

BK 2213 PG 596-602



DEED 2002 08548

No. Doc Stamp Tax 6-20-02 <hr/> Date \$ Ex # 4 <hr/> By JAB.

COUNTY CLERK
 DEPT. OF DEEDS
 HENRI COUNTY, AL.
 2002 JUN 20 PM 2:07
 RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

DEED. 9
 7
 99.
 FEE 84.50 New 00-21498
 FB 01-60000-01d
 BKP 23-16-12 C/O _____ COMP _____
 DEL MD SCAN KS FV _____
 bkpg - ~~AA~~

Temp. 12.4.01

68647

LAKE CUNNINGHAM RIDGE

LOTS 94 THRU 191 INCLUSIVE

Being a platting of part of the NE 1/4 of the SW 1/4 of Section 23, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent 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 Lake Cunningham Ridge (the lots numbered as shown) being a platting of part of the NE 1/4 of the SW 1/4 of Section 23, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said NE 1/4 of the SW 1/4 of Section 23, said Point also being the Northeast corner of Lot 40, Lake Cunningham Hills, a subdivision located in the West 1/2 of said SW 1/4 of section 23; thence N89°51'29" E (assumed bearing) along the North line of said SW 1/4 of Section 23, a distance of 1317.24 feet to the Northeast corner of said SW 1/4 of Section 23; thence S02°09'14" E, along the East line of said SW 1/4 of Section 23, a distance of 1026.00 feet to the Northeast corner of Lot 83, Lake Cunningham Ridge, a subdivision located in said East 1/2 of the SW 1/4 of Section 23; thence along the Northern line of said Lake Cunningham Ridge on the following described courses; thence S79°50'02" W, a distance of 143.14 feet; thence N09°47'30" W, a distance of 176.00 feet; thence N00°13'25" W, a distance of 145.00 feet; thence N14°39'00" E, a distance of 253.48 feet; thence N00°13'25" W, a distance of 51.22 feet; thence N84°08'05" W, a distance of 157.61 feet thence Northernly on a curve to the left with a radius of 290.71 feet, a distance of 32.02 feet, said curve having a long chord which bears N02°50'15" E, a distance of 32.01 feet; thence N02°13'25" W, a distance of 20.00 feet; thence S89°46'35" W, a distance of 276.00 feet; thence S00°13'25" E, a distance of 30.00 feet; thence S89°46'35" W, a distance of 104.88 feet; thence N14°53'01" W, a distance of 31.01 feet; thence S89°46'35" W, a distance of 252.49 feet; thence S00°13'25" W, a distance of 30.00 feet; thence S89°46'35" W, a distance of 150.00 feet; thence S00°13'25" E, a distance of 35.00 feet; thence S89°46'35" W, a distance of 120.00 feet to the Northwest corner of Lot 19, said Lake Cunningham Ridge, said point also being on the East line of Lot 48, said Lake Cunningham Hills; thence N00°13'25" W along the East line of said Lake Cunningham Hills, said line also being the West line of said East 1/2 of the SW 1/4 of Section 23, a distance of 698.88 feet to the point of beginning.

Said tract of land contains an area of 20.235 acres, more or less.

Robert Clark
Robert Clark, L.S. 419

JAN 4, 2002
Date



DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., 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 LAKE CUNNINGHAM RIDGE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 said lots and streets, avenues and circles, 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-of-lot streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garden, 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
GALE L. LARSEN, PRESIDENT

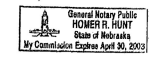
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 7TH day of JAN. 2002 before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, president of Celebrity Homes, Inc., who to 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

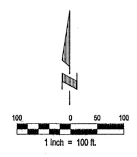
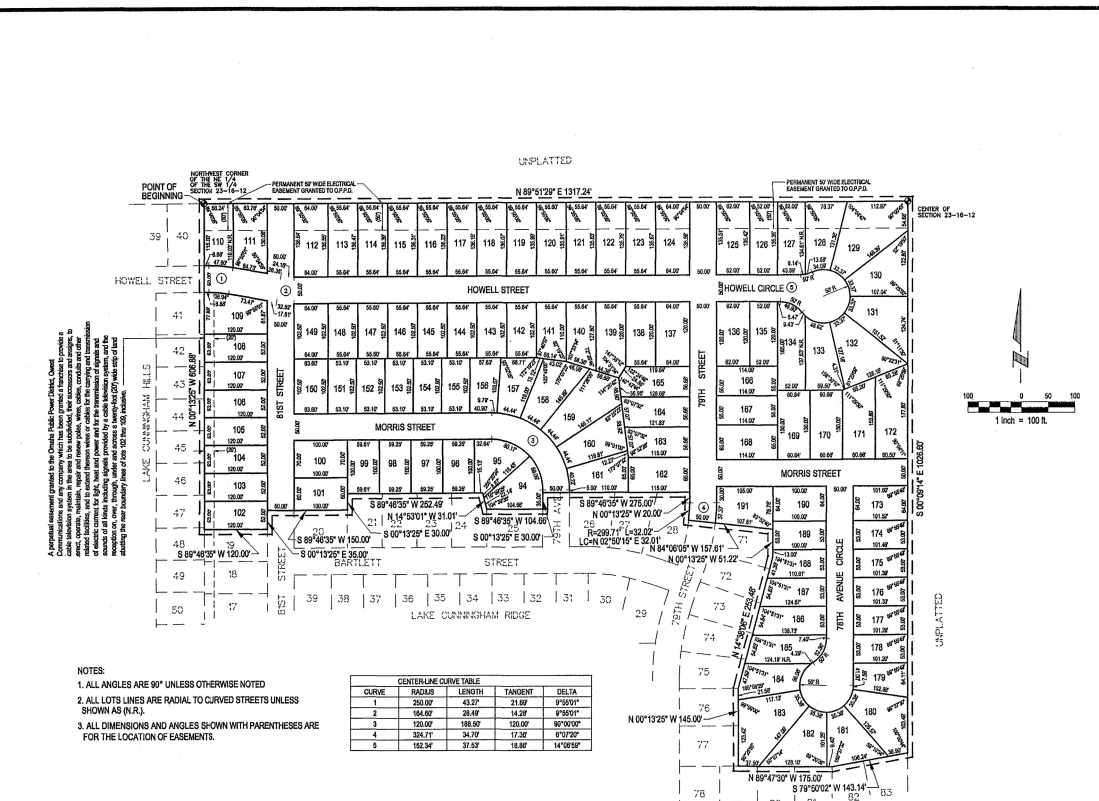


My commission expires 4-30-03

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the LAKE CUNNINGHAM RIDGE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 10th day of January, 2002.

DOUGLAS COUNTY ENGINEER



As provided in accordance with the Omaha Public Power District, Chapter 220, Communications and Gas Company which has been granted franchise privileges to install, 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 said lots and streets, avenues and circles, 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-of-lot streets.

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00	43.37	21.69	0°59'01"
2	164.00	28.47	14.29	0°59'01"
3	120.00	18.52	9.30	00°00'00"
4	283.71	24.79	12.38	0°22'27"
5	152.34	27.52	13.82	14°58'58"

OMAHA CITY COUNCIL ACCEPTANCE

This plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) was approved by the City Council of Omaha on this 24 day of April, 2002.

Michelle Salyer
MAYOR

Scott Brown
CITY CLERK

Robert Clark
PRESIDENT OF COUNCIL



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

COUNTY TREASURER
DATE: 6-18-02



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) as to the Design Standards via 10th day of JAN. 2002.

Henny Viergeger
CITY ENGINEER

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

Henny Viergeger 6-19-02
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of LAKE CUNNINGHAM RIDGE (Lots numbered as shown) was approved by the City Planning Board on this 5th day of JANUARY, 2002.

Robert Clark
CHAIRMAN OF CITY PLANNING BOARD

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

1730 SOUTH 16TH STREET, SUITE 207
OMAHA, NEBRASKA 68104
PHONE: (402) 582-0277
FAX: (402) 582-0281

LAKE CUNNINGHAM RIDGE
LOTS 94 THRU 191 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date

Plot No. 8034-01
Date 12/10/2001
Designed By: MAM
Drawn By: LOD
Checked By:
Scale: 1" = 100'
Sheet 1 of 1