



BK 2004 PG 060



DEED 1995005071

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May 15 12 37 PM '95

GEORGE J. ...
REGISTER ...
DOUGLAS ...

5071 11-15-11 *Deeds*

7960 R	FB 0160000
1MB 0/0	COMP MC-35145
SCAN	FV

RECEIVED

May 15 12 37 PM '95

5011 1-15-11 J. Peels
7920
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BOONVILLE MO

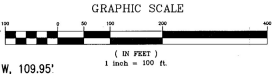
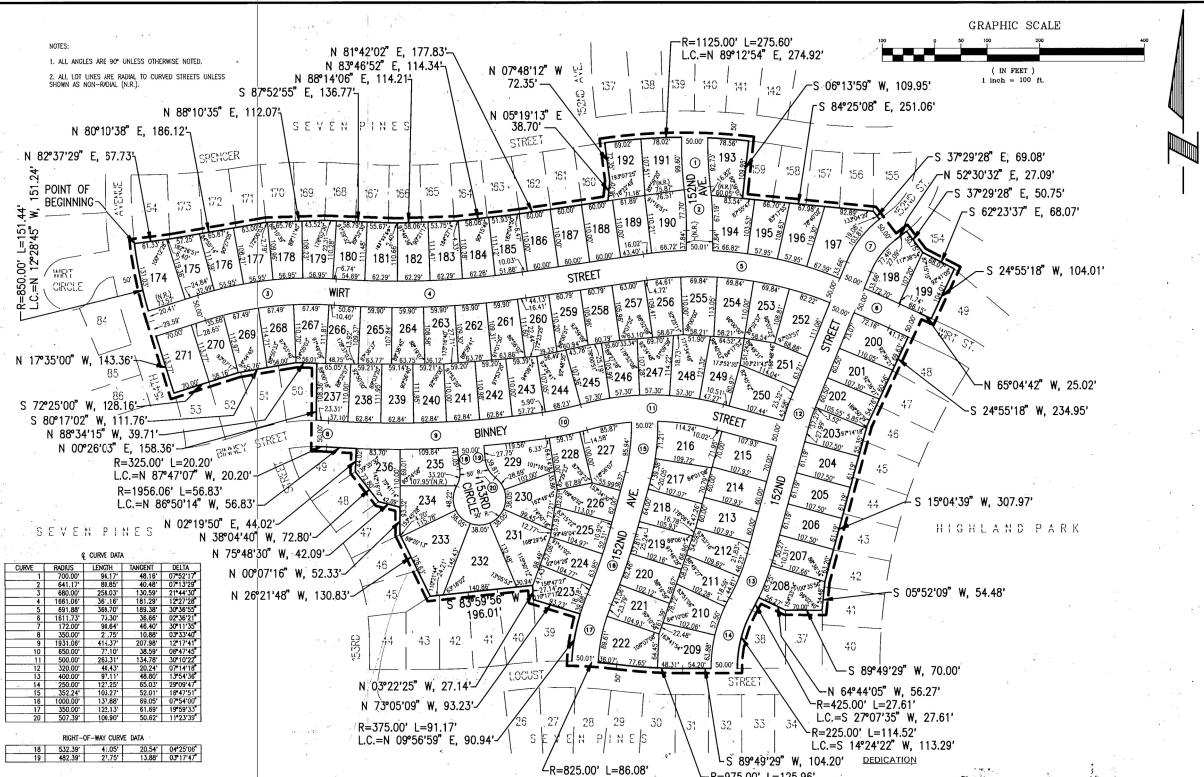
GEORGE J. BUNYER
REGISTERED SURVEYOR
DOUGLAS COUNTY, NEBRASKA
SURVEYOR'S CERTIFICATE

SEVEN PINES

LOTS 174 THRU 271 INCLUSIVE

BEING A PLATING OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA
SURVEYOR'S CERTIFICATE

1833-0014-01



NOTES:
1. ALL UNLINED ARE UNLINED OVERLAP NOTED.
2. ALL LOT LINES ARE TO CORNER STREETS UNLESS SHOWN AS NON-CORNER (N.C.).

CURVE	RADIUS	CHORD	ANGLE	DELTA
1	700.00	81.77	48.18	0.926174
2	481.17	32.87	20.48	0.414470
3	680.00	28.02	16.59	0.314470
4	481.17	18.18	10.59	0.222470
5	481.17	18.18	10.59	0.222470
6	722.00	84.44	48.40	0.911174
7	1000.00	113.27	65.53	1.314470
8	1000.00	113.27	65.53	1.314470
9	1000.00	113.27	65.53	1.314470
10	1000.00	113.27	65.53	1.314470
11	1000.00	113.27	65.53	1.314470
12	1000.00	113.27	65.53	1.314470
13	1000.00	113.27	65.53	1.314470
14	1000.00	113.27	65.53	1.314470
15	1000.00	113.27	65.53	1.314470
16	1000.00	113.27	65.53	1.314470
17	1000.00	113.27	65.53	1.314470
18	1000.00	113.27	65.53	1.314470
19	1000.00	113.27	65.53	1.314470
20	1000.00	113.27	65.53	1.314470

RIGHT-OF-WAY CURVE DATA				
STATION	CHORD	ANGLE	DELTA	
18	512.31	31.97	18.84	0.375174
19	486.36	31.97	18.84	0.371174

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of SEVEN PINES (lots 174 thru 271, inclusive) as the Design Standards this day of April, 1994.

Ray L. Neumann
CITY ENGINEER

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

Ray L. Neumann 5-9-95
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE
This plat of SEVEN PINES (lots 174 thru 271, inclusive) was approved by the City Council of Omaha on this 18 day of May, 1994.

MAYOR
ATTEST
CITY CLERK
PRESIDENT OF COUNCIL

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the SEVEN PINES (lots 174 thru 271, inclusive) was reviewed by the office of the Douglas County Engineer on this 18 day of March, 1994.

Luella
DOUGLAS COUNTY ENGINEER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 28 day of MAR, 1994, 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.

Homer R. Hunt
Notary Public
My commission expires



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 hereinafter known as SEVEN PINES (lots 174 thru 271, 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 28 day of March, 1994.

CELEBRITY HOMES, INC.
Gale L. Larsen
SALE L. LARSEN, PRESIDENT

Robert Clark
REGISTERED SURVEYOR
LS-419
APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of SEVEN PINES (lots 174 thru 271, inclusive) was approved by the City Planning Board on this 18 day of April, 1994.

John G. Hansen
CHAIRMAN OF CITY PLANNING BOARD

COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no regular or special taxes due on the property described in the Surveyor's Certificate and a return of the plat of survey by the records of this office.

James M. Hansen
COUNTY TREASURER
DATE

ELLIOTT & ASSOCIATES
5116 SOUTH 123RD STREET - OMAHA, NE 68137 - (402)895-4700
SEVEN PINES
LOTS 174 THRU 271 INCLUSIVE
OMAHA, NEBRASKA
FINAL PLAT