

BK 2176 PG 371-377



DEED 2001 03363

RICHARD W. TALLEY
REGISTER OF DEEDS
DODGE COUNTY, NE

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Deed

1700 New # MI-04942

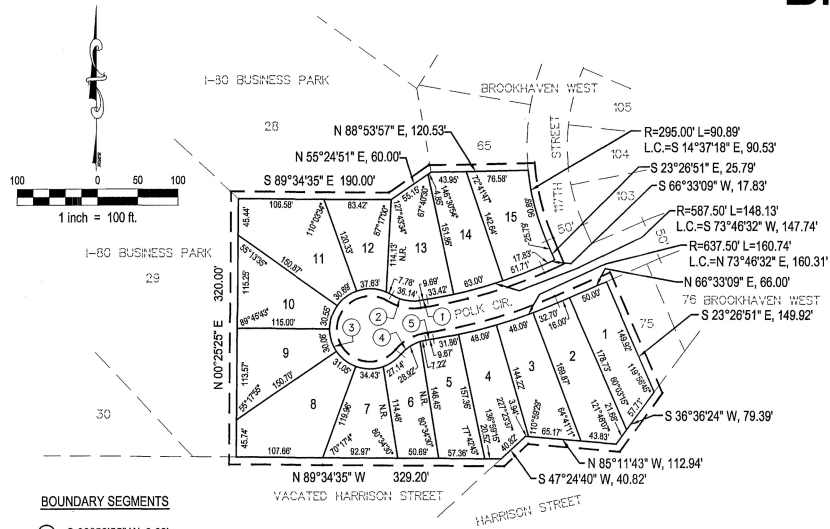
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BROOKHAVEN WEST REPLAT EIGHT

LOTS 1 THRU 15 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 66 THRU 74 INCLUSIVE, BROOKHAVEN WEST, A SUBDIVISION LOCATED IN PART OF 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.



BOUNDARY SEGMENTS

- ① S 80°59'55" W, 9.69'
- ② R=50.00' L=36.14'
L.C.=N 78°17'47" W, 35.36'
- ③ R=50.00' L=229.35'
L.C.=S 09°00'05" E, 75.00'
- ④ R=50.00' L=36.14'
L.C.=N 60°17'38" E, 35.36'
- ⑤ N 80°59'55" E, 9.69'

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM ANY LOT ABUTTING SAID HARRISON STREET.

APPROVAL OF CITY PLANNING DIRECTOR

This plat of BROOKHAVEN WEST REPLAT EIGHT was approved as a subdivision of Brookhaven West in compliance with Section 53-10 (3) Omaha Municipal Code, with plat requirements waived per Section 17.08, 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 3/2/01

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.

[Signature]
COUNTY TREASURER DATE March 12, 2001

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes 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 Brookhaven West Replat Eight (lots numbered as shown), being a replat of all of Lots 66 thru 74, inclusive, Brookhaven West, a subdivision located in part of 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.

Said tract of land contains an area of 2.977 acres, more or less.

[Signature]
ROBERT CLARK
REGISTERED LAND SURVEYOR
LS-419

3-8-01

Date

APPROVAL OF CITY ENGINEER OF OMAHA

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

[Signature]
CITY ENGINEER DATE 3/14/01

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

GENERAL NOTARY State of Nebraska
ALANA HALLAERT
My Comm. Exp. Nov. 26, 2004

On this 9 day of March, 2001, before me, a Notary Public in and for said County, personally came Chad Larsen, Manager of Celebrity Townhomes, L.L.C., 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 said manager of said L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
ALANA M. HALLAERT SEAL
Notary Public

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, has caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Brookhaven West Replat Eight (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest, 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, 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 thereof, we do set our hands.

CELEBRITY TOWNHOMES, L.L.C. *[Signature]*

[Signature]
CHAD LARSEN, MANAGER

3900

Proj No:	98043.18
Date:	2-15-01
Designed By:	MAW
Drawn By:	TRH
Checked By:	HH & RVC
Scale:	1" = 100'
Sheet:	1 of 1

Revisions	Date
(No)	

MINOR PLAT

BROOKHAVEN WEST REPLAT EIGHT
OMAHA, NEBRASKA



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

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3559

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-8841
PHONE: (402) 420-7217
FAX: (402) 420-7218