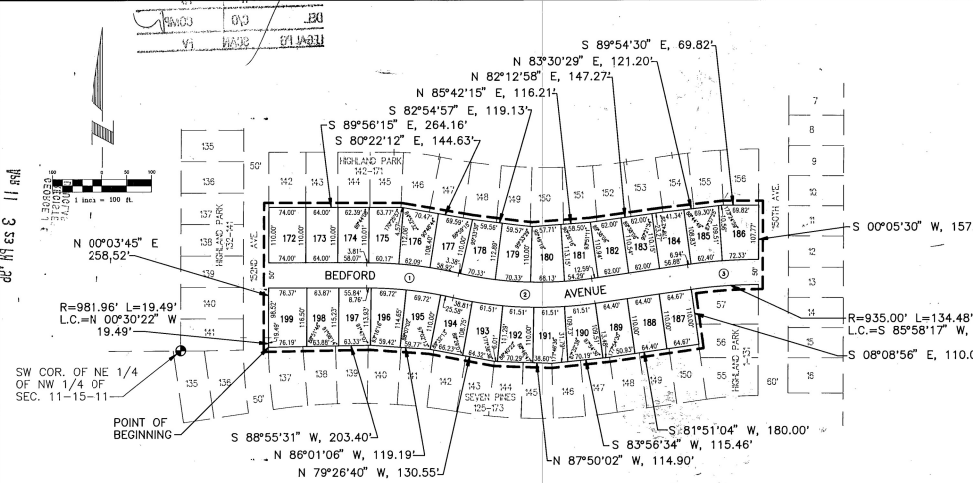
GEORGE J. C.
REGISTERED
D. DOLAS

6000-10-1010
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HIGHLAND PARK

LOTS 172 THRU 199 INCLUSIVE

BEING A PART OF THE EAST 1/2 OF THE NW 1/4 OF SEC. 11, T. 15 N., R. 11 E. OF THE P.M., DOUGLAS COUNTY, NEBRASKA.



Curve Data Table:

CURVE	BEARING	LENGTH	MARKET	BEARS
1	89°56'15" E	264.16'	172-173	172-173
2	80°22'12" E	144.63'	173-174	173-174
3	80°03'45" E	258.52'	174-175	174-175

- NOTES:
- ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE BOUND TO CURVED STREETS UNLESS SHOWN AS OTHERWISE (N.B.).

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of HIGHLAND PARK (Lots 172 thru 199, inclusive) was approved by the City Council of Omaha on this 10th day of Nov, 1994.

Cal Staub
 Mayor
 Attest: *[Signature]*
 Deputy City Clerk

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of HIGHLAND PARK (Lots 172 thru 199, inclusive) was approved by the City Planning Board on this 10th day of December, 1994.

[Signature]
 Chairman of City Planning Board

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.



[Signature]
 County Treasurer
 Date: 5-5-95

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 and streets to be numbered and named as shown, said subdivision to be hereinafter known as HIGHLAND PARK (Lots 172 Thru 199, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant to the public for public use the streets, avenues and cities, and we do hereby grant easements as shown on this plat, 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, 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 shall be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the easement ways, but the same may be used for gardens, streets, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

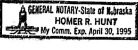
In witness whereof, we do set our hands this 9 day of Nov, 1994

CELEBRITY HOMES, INC.
[Signature]
 GALE L. LARSEN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 On this 9 day of Nov, 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof 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.

[Signature]
 Homer R. Hunt
 Notary Public



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 borel 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 Highland Park (Lots 172 thru 199, inclusive) being a platting of part of the East 1/2 of the NW 1/4 of Section 11, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 137, Seven Pines (Lots 125 thru 173, inclusive) a subdivision located in said East 1/2 of the NW 1/4 of Section 11, said point also being on the East right-of-way line of 152nd Avenue; thence Northerly along said East right-of-way line of 152nd Avenue, on a curve to the right with a radius of 981.36 feet, a distance of 18.49 feet, said curve having a long chord which bears N00°30'22" (assumed bearing), a distance of 19.49 feet; thence N00°03'45"E along said East right-of-way line of 152nd Avenue, a distance of 258.52 feet to the Southwest corner of Lot 142, Highland Park (Lots 142 thru 171, inclusive), a subdivision located in said East 1/2 of the NW 1/4 of Section 11; thence along the Southeastly line of said Highland Park (Lots 142 thru 171, inclusive) on the following described courses; thence S89°56'15"E, a distance of 264.16 feet; thence S00°22'12"E, a distance of 144.63 feet; thence S65°54'57"E, a distance of 119.13 feet; thence N85°42'15"E, a distance of 116.21 feet; thence N82°12'58"E, a distance of 147.27 feet; thence N83°30'29"E, a distance of 121.20 feet; thence S89°54'30"E, a distance of 69.82 feet to the Southeast corner of Lot 166, said Highland Park (Lots 142 thru 171, inclusive), said point also being on the West right-of-way line of 150th Avenue; thence S00°05'30"W along said West right-of-way line of 150th Avenue, a distance of 157.77 feet to the Northeast corner of Lot 57, Highland Park (Lots 1 thru 131 inclusive), a subdivision located in said NW 1/4 of Section 11; thence Westerly along the North line of said Lot 57, Highland Park (Lots 1 thru 131, inclusive) on a curve to the left with a radius of 935.00 feet, a distance of 134.48 feet, said curve having a long chord which bears S05°18'17"W, a distance of 134.36 feet to the Northwest corner of said Lot 57, Highland Park (Lots 1 thru 131, inclusive); thence S08°08'56"W along the Westerly line of said Lot 57, Highland Park (Lots 1 thru 131, inclusive), and also the Westerly line of Lot 56, said Highland Park (Lots 1 thru 131, inclusive), a distance of 110.00 feet to the Northeast corner of Lot 150, said Seven Pines (Lots 125 thru 173, inclusive); thence along the Northerly line of said Seven Pines (Lots 125 thru 173, inclusive) on the following described courses; thence S81°51'04"W, a distance of 180.00 feet; thence S83°56'34"W, a distance of 115.48 feet; thence N87°40'02"W, a distance of 114.90 feet; thence N79°26'40"W, a distance of 130.55 feet; thence N88°01'08"W, a distance of 119.19 feet; thence S88°55'31"W, a distance of 203.40 feet to the point of beginning.

Robert Clark
 Robert Clark, LS-419
 Nov. 9, 1994
 Date



REVIEW OF DOUGLAS COUNTY ENGINEER
 This plat of the HIGHLAND PARK (Lots 172 thru 199, inclusive) was reviewed by the office of the Douglas County Engineer on this 10th day of December, 1994.

[Signature]
 Douglas County Engineer



APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of HIGHLAND PARK (Lots 172 thru 199, inclusive) as to the Design Standards this 8th day of December, 1994.

[Signature]
 City Engineer

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

[Signature]
 City Engineer
 Date: Apr: 9, 1996

ELLIOTT & ASSOCIATES
 515 SOUTH 130th STREET • OMAHA, NE 68137 • (402)885-4100

HIGHLAND PARK
 LOTS 172 THRU 199 INCLUSIVE
 OMAHA, NEBRASKA

FINAL PLAT

Scale: 1" = 100'-0"

Plotted by: [Signature]
 Checked by: [Signature]
 Date: [Signature]