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JUN 11 3 07 PM '94

REGISTRAR & RECORDER
DOUGLAS COUNTY, NE

SEVEN PINES

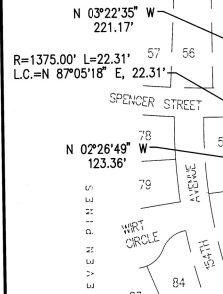
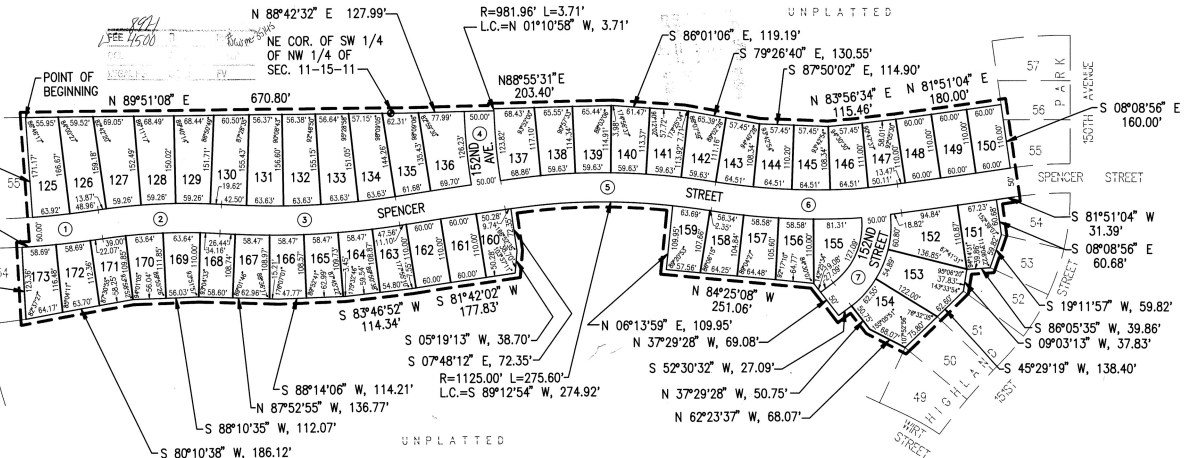
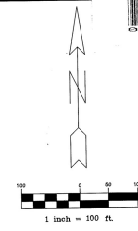
LOTS 125 THRU 173 INCLUSIVE

BEING A PLATTING OF PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF SAID NW 1/4, ALL IN SECTION 11, T 15 N, R 11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in SEVEN PINES (LOTS 125 THRU 173, INCLUSIVE) being a platting of part of the SW 1/4 of the NW 1/4 and part of the SE 1/4 of said NW 1/4, all in Section 11, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 55, Seven Pines (Lots 1 thru 124, inclusive), a subdivision located in said NW 1/4 of Section 11, said point also being on the North line of said SW 1/4 of the NW 1/4 of Section 11; thence N89°51'08"E, assumed bearing along the North line of the South 1/2 of said NW 1/4 of Section 11, a distance of 670.80 feet; thence N88°42'32"E, a distance of 127.99 feet; thence Northerly, on a curve to the right with a radius of 981.98 feet, a distance of 3.71 feet, said curve having a long chord which bears N01°10'58"W, a distance of 3.71 feet; thence N88°55'31"E, a distance of 203.40 feet; thence S86°01'06"E, a distance of 119.13 feet; thence S79°26'40"E, a distance of 130.55 feet; thence S87°50'02"E, a distance of 114.90 feet; thence N83°56'34"E, a distance of 115.46 feet; thence N81°51'04"E, a distance of 180.00 feet to a point on the West line of Lot 56, Highland Park, a subdivision located in said NW 1/4 of Section 11; thence along the Westerly line of said Highland Park on the following described courses; thence S08°08'56"E, a distance of 160.00 feet; thence S81°51'04"W, a distance of 31.39 feet; thence S08°08'56"E, a distance of 60.68 feet; thence S19°11'15"W, a distance of 59.82 feet; thence S09°03'13"W, a distance of 39.86 feet; thence S09°03'13"W, a distance of 37.83 feet; thence S48°29'19"W, a distance of 138.40 feet to the Westerly corner of Lot 50, said Highland Park; thence N62°23'37"W, a distance of 68.07 feet; thence N37°29'28"W, a distance of 50.75 feet; thence S52°30'32"W, a distance of 27.09 feet; thence N57°29'28"W, a distance of 63.08 feet; thence N84°25'08"W, a distance of 251.06 feet; thence N06°13'59"E, a distance of 109.95 feet; thence Westerly on a curve to the left with a radius of 1125.00 feet, a distance of 275.89 feet, said curve having a long chord which bears S89°12'54"W, a distance of 274.92 feet; thence S07°48'12"E, a distance of 72.35 feet; thence S05°19'13"W, a distance of 38.70 feet; thence S14°42'02"W, a distance of 177.83 feet; thence S63°46'52"W, a distance of 114.34 feet; thence S88°14'06"W, a distance of 114.21 feet; thence S09°03'13"W, a distance of 37.83 feet; thence S08°14'06"W, a distance of 114.21 feet; thence S87°52'55"W, a distance of 136.77 feet; thence S88°10'35"W, a distance of 112.07 feet; thence S00°10'38"W, a distance of 186.12 feet to the Southeast corner of Lot 54, said Seven Pines (Lots 1 thru 124, inclusive) on the following described courses; thence N02°26'49"W, a distance of 123.36 feet; thence Easterly, on a curve to the left with a radius of 1376.00 feet, a distance of 22.31 feet, said curve having a long chord which bears N87°05'18"E, a distance of 22.31 feet; thence N03°22'25"W, a distance of 221.17 feet to the point of beginning.



- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

Curve Data

CURVE	BEARING	LENGTH	TANGENT	DELTA
1	130.00°	115.01'	27.54'	04°52'51"
2	80.00°	205.86'	103.34'	12°24'57"
3	130.00°	115.01'	27.54'	04°52'51"
4	1008.86°	123.17'	81.86'	07°00'30"
5	1150.00°	205.86'	103.34'	12°24'57"
6	1000.00°	375.81'	189.23'	17°44'43"
7	150.00°	152.51'	83.98'	08°19'19"

SEE 11-5-11 016000
SEE 11-5-11 016000
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APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of SEVEN PINES (lots 125 thru 173, inclusive) as to the Design Standards this 4th day of November, 1993.

David L. Neumann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

David L. Neumann 7-6-94
CITY ENGINEER Date

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of SEVEN PINES (lots 125 thru 173, inclusive) was approved by the City Planning Board on this 4th day of October, 1993.

Kathleen Zellmer
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the SEVEN PINES (lots 125 thru 173, inclusive) was reviewed by the office of the Douglas County Engineer on this 27th day of September, 1993.

David L. Neumann
DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE
This plat of SEVEN PINES (lots 125 thru 173, inclusive) was approved by the City Council of Omaha on this 27th day of October, 1993.

David L. Neumann
MAYOR
David L. Neumann
ATTEST CITY CLERK
Paul Hill
PRESIDENT OF COUNCIL

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.

Robert Clark 6/26/94
COUNTY TREASURER DATE

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
JSS
COUNTY OF DOUGLAS)

On this 23 day of SEP, 1993, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.
Gale L. Larsen
Notary Public
My commission expires _____

DEDICATION
Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, Owner of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SEVEN PINES (Lots 125 Thru 173, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to 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-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said 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 set our hands this 23 day of Sep, 1993
CELEBRITY HOMES, INC.
Gale L. Larsen
GALE L. LARSEN, PRESIDENT

ELLIOTT & ASSOCIATES
5616 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

SEVEN PINES
LOTS 125 THRU 173
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 8-193-93
DATE 9/23/93
DRAWN BY JSS
CHECKED BY JSS
DATE 10/27/93
CREATED BY JSS

FILED 30