

REGENCY TOWNHOMES

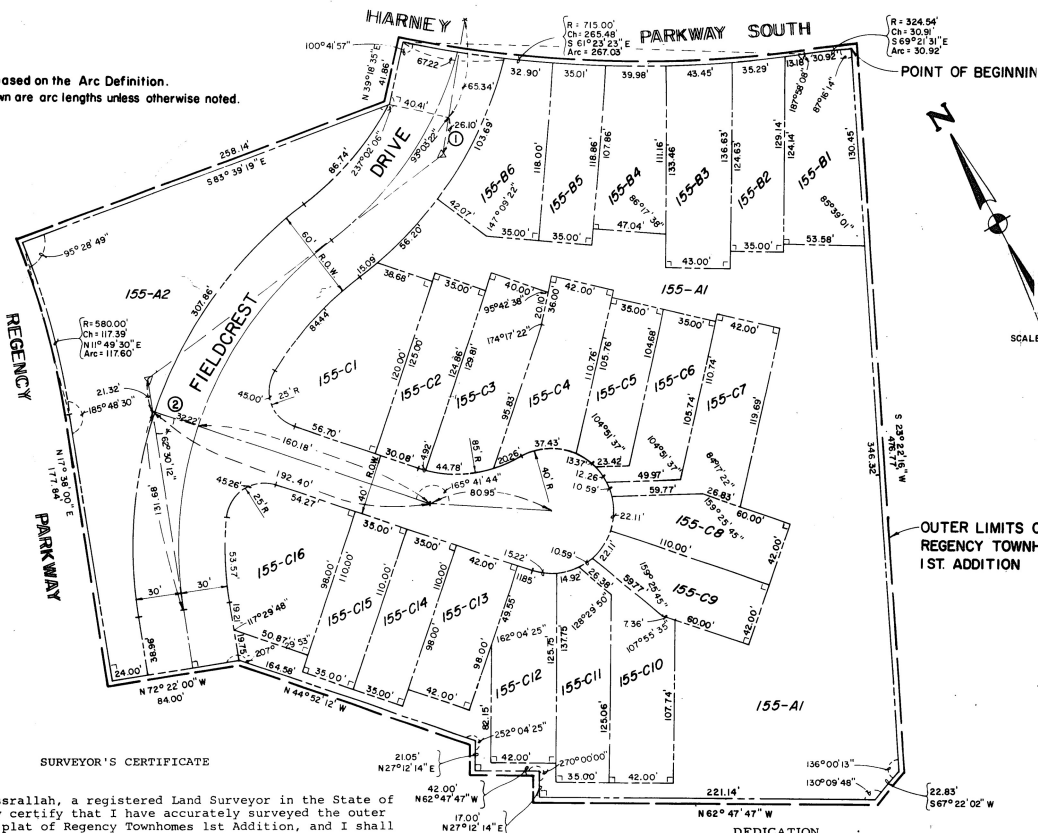
I ST. ADDITION

A REPLAT OF PART OF LOT 155 REGENCY 1st. ADDITION
A SUBDIVISION IN SECTION 21, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6th. P. M.

- Notes:
1. All curve data is based on the Arc Definition.
2. All distances shown are arc lengths unless otherwise noted.

CENTER LINE CURVE DATA

- ① Δ = 43° 42' 29"
D = 25° 07' 47"
R = 228.00'
T = 91.44'
L = 173.93'
- ② Δ = 62° 19' 40"
D = 22° 36' 48"
R = 253.00'
T = 153.00'
L = 275.22'



SURVEYOR'S CERTIFICATE

I, Carl J. Nussrallah, 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 Townhomes 1st Addition, and I shall install permanent iron pins at the corners of all lots, angle points, and at the end of all curves upon the completion of the grading, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on this plat of Regency Townhomes 1st Addition. The limits and boundaries of said plat of Regency Townhomes 1st Addition are as follows:

A tract of land wholly in Lot 155, Regency, 1st Addition, as platted in Douglas County, Nebraska, said tract being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 155, said corner also being the northwesterly corner of Lot 146 said Regency, 1st Addition; thence S23°22'16"W along the easterly line of said Lot 155 a distance of 476.77 feet; thence S67°22'00"W a distance of 22.83 feet; thence N62°47'47"W a distance of 221.14 feet; thence N27°12'14"E a distance of 17.00 feet; thence N62°47'47"W a distance of 42.00 feet; thence N27°12'14"E a distance of 21.05 feet; thence N44°52'12"W a distance of 164.58 feet; thence N72°22'00"W a distance of 84.00 feet to a point on the easterly right-of-way line of Regency Parkway as platted in said Regency 1st Addition; thence N17°38'00"E along said easterly right-of-way line of Regency Parkway a distance of 177.84 feet to a point of tangency; thence northwesterly along said easterly right-of-way line of Regency Parkway on a curve to the left, said curve having a radius of 580.00 feet; a long chord of 117.39 feet bearing N11°49'30"E, and an arc length of 117.60 feet; thence S83°39'19"E a distance of 258.14 feet; thence N39°18'35"E a distance of 41.86 feet to a point on the southerly right-of-way line of Harney Parkway South as platted in said Regency 1st Addition; thence southeasterly along said southerly right-of-way line of Harney Parkway South on a curve to the left, said curve having a radius of 715.00 feet, a long chord of 265.48 feet bearing S61°23'23"E, and an arc length of 267.03 feet to a point of reverse curve; thence southeasterly along said southerly right-of-way line of Harney Parkway South on a curve to the right, said curve having a radius of 324.54 feet, a long chord of 30.91 feet bearing S69°21'31"E, and an arc length of 30.92 feet to the point of beginning, said tract of land containing 5.11 acres more or less. (The East line of the northeast quarter (NE¼) of said Section 21 is assumed North-South in direction.)

Dated this 18 day of June 1971.

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

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Regency Townhomes, 1st Addition this 14th day of June, 1971, A. D.

Marvin B. Staven
Marvin B. Staven, City Engineer

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 the plat of Regency Townhomes, 1st Addition will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 18 day of June, 1971, A. D.

Carl J. Nussrallah
Carl J. Nussrallah, P.E.

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That We, R. S. Salyards, Vice President, and D. F. Evans, Secretary, of Regency, Inc., a Nebraska corporation, sole owner and proprietors of the land embraced within this plat, have caused the same to be subdivided into lots and streets, said subdivision to be known as Regency Townhomes, 1st Addition, the lots numbered as shown and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for public use the streets as shown herein.

IN WITNESS WHEREOF, we do hereby set our hand this 18th day of June, 1971, A. D.

FOR REGENCY, INC.

R. S. Salyards
R. S. Salyards, Vice President

D. F. Evans
D. F. Evans, Secretary

CORPORATION ACKNOWLEDGMENT

State of Nebraska)
County of Douglas) SS

On this 18th day of June, 1971, A. D., before me a Notary Public in and for said County, personally came the above named R. S. Salyards, Vice President, and D. F. Evans, Secretary of Regency, Inc., 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 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.

Notary Public
Notary Public

My commission expires on the 24th day of April, 1974, A. D.

APPROVAL OF CITY PLANNING BOARD

This plat of Regency Townhomes, 1st Addition, was approved by the City Planning Board of the City of Omaha this 8th day of July, 1971, A. D.

Anson D. Marston
Chairman, Anson D. Marston

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.

Dated this ___ day of ___, 19___, A. D.

Sam J. Howell
Sam J. Howell, County Treasurer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Regency Townhomes, 1st Addition was approved and accepted by the City Council of Omaha this 13th day of July, 1971, A. D.

Eugene A. Leahy
Eugene A. Leahy, Mayor

Mary Galligan Cornett
Mary Galligan Cornett, City Clerk