

REGENCY LAKE ADDITION II

Lots 162A through 162C inc.

A replat of Lots 162A, 162B, & Part of 162C, Regency Lake Add., A subdivision located in part of the SW $\frac{1}{4}$ of Section 21, Township 15 North, Range 12 East, Douglas County, Nebr.

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REGENCY LAKE ADDITION II

A REPLAT OF LOTS 162A, 162B, AND PART OF 162C, REGENCY LAKE ADDITION, A SUBDIVISION LOCATED IN PART OF THE SW 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 12 EAST, DOUGLAS COUNTY, NEBRASKA

1982

(LOTS 162-A THROUGH 162-C, INCLUSIVE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT we, and each of us, being the designated persons below named and indicated who have each by a separate supplementary acknowledged and signed certificate adopted, approved, and ratified this dedication and replat and being severally all of the owners, proprietors and mortgagees of all of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be platted, replatted, and subdivided into lots, said subdivision to be known as REGENCY LAKE ADDITION II (a replat of all of Lots 162A and B and part of Lot 162-C Regency Lake Addition, a subdivision located in Douglas County, Nebraska, as surveyed, platted, and recorded), the lots to be numbered as shown (Lots 162-A through 162-C, inclusive); THAT we, and each of us, do hereby approve the disposition by replat of the property as shown on this plat, and grant each of the several drainage, sewer, and water easements as shown on this plat and being such easements of record at its effective date; and THAT we, and each of us, do, herewith reserving a right of use for gardens, shrubs, landscaping, or other purposes compatible with the nature and use of such easements but not inclusive of any building, wall, or other like permanent improvement, hereby grant each of the several perpetual easements to each of Northwestern Bell Telephone Company, Omaha Public Power District, and their respective assigns and successors to erect, maintain, operate, renew, and repair their respective cables, conduits, poles, wires, and other related facilities, and to extend thereon cables, conduits, or wires for carrying, receiving, and transmitting electric current for heat, light, or power or signals and sounds of all kinds inclusive of those of a cable television system across, on, over, through, or under easements as shown on this plat and being such easements of record at its effective date and further hereby grant perpetual easements to the Metropolitan Utilities District and its assigns and successors 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 easements as shown on this plat and being such easements of record at its effective date.

IN WITNESS WHEREOF, each of the persons below named and indicated has executed this dedication effective on February 5, 1982, by a separate acknowledged and signed certificate hereto attached.

LOT 162-A Owner: UNITED BENEFIT LIFE INSURANCE COMPANY
and
Lot 162-B
Lot 162-C Owner: OMAHA REGENTS
Mortgagee: Equitable Life Assurance Society of the United States

S.E. CORNER OF LOT 162C, REGENCY LAKE ADDITION (FORMERLY THE S.E. CORNER OF LOT 162, REGENCY 2ND ADDITION).

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes both due and 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 6th day of MAY, 1982, A.D.

Sam J. Howell
Sam J. Howell, County Treasurer

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Regency Lake Addition II (Lots 162-A through 162-C inclusive) as to the Design Standards this 19th day of June, 1982, A.D.

Ray D. Neumann
City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code this 1st day of September, 1982, A.D.

DOUGLAS COUNTY SURVEYOR.

Eric J. Sampson

APPROVAL OF CITY PLANNING BOARD

This plat of Regency Lake Addition II was approved by the City Planning Board of the City of Omaha this 7 day of June, 1982, A.D.

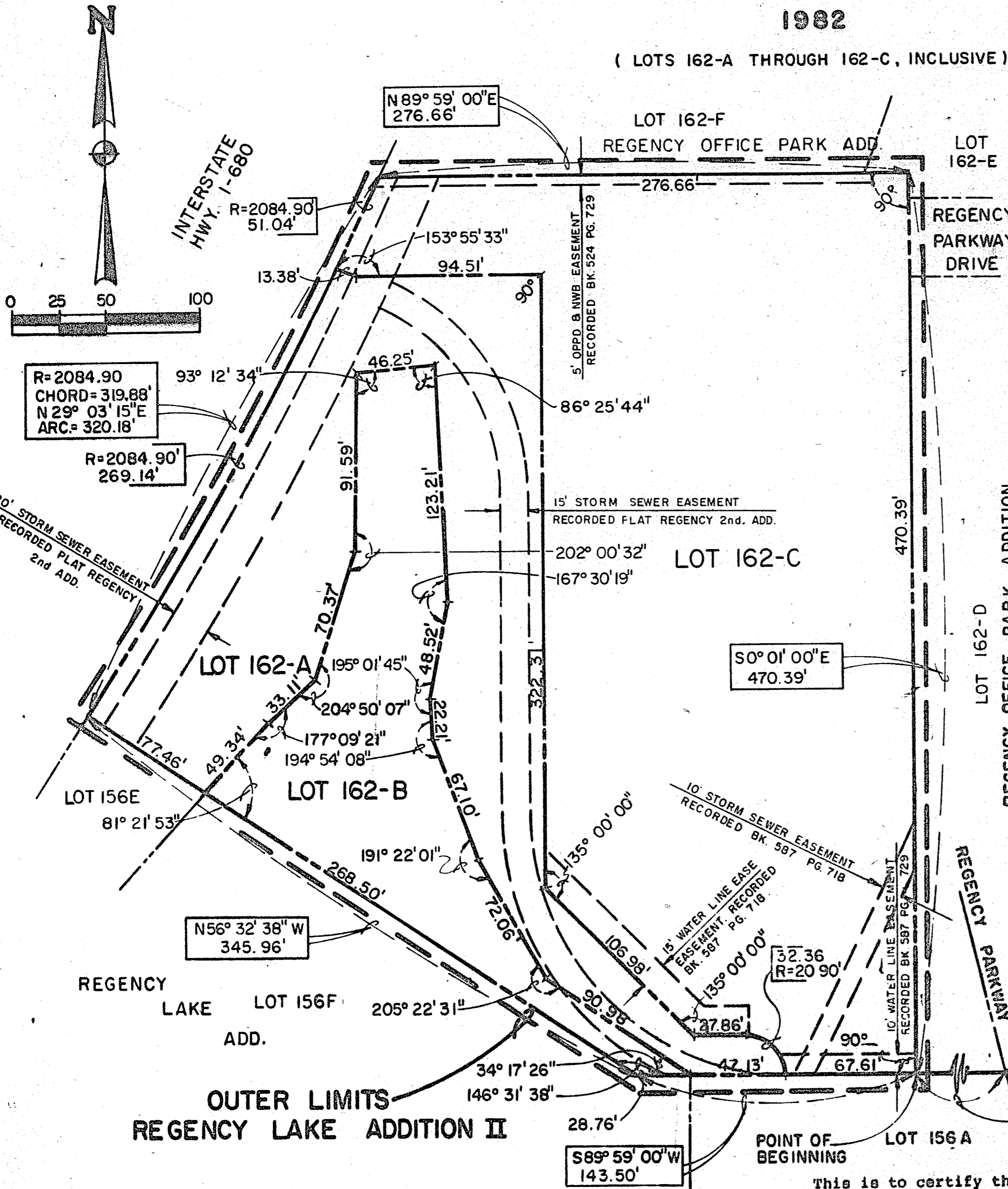
Alta Rigo
Chairman

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Regency Lake Addition II was approved and accepted by the Council of Omaha this 24th day of August, 1982, A.D.

Michael Boyle
Mayor

Manuel...
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 of all lots, streets, angle points, and the terminal points of all curves, as shown on this plat of Regency Lake Addition II, the limits and boundaries of said addition are as follows:

A tract of land being all of Lots 162A and 162B and part of Lot 162C, Regency Lake Addition; said Lots 162A, 162B and 162C, Regency Lake Addition formerly being part of Lot 162, Regency 2nd Addition. Regency Lake Addition is located in part of the Southwest Quarter (SW 1/4) of Section 21, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska. The limits and boundaries of said tract of land (Regency Lake Addition II) are more particularly described as follows:

Commencing at the southeasterly corner of said Lot 162C, Regency Lake Addition (formerly the southeasterly corner of said Lot 162, Regency 2nd Addition); thence S 89° 59' 00" W (Assumed Bearing), along the southerly property line of said Lot 162C, Regency Lake Addition, a distance of 326.50 feet to the point of beginning; thence S 89° 59' 00" W, along the southerly property lines of said Lots 162A, 162B and 162C, Regency Lake Addition, a distance of 143.50 feet; thence N 56° 32' 38" W, along the southerly property lines of said Lots 162A and 162B, Regency Lake Addition, a distance of 345.96 feet to a point on the easterly right-of-way (ROW) line of Interstate Highway Number 680 (I-680); thence northeasterly, along said easterly ROW line of I-680, on a curve to the left, said curve having a radius of 2,084.90 feet, a long chord of 319.88 feet bearing N 29° 03' 15" E, and an arc length of 320.18 feet to the northwesterly corner of said Lot 162C, Regency Lake Addition; thence N 89° 59' 00" E, along the northerly property line of said Lot 162C, Regency Lake Addition, a distance of 276.66 feet; thence S 0° 01' 00" E, a distance of 470.39 feet to the point of beginning; said tract of land contains 3.50 acres more or less.



Date June 12, 1982
Carl J. Nussrallah
Carl J. Nussrallah
Registered Land Surveyor
L.S. No. 199

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES

SHEET 1 OF 3

REGENCY LAKE ADDITION II

LOTS 162-A and 162-B

Certificate of Dedication

Each of the undersigned, being one or more of the several owners, proprietors, and mortgagees therein described, hereby adopts, approves, and ratifies the dedication of Regency Lake Addition II effective on February 11, 1981.

United Benefit Life Insurance Co., a Nebraska insurance corporation

BY [Signature]
Its President or Vice President

BY [Signature]
Its Secretary or Assistant Secretary

SUBSCRIBED and ACKNOWLEDGED before me by said officers on February 11, 1981.

[Signature]
Notary Public
A GENERAL NOTARY PUBLIC IN THE STATE OF NEBRASKA

LOT 162-C

Certificate of Dedication

Each of the undersigned, being one or more of the several owners, proprietors, and mortgagees therein described, hereby adopts, approves, and ratifies the dedication of Regency Lake Addition II effective on 3/25, 1981.

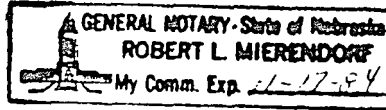
Omaha Regents, a Nebraska general partnership

BY [Signature]
General Partner
and

BY [Signature]
General Partner

SUBSCRIBED and ACKNOWLEDGED before me by said partners on

March 25, 1981, 1981.



Notary Public

Equitable Life Assurance Society of the United States, Mortgagee

BY [Signature] Kenneth L. Conn
Its ~~President~~ or Vice President

BY [Signature]
Its ~~Secretary~~ or Assistant Secretary

SUBSCRIBED and ACKNOWLEDGED before me by said officers on

May 18th, 1981.

[Signature]
Notary Public

WALTER F. ALLEN
Notary Public, State of New York
Qualified in Kings Co. No. 24-5033000
Cert. Filed in New York County
Commission Expires March 30, 1982

STATE OF CALIFORNIA,

County of SAN MATEO } ss.

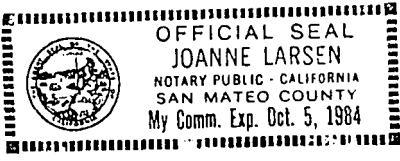
On this 1st day of APRIL in the year one thousand nine hundred and 81 before me, Joanne Larsen, a Notary Public, State of California, duly commissioned and sworn, personally appeared MILLEN YEAM

known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the SAN MATEO County of SAN MATEO the day and year in this certificate first above written.

[Signature]
Notary Public, State of California

My Commission Expires 10-5-84



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
AT 3:45 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS
DAY OF April

