

REGENCY 6TH ADDITION

LOTS 330 -417 Inclusive

A subdivision located in part of the NE $\frac{1}{4}$ of Section 21, T 15 N, Range 12 East = Douglas County, Nebraska

DEED INDEX 85/636

MTG INDEX 85/636

PLAT 1608/604

PLAT IN BACK OF BOOK

67

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
13 DAY OF October 1928 AT 2:57 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

2525

REGENCY 6TH ADDITION

A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 12 EAST DOUGLAS COUNTY, NEBRASKA

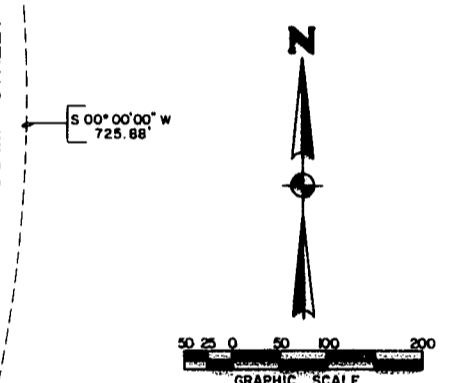
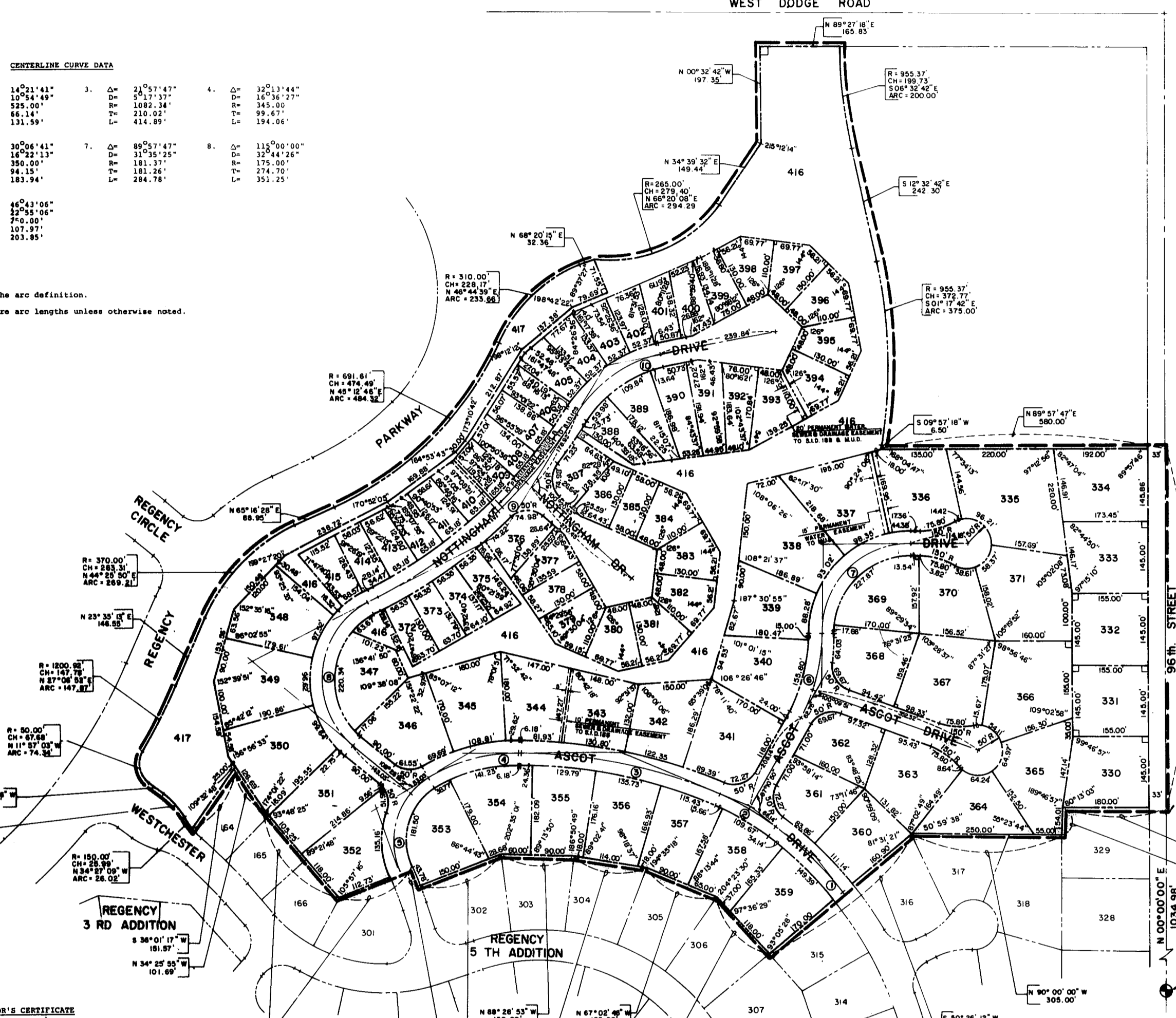
1978

(Lots 330 through 417 Inclusive)

WEST DODGE ROAD

CENTERLINE CURVE DATA							
1. Δ = 15°08'40"	2. Δ = 14°21'41"	3. Δ = 21°51'47"	4. Δ = 32°03'44"				
D = 256'42"	D = 10'54'49"	D = 5'17'37"	D = 16°36'27"				
R = 825.00'	R = 225.00'	R = 1082.34'	R = 345.00'				
L = 189.26'	L = 131.59'	L = 414.89'	L = 194.06'				
5. Δ = 83°11'36"	6. Δ = 30°06'41"	7. Δ = 89°57'47"	8. Δ = 115°00'00"				
D = 10°11'50"	D = 16°52'13"	D = 31°51'25"	D = 32°44'26"				
R = 150.00'	R = 350.00'	R = 181.37'	R = 175.00'				
L = 133.16'	L = 66.14'	L = 94.15'	L = 210.00'				
L = 217.80'	L = 183.94'	L = 284.78'	L = 351.25'				

- Notes:
- All curve data is based on the arc definition.
 - All distances along curves are arc lengths unless otherwise noted.



SURVEYOR'S CERTIFICATE

I, Carl J. Hussarallah, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of Regency 6th Addition, and I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Regency 6th Addition, the limits and boundaries of said subdivision are as follows:

A tract of land lying in part of the Northeast Quarter (NE¹/₄) of Section 21, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the East Quarter Corner of said Section 21; thence N00°00'00"E (Assumed) along the East line of the Northeast Quarter (NE¹/₄) of said Section 21 a distance of 1034.93 feet to the true point of beginning; thence S00°00'00"W along the Northerly property line of Lot 329, Regency 5th Addition, a subdivision in said Section 21, a distance of 213.00 feet to the Northwest corner of said Lot 329; thence S60°00'00"W along the Northerly property line of said Lot 329 a distance of 56.01 feet to the Northwest corner of Lot 318, Regency 5th Addition; thence S90°00'00"W along the Northerly property line of Lot 318 a distance of 305.00 feet to the Northwest corner of said Lot 317; thence S50°28'12"W along the Northerly property line of Lot 317 a distance of 150.00 feet to the Northwest corner of Lot 316, Regency 5th Addition; thence N42°39'18"W along the Northerly property line of Lot 316, Regency 5th Addition a distance of 155.00 feet to the Northwest corner of said Lot 306; thence N67°02'46"W along the Northerly property line of Lot 305, Regency 5th Addition, a distance of 155.00 feet to the Northwest corner of said Lot 305; thence N81°30'04"W along the Northerly property line of Lot 304, Regency 5th Addition, a distance of 150.00 feet to the Northwest corner of said Lot 304; thence N83°28'53"W along the Northerly property line of Lot 303, Regency 5th Addition, a distance of 150.00 feet to the Northwest corner of said Lot 303; thence N68°56'06"W along the Northerly property line of Lot 302, Regency 5th Addition, a distance of 178.65 feet to the Northwest corner of said Lot 302, said point being on the Easterly right-of-way (R.O.W.) line of Annot Drive as plotted in Regency 5th Addition; thence Northwesterly on a curve to the West along said Easterly R.O.W. line of Annot Drive a curve having a radius of 740.00 feet, a long chord of 43.77 feet bearing N22°45'35"W and an arc length of 43.78 feet; thence S65°24'43"W across the R.O.W. of said Annot Drive a distance of 162.73 feet to the Northwest corner of said Lot 301; thence N40°24'34"W along the Easterly property line of Lot 301, Regency 5th Addition, a distance of 162.73 feet to the Northwest corner of said Lot 301; thence N40°24'34"W along the Easterly property line of Lot 163 and 164, Regency 5th Addition, a distance of 101.59 feet to the Northwest corner of property line of Lot 164; thence S10°01'17"W along the Northerly property line of said Lot 164 a distance of 151.57 feet to the Northwest corner of said Lot 165; said corner being on the Northerly R.O.W. line of Westchester as plotted and recorded; thence Northwesterly on a curve to the right along said Northerly R.O.W. line of Westchester, said curve having a radius of 150.00 feet, a long chord of 25.99 feet bearing N34°27'09"W and an arc length of 26.02 feet to a point of reverse curve; thence Northwesterly on a curve to the left along said Northerly R.O.W. line of Westchester, said curve having a radius of 150.00 feet, a long chord of 45.09 feet bearing N42°00'47"W and an arc length of 65.61 feet to a point of tangency; thence N54°32'36"W along said Northerly R.O.W. line of Westchester a distance of 34.44 feet to a point of curve; thence Northwesterly on a curve to the right along said Northerly R.O.W. line of Westchester, said curve having a radius of 50.00 feet, a long chord of 47.48 feet bearing N11°57'03"W and an arc length of 74.34 feet to a point of reverse curve, said point being the point of intersection of said Northerly R.O.W. line of Westchester and the Easterly R.O.W. line of Regency Parkway as plotted and recorded; thence Northwesterly along said Easterly R.O.W. line of Regency Parkway, said curve having a radius of 1200.92 feet, a long chord of 147.78 feet bearing N27°06'52"E and an arc length of 147.77 feet to a point of tangency; thence N23°35'13"E along said Easterly R.O.W. line of Regency Parkway a distance of 146.55 feet to a point of curve; thence Northwesterly on a curve to the right along said Easterly R.O.W. line of Regency Parkway, said curve having a radius of 370.00 feet, a long chord of 263.31 feet bearing N46°25'50"E and an arc length of 269.21 feet to a point of tangency; thence N46°25'50"E along said Easterly R.O.W. line of Regency Parkway, said curve having a radius of 370.00 feet, a long chord of 228.17 feet bearing N46°41'39"E and an arc length of 233.66 feet to a point of tangency; thence N68°20'15"E along said Easterly R.O.W. line of Regency Parkway a distance of 32.36 feet to a point on the Southerly R.O.W. line of Westroads Interchange as plotted and recorded; thence Northwesterly along said Southerly right-of-way of Westroads Interchange a distance of 197.35 feet to a point of curve; thence Northwesterly on a curve to the left, said curve having a radius of 255.00 feet, a long chord of 279.40 feet bearing N66°20'08"E, and an arc length of 294.29 feet; thence N34°39'32"E along said Southerly right-of-way of Westroads Interchange a distance of 197.35 feet to a point of curve; thence Northwesterly on a curve to the left, said curve having a radius of 110.00 feet, a long chord of 112.32 feet bearing N46°41'39"E and an arc length of 233.66 feet to a point of tangency; thence N68°20'15"E along said Easterly R.O.W. line of Regency Parkway a distance of 32.36 feet to a point on the Southerly R.O.W. line of Westroads Interchange as plotted and recorded; thence Northwesterly along said Southerly right-of-way of Westroads Interchange a distance of 197.35 feet to a point of curve; thence Northwesterly on a curve to the left, said curve having a radius of 110.00 feet, a long chord of 112.32 feet bearing N46°41'39"E and an arc length of 233.66 feet to a point of tangency; thence N68°20'15"E along said Easterly R.O.W. line of Regency Parkway a distance of 32.36 feet to the true point of beginning, said tract of land containing 45.96 acres more or less. (The East line of the Northeast Quarter (NE¹/₄) of said Section 21 is assumed North-South in direction.)

Dated this 2nd day of August, 1978.

Carl J. Hussarallah
Registered Land Surveyor
L.S. No. 199

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Boyd Carnaby, Vice President, and Frank P. Hannan, Executive Vice President and Secretary of United Benefit Life Insurance Company, a Nebraska Corporation, and that we, John R. Haenner, Chairman, and Robert L. Mierendorf, Clerk, acting for Sanitary and Improvement District Number 188 Douglas County, Nebraska, sole owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as Regency 6th Addition, the lots to be numbered as shown (lots 330 through 417 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets and drives and grant the sewer and drainage easements as shown herein. We do further grant a perpetual license in favor of and easement to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, install, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for all telephone and telegraph and message service over, upon or under a 5-foot strip of land adjoining the front of all lots; a 5-foot strip of land adjoining the side boundary lines of Lots 330 through 371 inclusive, an 8-foot strip of land adjoining the rear boundary lines of all lots, and all of lot 416 (the common ground lot for the cluster lots 372 through 416 inclusive). We do further grant a perpetual easement to the 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 (5) foot wide strip of land abutting all cul-de-sac streets and to access all of lot 416 (the common ground lot for the cluster lots 372 through 416 inclusive). No permanent buildings or retaining walls shall be placed in the above described 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 hereby set our hands this 27th day of July, 1978, A.D.

FOR UNITED BENEFIT LIFE INSURANCE COMPANY

Boyd Carnaby
Vice President

Frank P. Hannan
Executive Vice President & Secretary

IN WITNESS WHEREOF, said District has caused these presents to be executed by its Chairman and Clerk and its corporate seal to be hereunto affixed on this 27th day of July, 1978, A.D.

John R. Haenner
Chairman

Robert L. Mierendorf
Clerk

CORPORATION ACKNOWLEDGMENT

State of Nebraska

County of Douglas

On this 27th day of July, 1978, A.D., before me a Notary Public in and for said County, personally came the above named Boyd Carnaby, Vice President, and Frank P. Hannan, Executive Vice President and Secretary of United Benefit Life Insurance Company, a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as Vice President, and Executive Vice President and Secretary of said Corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

John R. Haenner
Notary Public

My commission expires on the 17th day of August, 1980, A.D.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Regency 6th Addition (Lots 330 through 417 inclusive) as to the Neigh Standards this 11th day of August, 1978.

John R. Haenner
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Regency 6th Addition was approved by the City Planning Board of the City of Omaha this 9th day of August, 1978, A.D.

John R. Haenner
Chairman

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 endorsed in this plat as shown by the records of this office.

Dated this 11th day of August, 1978, A.M.

Sam J. Howell
County Treasurer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Regency 6th Addition was approved and accepted by the City Council of Omaha this 13th day of October, 1978, A.D.

Sam J. Howell (ACTING MAYOR)
Mayor

John R. Haenner
City Engineer

ACKNOWLEDGMENT

State of Nebraska

County of Douglas

On this 27th day of July, 1978, A.D., before me a Notary Public in and for said County, personally came the above named John R. Haenner, Chairman, and Robert L. Mierendorf, Clerk of Sanitary and Improvement District Number 188 of Douglas County, Nebraska, who are personally known to me to be the identical persons whose names are affixed to the instrument as Chairman and Clerk of said Sanitary and Improvement District, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Sanitary and Improvement District and the District Seal of said Sanitary and Improvement District was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

John R. Haenner
Chairman

Robert L. Mierendorf
Clerk

My commission expires on the 12th day of October, 1981, A.D.

ACKNOWLEDGMENT OF GRADING

I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in order to insure that the streets within this plat of Regency 6th Addition will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 27th day of August, 1978, A.D.

Carl J. Hussarallah
Registered Land Surveyor

SEAL OF DOUGLAS COUNTY, NEBRASKA

SEAL OF SANITARY AND IMPROVEMENT DISTRICT NUMBER 188 OF DOUGLAS COUNTY, NEBRASKA

SEAL OF OMAHA CITY ENGINEER

SEAL OF OMAHA CITY PLANNING BOARD

SEAL OF COUNTY TREASURER

SEAL OF OMAHA CITY COUNCIL

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

13 DAY OF October 1978 AT 2:52 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS