

BK 2169 PG 576-582



DEED 2000 17061

Nebr Doc Stamp Tax
12-12-00
Date
S EX04
By CP

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 DEC 12 PM 3: 16

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Div*  
*7*  
*27*

*F*

*1/19/00* *MI-44667 new*  
 FEE *18* *MI-44625-old*  
 EXP *Comp* *CO* *COMP* *882*  
 DEL *JB* *SCAN* *dc* *FY*

*7998*

*Box 15*

# WOOD CREEK REPLAT TWENTY ONE

LOTS 1 THRU 18 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 11 THRU 15 INCLUSIVE AND ALSO ALL OF LOTS 22 THRU 25 INCLUSIVE, WOOD CREEK REPLAT TWO, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

OPPD AND USWC EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN PLAT DEDICATION OF PLAT AS RECORDED IN BOOK #2126, PAGE #691

## DEDICATION

Know all men by these presents that we, CELEBRITY TOWNHOMES, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WOOD CREEK REPLAT TWENTY ONE, and we do hereby ratify and approve of the disposition of our property as shown on this plat, 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, except those side boundary lot lines which are occupied by the common wall between the duplex units; 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, 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 cul-de-sac 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.

CELEBRITY TOWNHOMES, L.L.C. FORMERLY KNOWN AS VILLAGE HOMES LLC

*Chad Larsen*  
CHAD LARSEN MANAGER

## ACKNOWLEDGMENT OF NOTARY

State of Nebraska )  
County of Douglas ) SS



On this 14th day of December 2000, before me, a Notary Public, duly commissioned and qualified for said County, appeared Chad Larsen, manager of CELEBRITY TOWNHOMES, L.L.C., who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the above instrument and they acknowledged the signing of the same to be their voluntary act and deed as said manager of said L.L.C.

*Alana M. Hallquist* 12-4-00  
Notary Public Date

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 5th day of Dec 2000.

*[Signature]*  
Douglas County Treasurer



## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

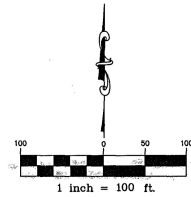
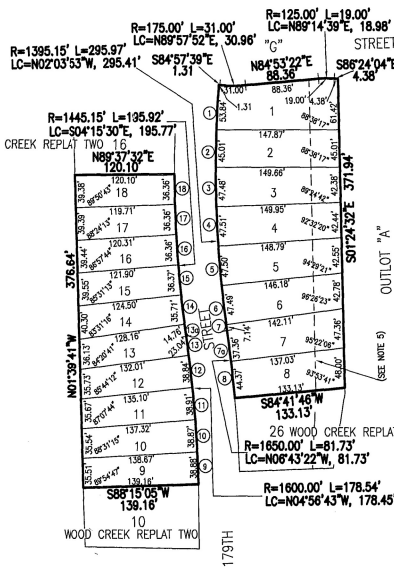
Dec. 8, 2000  
Date  
*[Signature]*  
City Engineer

## CURVE DATA

- (18) R=1445.15' L=36.37'  
LC=S01°05'43"E, 36.36'
- (17) R=1445.15 L=36.36'  
LC=S02°32'13"E, 36.36'
- (16) R=1445.15 L=36.36'  
LC=S03°58'43"E, 36.36'
- (15) R=1445.15 L=36.37'  
LC=S05°25'13"E, 36.37'
- (14) R=1445.15 L=35.71'  
LC=S06°50'57"E, 35.71'
- (13a) R=1445.15 L=14.76'  
LC=S07°50'58"E, 14.76'
- (13) R=1600.00' L=23.04'  
LC=N07°43'46"W, 23.04'
- (12) R=1600.00' L=38.84'  
LC=N06°37'17"W, 38.84'
- (11) R=1600.00' L=38.91'  
LC=N05°13'46"W, 38.91'
- (10) R=1600.00' L=38.87'  
LC=N03°50'12"W, 38.87'
- (9) R=1600.00' L=38.88'  
LC=N02°26'41"W, 38.88'

## CURVE DATA

- (1) R=1395.15' L=53.84'  
LC=S02°54'25"W, 53.84'
- (2) R=1395.15' L=45.01'  
LC=S00°52'38"W, 45.01'
- (3) R=1395.15' L=47.49'  
LC=S01°01'18"E, 47.47'
- (4) R=1395.15' L=47.51'  
LC=S02°58'20"E, 47.51'
- (5) R=1395.15' L=47.50'  
LC=S04°55'23"E, 47.49'
- (6) R=1395.15' L=47.49'  
LC=S06°52'25"E, 47.49'
- (7) R=1395.15' L=7.14'  
LC=S07°59'43"E, 7.14'
- (7a) R=1650.00' L=37.36'  
LC=N07°29'36"W, 37.36'
- (8) R=1600.00' L=44.37'  
LC=N06°04'27"W, 44.37'



SQUARE FEET	SQUARE FEET
LOT 1 6,352 SQ. FT.	LOT 18 4,538 SQ. FT.
LOT 2 6,700 SQ. FT.	LOT 17 4,542 SQ. FT.
LOT 3 6,735 SQ. FT.	LOT 16 4,585 SQ. FT.
LOT 4 6,722 SQ. FT.	LOT 15 4,668 SQ. FT.
LOT 5 6,840 SQ. FT.	LOT 14 4,786 SQ. FT.
LOT 6 6,497 SQ. FT.	LOT 12 4,973 SQ. FT.
LOT 7 6,389 SQ. FT.	LOT 11 5,077 SQ. FT.
LOT 8 6,223 SQ. FT.	LOT 10 5,125 SQ. FT.
	LOT 9 5,169 SQ. FT.

## NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 180TH STREET OR TO "F" STREET FROM ANY LOTS ABUTTING SAID STREETS.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 385 AND TO THE CITY OF OMAHA OVER ALL OF LOTS "A" AND "B".

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and at all corners of all lots, streets, angle points, and ends of all curves in WOOD CREEK REPLAT TWENTY ONE (the lots numbered as shown), being a replat of all of Lots 11 thru 15 inclusive and all of Lots 22 thru 25 inclusive, WOOD CREEK REPLAT TWO a subdivision located in the NE 1/4 Section 4, Township 14 North, Range 11 East of the 6th P.M., DOUGLAS COUNTY, NEBRASKA.

*Robert Clark, LS-419*  
Robert Clark, LS-419  
Date Nov. 30, 2000



## APPROVAL OF CITY PLANNING DIRECTOR

This plat of WOOD CREEK REPLAT TWENTY ONE, was approved as a subdivision, on 12/12/00, Lots 1 thru 15, also all of lots 22 thru 25 inclusive, WOOD CREEK REPLAT TWO, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements set forth in Section 7.08, Home Rule Charter of the City of Omaha. This Minor Subdivision Plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's Signature.

*[Signature]*  
Planning Director  
Date 12/12/00

Project No.	92053.5
Date:	11-29-00
Designed By:	TRH
Drawn By:	TJC
Checked By:	
Scale:	1" = 100'

## MINOR PLAT

## WOOD CREEK REPLAT TWENTY ONE

OMAHA, NEBRASKA

## E&A CONSULTING GROUP, INC.

ENGINEERS • PLANNERS • SURVEYORS

12001 Q STREET  
OMAHA, NE 68137-3542  
PHONE: (402) 895-4700  
FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 420-7217  
FAX: (402) 420-7218

3848

7-73