

REGENCY 5th ADDITION TO THE PUBLIC

Part of the NE $\frac{1}{4}$ of 21-15-12
Lots 301 thru 329 incl.

Deed Book: 83/628
Mortgage Book: 83/633

PLAT IN BACK OF BOOK

35

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NE. 1976
13 DAY OF May 1976 AT 11:15 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

10.50

REGENCY 5TH ADDITION

A SUBDIVISION LOCATED IN PART OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 12 EAST DOUGLAS COUNTY, NEBRASKA

1976

Part of the NE 1/4 of 21-15-12
Lots 301 to 329 INC.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Regency 5th Addition this 24 day of February, 1976, A. D.

Thomas E. Cook
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Regency 5th Addition, was approved by the City Planning Board of the City of Omaha this 17 day of MARCH, 1976, A. D.

Donald L. Zern
Chairman, Donald L. Zern

CENTERLINE CURVE DATA

(Note: All curve data is based on the arc definition.)

1. Δ = 69°2'50"	2. Δ = 34°29'39"	3. Δ = 23°13'07"
D = 8°0'48"	D = 24°08'39"	D = 7°29'23"
R = 715.00'	R = 237.31'	R = 765.00'
T = 38.81'	T = 73.67'	T = 157.16'
L = 77.54'	L = 142.87'	L = 310.01'

NOTE: 1. Curve 2 Data shown is for total curve a portion of which was shown on Regency 1st Addition.
2. All distances along curves are arc lengths unless otherwise noted.

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.

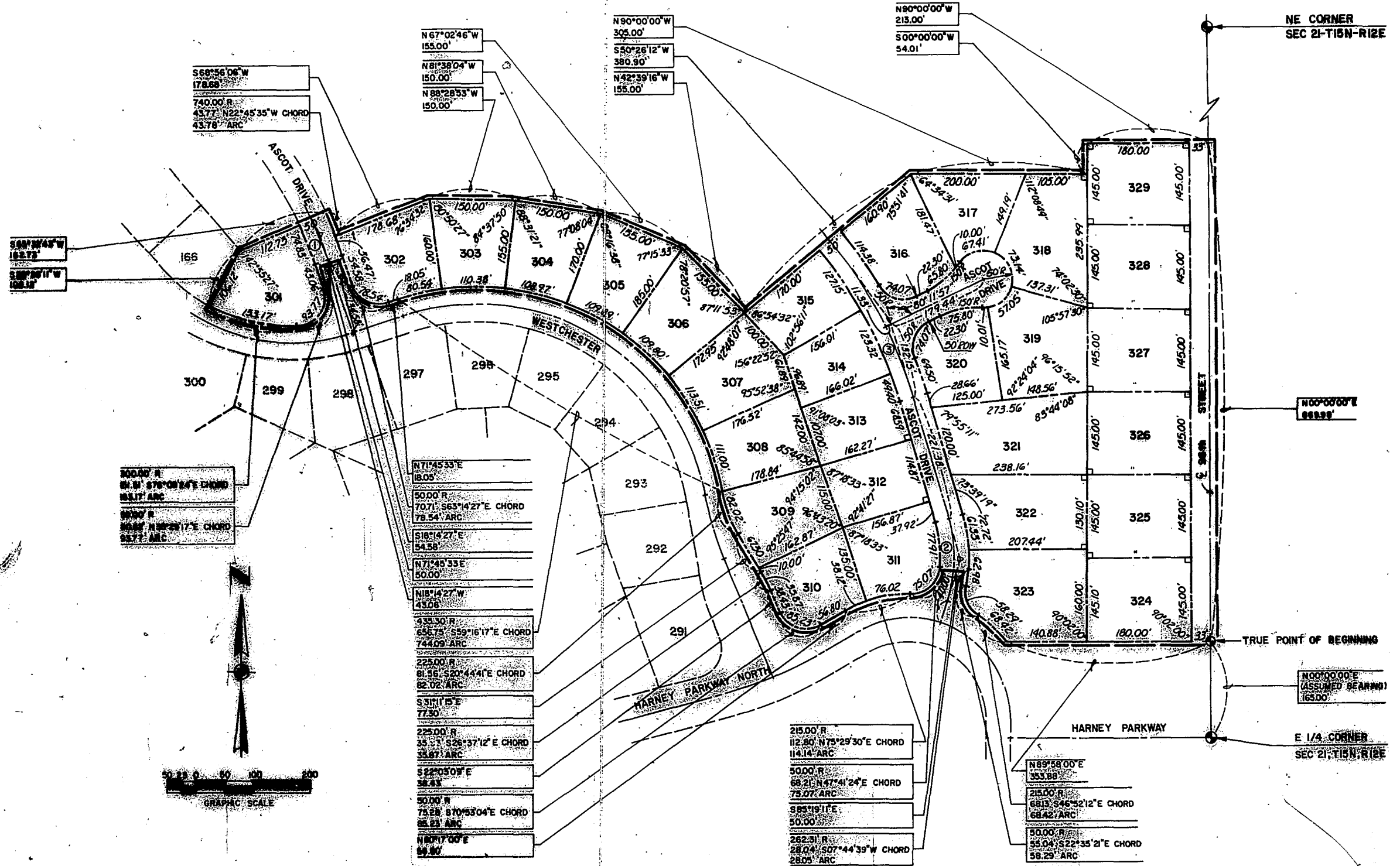
Dated this 25 day of February, 1976, A. D.

Sam J. Howell
Sam J. Howell, County Treasurer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Regency 5th Addition was approved and accepted by the City Council of Omaha this 30 day of April, 1976.

Edward Zorich
Edward Zorich, City Clerk



SURVEYOR'S CERTIFICATE

I, Carl J. Nussrallah, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed and staked with iron pins all corners, all lots, all streets, and all points, and the terminal points of all curves, as shown on this plat of Regency 5th Addition, the limits and boundaries of said addition are as follows:

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

Commencing at the East Quarter (EQ) corner of said Section 21; thence N 0°00'00" E (Assumed Bearing), along the east line of the northeast quarter (NEQ) of said Section 21, said line also being the centerline of 96th Street, a distance of 165.00 feet to the true point of beginning; thence N 0°00'00" E along said centerline of 96th Street, a distance of 869.98 feet; thence N 90°00'00" W a distance of 213.00 feet; thence S 0°00'00" W a distance of 54.01 feet; thence N 90°00'00" W a distance of 305.00 feet; thence S 50°26'12" W a distance of 380.90 feet; thence N 42°39'16" E a distance of 135.00 feet; thence N 67°02'46" W a distance of 155.00 feet; thence N 81°38'04" W a distance of 150.00 feet; thence N 81°02'51" W a distance of 150.00 feet; thence S 68°56'06" W a distance of 176.68 feet; thence northwesterly on a curve to the left, said curve having a radius of 740.00 feet, a long chord of 43.77 feet bearing N 22°45'35" W and an arc length of 43.78 feet; thence S 65°32'43" W a distance of 162.73 feet to the southeasterly corner of Lot 166, Regency 3rd Addition, a subdivision in said Section 21; thence S 28°28'11" W along the southerly line of said Lot 166, a distance of 106.12 feet to a point on the northerly right-of-way (R.O.W.) line of Westchester; thence southeasterly on a curve to the left, along said northerly R.O.W. line of Westchester, said curve having a radius of 300.00 feet, a long chord of 151.51 feet bearing S 76°09'24" E and an arc length of 153.17 feet to a point of compound curve; thence northeasterly on a curve to the left, along the westerly R.O.W. of Ascot Drive, said curve having a radius of 50.00 feet, a long chord of 80.62 feet bearing N 10°29'17" E and an arc length of 93.77 feet to a point of tangency; thence N 18°14'27" W along said westerly R.O.W. of Ascot Drive, a distance of 43.05 feet; thence N 71°45'33" E across the R.O.W. of Ascot Drive a distance of 50.00 feet; thence S 18°14'27" E along the easterly R.O.W. of said Ascot Drive, a distance of 54.58 feet to a point of curve; thence southeasterly on a curve to the left, along said easterly R.O.W. of Ascot Drive, said curve having a radius of 50.00 feet, a long chord of 70.71 feet bearing S 63°14'27" E and an arc length of 78.54 feet to a point of tangency; thence N 11°45'33" E along said northerly R.O.W. of Westchester, a distance of 18.05 feet to a point of curve; thence southeasterly on a curve to the right, along said northerly R.O.W. of Westchester, said curve having a radius of 435.30 feet, a long chord of 656.75 feet bearing S 59°16'17" E and an arc length of 744.09 feet to a point of reverse curve; thence southeasterly on a curve to the left, along said northerly R.O.W. of Westchester, said curve having a radius of 225.00 feet, a long chord of 81.56 feet bearing S 20°44'41" E and an arc length of 82.02 feet to a point of tangency; thence S 10°11'15" E along said northerly R.O.W. of Westchester a distance of 77.30 feet to a point of curve; thence southeasterly on a curve to the right, along said northerly R.O.W. of Westchester, said curve having a radius of 225.00 feet, a long chord of 85.83 feet bearing S 26°37'12" E and an arc length of 35.87 feet to a point of tangency; thence S 22°03'09" E along said northerly R.O.W. of Westchester a distance of 38.43 feet to a point of curve; thence southeasterly on a curve to the left, along said northerly R.O.W. of Westchester, said curve having a radius of 252.31 feet, a long chord of 75.28 feet bearing S 70°53'04" E and an arc length of 85.23 feet to a point of tangency; thence N 0°17'00" E along the northerly R.O.W. of Harney Parkway North, a distance of 56.80 feet to a point of curve; thence northeasterly on a curve to the right, along said northerly R.O.W. of Harney Parkway North, said curve having a radius of 215.00 feet, a long chord of 112.80 feet bearing N 75°29'30" E and an arc length of 114.14 feet to a point of reverse curve; thence northeasterly on a curve to the left, along the westerly R.O.W. of Ascot Drive, said curve having a radius of 50.00 feet, a long chord of 68.21 feet bearing N 47°01'24" E and an arc length of 75.07 feet; thence S 85°19'11" E across said R.O.W. of Ascot Drive, a distance of 50.00 feet; thence southeasterly on a curve to the right, along the easterly R.O.W. of said Ascot Drive, said curve having a radius of 50.00 feet, a long chord of 78.07 feet bearing S 70°43'39" W and an arc length of 28.05 feet to a point of reverse curve; thence southeasterly on a curve to the left, along said easterly R.O.W. of Ascot Drive, said curve having a radius of 50.00 feet, a long chord of 55.04 feet bearing S 22°35'21" E and an arc length of 58.29 feet to a point of reverse curve; thence southeasterly on a curve to the right, along the northerly R.O.W. of Harney Parkway North, said curve having a radius of 215.00 feet, a long chord of 68.13 feet bearing S 05°21'12" E and an arc length of 68.42 feet; thence N 89°58'00" E, along the northerly R.O.W. of Harney Parkway a distance of 353.88 feet to the point of beginning, said tract of land containing 17.62 acres more or less.

Dated this 24 day of February, 1976.

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, R. L. Daly, Executive Vice President - Finance, and Frank P. Hannan, Executive Vice President and Secretary, of United Benefit Life Insurance Company, 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 5th 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 24 day of February, 1976, A. D.

FOR UNITED BENEFIT LIFE INSURANCE COMPANY
R. L. Daly Executive Vice President - Finance
Frank P. Hannan Executive Vice President and Secretary

CORPORATION ACKNOWLEDGMENT

State of Nebraska ss
County of Douglas
On this 24 day of February, 1976, A. D., before me a Notary Public in and for said County, personally came the above named R. L. Daly, Executive Vice President - Finance, 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 Executive Vice President - Finance, and Executive Vice President and Secretary of said Corporation, and they acknowledged the execution thereof 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.
Carl J. Nussrallah
Notary Public
My commission expires on the 13 day of April, 1976, A. D.

ACKNOWLEDGMENT OF GRADING

I hereby certify that the streets within this plat of Regency 5th Addition are graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 24 day of February, 1976, A. D.

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



BOOK 1544

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, 1976 APR 15 A.M. CARL J. NUSSRALLAH, REGISTERED DEEDS 50