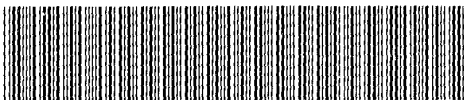




BK 2170 PG 705-711



DEED 2000 17733

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 DEC 29 PM 3:04

RECEIVED

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

Deed A

1/75 *M1-04753-new* *MB*

1 FEE *LC* FB *M1-04753-old*

15 EXP *Comp* CO *Comp* *St*

DEC *15* SCAN *15* FY

BROOKHAVEN WEST REPLAT SIX

LOTS 1 THRU 10 INCLUSIVE

CURVE DATA

- ① R=250.00' L=39.99'
LC=N64°35'13"W, 39.95'
- ② R=250.00' L=31.99'
LC=N72°50'13"W, 31.97'
- ③ R=250.00' L=31.63'
LC=N80°07'42"W, 31.61'
- ④ R=250.00' L=31.67'
LC=N87°22'54"W, 31.65'
- ⑤ R=250.00' L=31.61'
LC=S88°22'05"W, 31.59'
- ⑥ R=250.00' L=31.69'
LC=S78°09'58"W, 31.67'
- ⑦ R=250.00' L=31.85'
LC=S70°51'24"W, 31.63'
- ⑧ R=250.00' L=31.65'
LC=S63°36'13"W, 31.63'
- ⑨ R=250.00' L=31.65'
LC=S58°21'02"W, 31.63'
- ⑩ R=250.00' L=31.65'
LC=S48°09'59"W, 31.63'

BEING A REPLAT OF LOTS 47,48,49,50 AND 51, BROOKHAVEN WEST, A SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 8, AND ALSO PART OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.
ALL EASEMENTS SHOWN OR RECORDED IN PLAT DEDICATION OF PLAT AS RECORDED IN BOOK #2120 PAGE #513

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 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 BROOKHAVEN WEST REPLAT SIX (the lots numbered as shown) being a replat of lots 47 THRU 51 (INCLUSIVE), BROOKHAVEN WEST, a subdivision located in the WEST 1/2 of Section 8, and also the SW 1/4 of the SE 1/4 of said Section 8, all located in Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Said tract contains an area of 50,365 Square Feet or 1.156 acres, more or less.

Robert Clark, L.S. 419 Date 11-15-2000



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 BROOKHAVEN WEST REPLAT SIX, 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. FKA Village Homes LLC

Chad Larsen
CHAD LARSEN MANAGER

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 15 day of December 2000

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.

12/20/00
Date
Joe City Engineer
Joe City Engineer

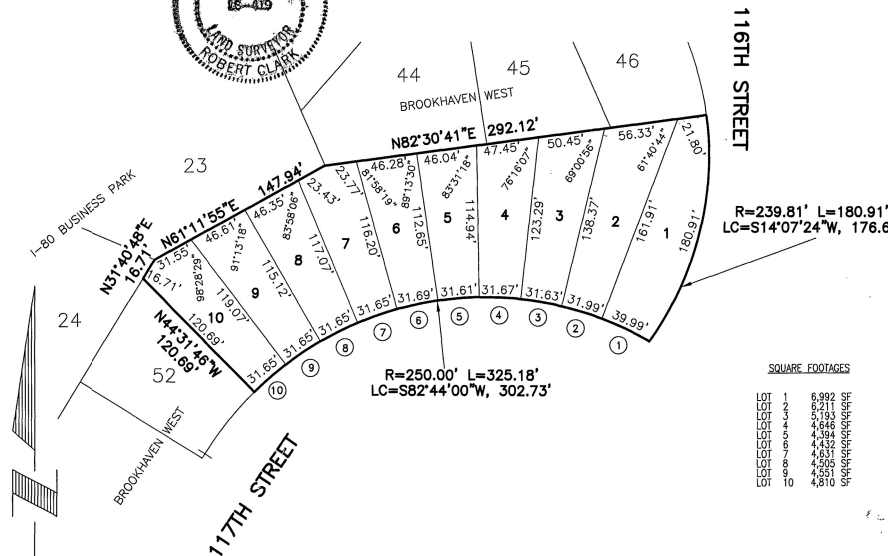
APPROVAL OF CITY PLANNING DIRECTOR

This plat of BROOKHAVEN WEST REPLAT SIX, was approved as a subdivision of BROOKHAVEN WEST, 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 City Planning Director's Signature.

Joe City Planning Director 12/29/00
Date

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.)



SQUARE FOOTAGES

1	6,992.54
2	6,211.13
3	5,183.13
4	4,646.84
5	4,384.34
6	4,242.42
7	4,151.15
8	4,055.05
9	3,955.95
10	3,810.00

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)



On this 15th 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 (are) 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. Hallant 12-13-00
Notary Public Date

Project No. 98043.1
Date: 11-11-2000
Designed By:
Drawn By: TJC
Checked By:
Scale: 1" = 60'

MINOR PLAT

BROOKHAVEN WEST
REPLAT SIX

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