



BK 2185 PG 626-632



DEED 2001 09030

RICHARD M. TA  
REGISTER OF DEEDS  
DOUGLAS COUNTY

2001 JUL 16 PM 12:14

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

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7  
15

50 New # M1 - 44714  
 FEE 42 FB M1 - 44637 = old  
 BKP. \_\_\_\_\_ C/O \_\_\_\_\_ COMP BV  
 DEL SD SCAN CR FV \_\_\_\_\_

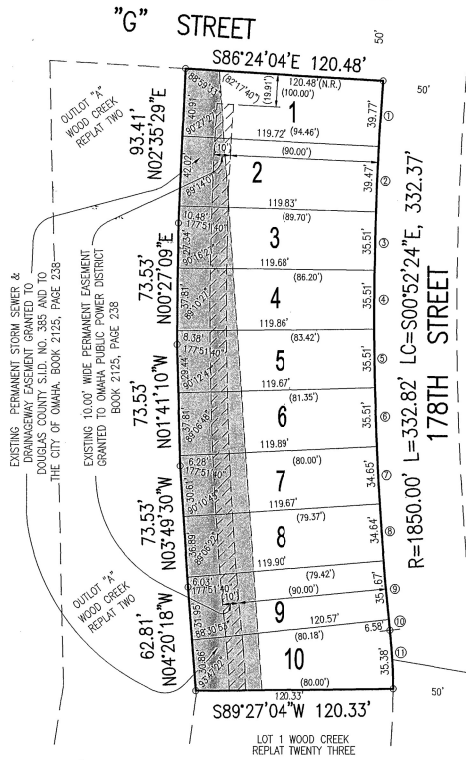
✓ 10450

# WOOD CREEK REPLAT TWENTY FIVE

LOTS 1 THRU 10 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 5 INCLUSIVE, WOOD CREEK REPLAT THREE, 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 #2125, PAGE #238



LOT	AREA
1	4842 S.F.
2	4877 S.F.
3	4394 S.F.
4	4389 S.F.
5	4393 S.F.
6	4390 S.F.
7	4285 S.F.
8	4282 S.F.
9	4426 S.F.
10	4394 S.F.

LOT	CURVE DATA
1	R=1850.00 L=39.77 LC=N03°39'53"E, 39.77'
2	R=1850.00 L=39.47 LC=N02°26'16"E, 39.47'
3	R=1850.00 L=35.51' LC=N01°16'36"E, 35.51'
4	R=1850.00 L=35.51' LC=N00°10'37"E, 35.51'
5	R=1850.00 L=35.51' LC=N00°55'23"W, 35.51'
6	R=1850.00 L=35.51' LC=N02°01'23"W, 35.51'
7	R=1850.00 L=34.65' LC=N03°06'34"W, 34.65'
8	R=1850.00 L=34.64' LC=N04°10'57"W, 34.64'
9	R=1850.00 L=35.67' LC=N05°16'16"W, 35.67'
10	R=1850.00 L=6.58' LC=N05°55'31"W, 6.58'
11	R=370.00 L=35.38' LC=N03°17'17"W, 35.37'

### DEDICATION

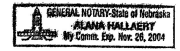
Know all men by these presents that we, CELEBRITY TOWNHOMES, INC., owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WOOD CREEK REPLAT TWENTY FIVE, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby 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, INC.

*Chad Larsen*  
CHAD LARSEN VICE PRESIDENT

### ACKNOWLEDGMENT OF NOTARY

State of Nebraska )  
County of Douglas ) SS  
On this 7<sup>th</sup> day of May, 2001, before me, a Notary Public, duly commissioned and qualified for said County, appeared Chad Larsen, vice president of CELEBRITY TOWNHOMES, INC., who (are/s) 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 officer of said Corporation.  
*Alana M. Halliart*  
Notary Public Date 5-7-01



### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or due on account of this property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 7<sup>th</sup> day of May, 2001.  
*Carol J. Parker*  
Douglas County Treasurer



### APPROVAL OF CITY ENGINEER OF OMAHA

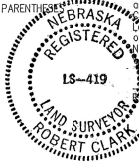
I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.  
Date 7.12.1  
*Henry Vieregger*  
City Engineer

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

### 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 plot and at all corners of all lots, streets, angle points, and ends of all curves in WOOD CREEK REPLAT TWENTY FIVE (the lots numbered as shown), being a replat of all of Lots 1 thru 5 inclusive, WOOD CREEK REPLAT THREE a subdivision located in the NE 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, containing an area of 2.354 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419 Date MAY 4, 2001



### APPROVAL OF CITY PLANNING DIRECTOR

This plat of WOOD CREEK REPLAT TWENTY FIVE, was approved as a subdivision of all of Lots 1 thru 5, inclusive, WOOD CREEK REPLAT THREE, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per 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]*  
City Planning Director Date 7/22/01

3930

Proj No:	92053.08
Date:	4/25/2001
Designed By:	
Drawn By:	W.A.C.
Checked By:	
Scale:	1" = 50'
Sheet	1 of 1

Revisions	Date
(No)	

MINOR PLAT

WOOD CREEK  
REPLAT TWENTY FIVE

OMAHA, NEBRASKA



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

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OMAHA, NE 68137  
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FAX: (402) 895-3599

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