

# REGENCY TOWNHOME

## 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 TH

PLAN 1435 REC 367

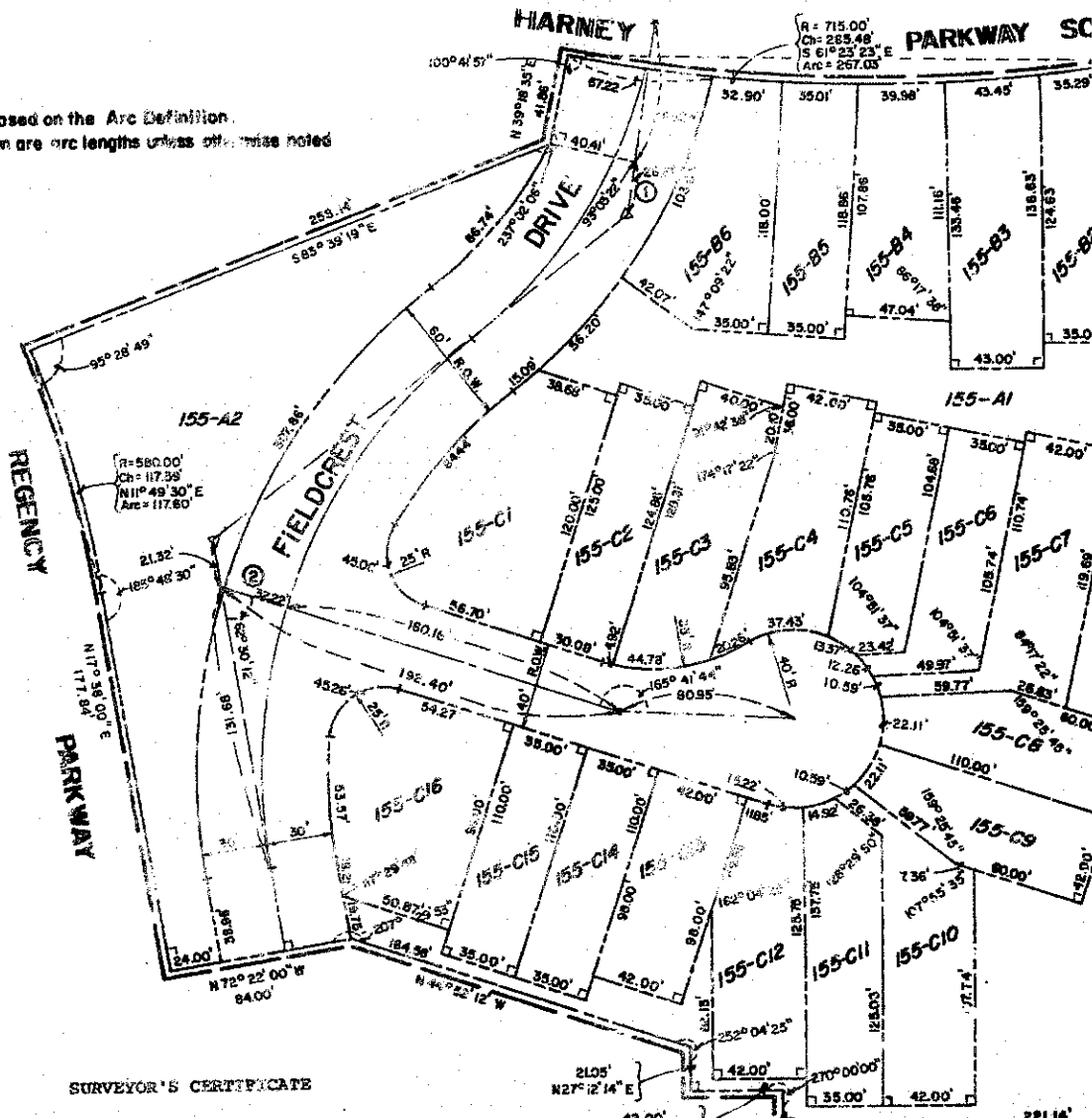
PLAT #8

**Notes:**

- All curve data is based on the Arc Definition.
- 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° 38' 46"  
R: 253.00'  
T: 153.00'  
L: 275.22'



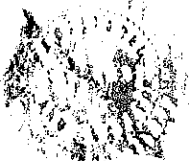
**SURVEYOR'S CERTIFICATE**

I, Carl J. Muscaliah, 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°33'00"E along said easterly right-of-way line of Regency Parkway a distance of 177.84 feet to a point of tangency; thence northeasterly 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 S59°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 (NE<sup>1</sup>/<sub>4</sub>) of said Section 21 is assumed North-South in direction.)

Dated this 18 day of June 1971.



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

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of Regency Townhomes, 1st Addition this 29th day of June 1971, A.D.

Marvin B. Staven, City Engineer

**ACKNOWLEDGMENT OF GRADING**

**KNOW ALL MEN BY THESE PRESENTS:**

That We, R. S. Salyards, Vice President, a Nebraska corporation, sole owner and pro have caused the same to be subdivided into Regency Townhomes, 1st Addition, the lots of the property as shown on this plat and streets as shown herein.

IN WITNESS WHEREOF, we do hereby set 19 71, A.D.

FOR REGENCY, INC.

R. S. Salyards  
Vice President

**CORPORATE**

State of Nebraska )  
County of Douglas ) SS

On this 18th day of June, 1971 said County, personally came the above named Evans, Secretary of Regency, Inc., a Nebraska to be the identical persons whose name and Secretary of said corporation, and the voluntary act and deed of such officers and the Corporate Seal of said corporation was Witness my hand and official seal the last

My commission expires on the 26th day of

**APPROVAL OF**

This plat of Regency Townhomes, 1st Addition of the City of Omaha this 29th day of June

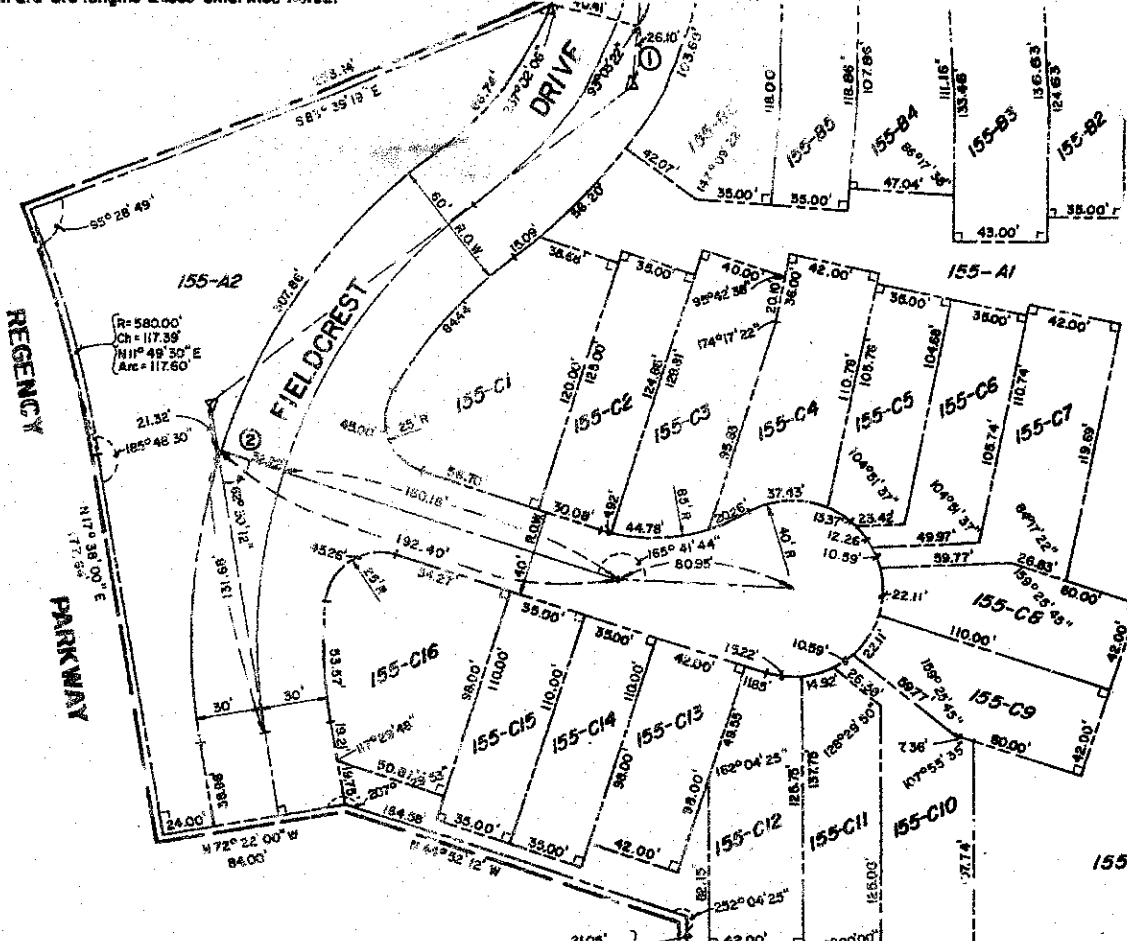
**COUNTY TR**

This is to certify that I find no regular of described in the Surveyor's Certificate and this office.

Dated this 21 day of July



C. All distances shown are in feet unless otherwise stated.



**CENTER LINE CURVE DATA**

- ① Δ = 43° 42' 29"
- D = 25° 07' 47"
- N = 228.00'
- T = 91.44'
- L = 173.93'
- ② Δ = 62° 19' 40"
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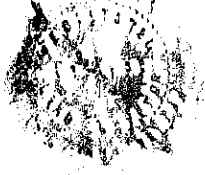
**SURVEYOR'S CERTIFICATE**

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 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:

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Dated this 18 day of June 1971.



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

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of Regency Townhomes, 1st Addition this 29th 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. Hussarallah*  
 Carl J. Hussarallah, P.E.

PREPARED BY  
 KIRKHAM, MICHAEL & ASSOCIATES  
 ARCHITECTS ENGINEERS

**KNOW ALL MEN BY THESE PRESENTS:**

That We, R. S. Salyards, Vice President, and a Nebraska corporation, sole owner and proprietor have caused the same to be subdivided into lot Regency Townhomes, 1st Addition, the lots and streets of the property as shown on this plat and we hereby certify that the same are as shown herein.

IN WITNESS WHEREOF, we do hereby set our hand and seal this 19th day of June, 1971, A.D.

FOR REGENCY, INC.

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

**CORPORATE SEAL**

State of Nebraska  
 County of Douglas

On this 18th day of June, 1971, said County, personally came the above named R. S. Salyards, Secretary of Regency, Inc., a Nebraska corporation, and he being the identical persons whose names are on the plat and Secretary of said corporation, and they voluntarily act and deed as such officers and as the Corporate Seal of said corporation was then and there placed on this plat.

Witness my hand and official seal the last day of June, 1971.

My commission expires on the 26th day of July, 1971.

**APPROVAL OF CITY ENGINEER OF OMAHA**

This plat of Regency Townhomes, 1st Addition of the City of Omaha this 29th day of June, 1971.

**COUNTY TREASURER**

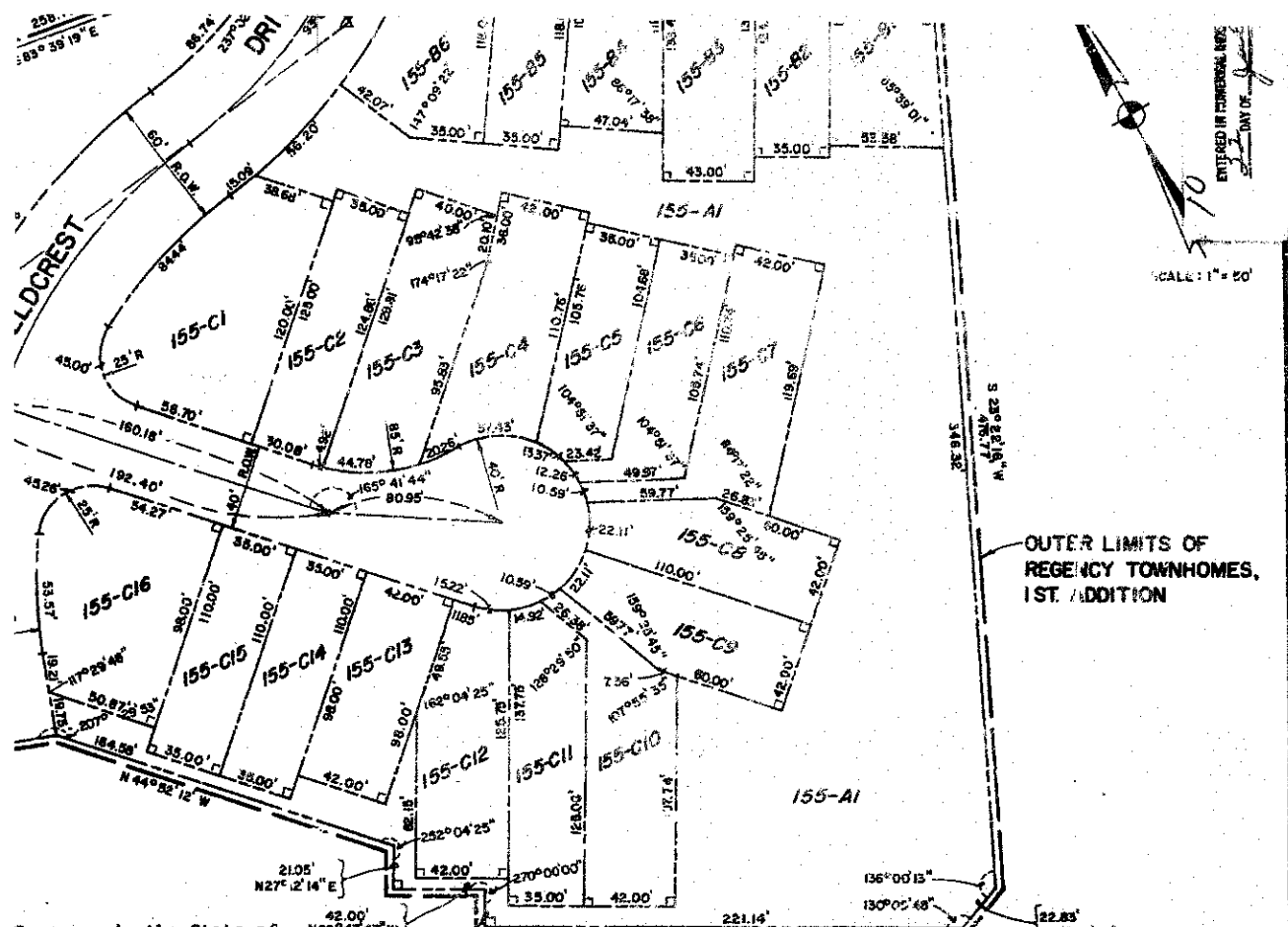
This is to certify that I find no regular of error described in the Surveyor's Certificate and on this office.

Dated this 21 day of July, 1971.

**OMAHA CITY CLERK**

This plat of Regency Townhomes, 1st Addition of Omaha this 13th day of July, 1971.

*Eugene A. Leahy*  
 Eugene A. Leahy, Mayor



Surveyor in the State of Nebraska has personally surveyed the outer limits of said Regency, 1st Addition, and I shall certify all lots, angle points, on of the grading, and ha, Nebraska in order to iron pins as shown on this limits and boundaries of e as follows:

y, 1st Addition, as platted more particularly described

said Lot 155, said cor- 146 said Regency, 1st y line of said Lot 155 a distance of 22.83 feet; thence N27°12'14"E distance of 42.00 feet; hence N44°52'12"W a distance of 84.00 feet to a point arkway as platted in said said easterly right-of-way set to a point of tangency; -of-way line of Regency ing a radius of 580.00 feet; a , and an arc length of 258.14 feet; thence N39° the southerly right-of- said Regency 1st Addition; t-of-way line of Harney ve having a radius of ng 861°23'23"E, and an arc rve; thence southeasterly ey Parkway South on a curve 4.54 feet, a long chord of gth of 30.92 feet to the ing 5.11 acres more or less. of said Section 21 is as-

**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 or shown herein.

IN WITNESS WHEREOF, we do hereby set our hand this 18<sup>th</sup> 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 18<sup>th</sup> day of June, 1971, A.D. before me a Notary Public 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.

[Signature]  
Notary Public

My commission expires on the Holiday 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 9<sup>th</sup> 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 of special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown on the records of this office.

Dated this 21 day of July, 1971, A.D.

[Signature]  
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 13<sup>th</sup> day of July, 1971, A.D.

[Signature]  
Eugene A. Leahy, Mayor

[Signature]  
Mary Calligan Cornett, City Clerk

1971.

[Signature]  
Allah and Surveyor

OFFICER OF OMAHA  
Addition this 29<sup>th</sup> day of June.

[Signature]  
in B. Staven, City Engineer

**PLATTING**  
of Omaha, Nebraska, in order to comes, 1st Addition will be graded with the City of Omaha.

[Signature]  
P. E.