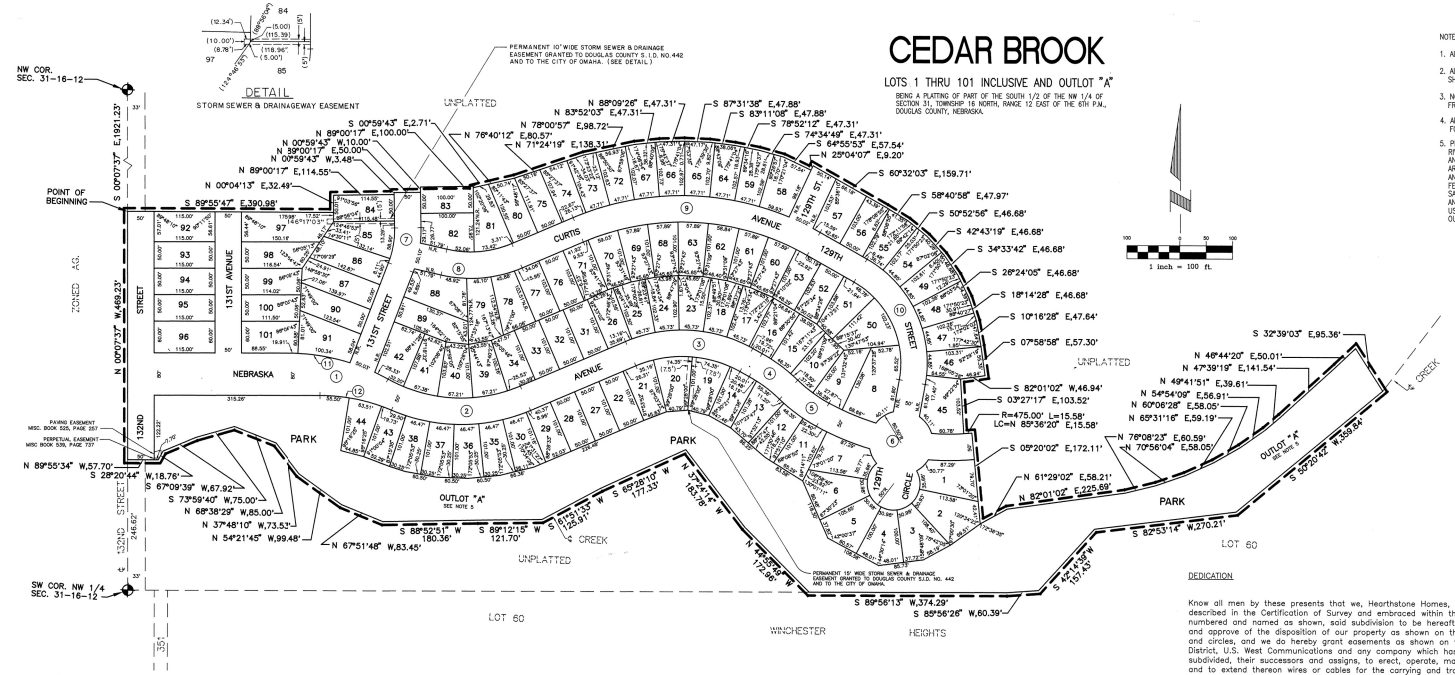
G9 #69

Cedar Brook

CEDAR BROOK

LOTS 1 THRU 101 INCLUSIVE AND OUTLOT "A"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET FROM ANY LOTS ABUTTING SAID STREETS.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. PERPETUAL SEWER AND DRAINAGE AND CHANNEL EASEMENT GRANTED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT 442 AND ITS SUCCESSORS AND ASSIGNS TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINATED ON THIS PLAT; AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS. NO PERMANENT BUILDINGS, FENCES, FILLS, TREES, RETAINING WALLS, OR LOOSE ROCK 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. INCLUDED IN THE EASEMENT AREA IS ALL OF OUTLOT "A".

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	370.00'	168.38'	85.68'	26°04'29"
2	311.97'	267.25'	142.45'	49°04'57"
3	250.00'	227.05'	122.03'	52°02'11"
4	300.00'	78.05'	39.25'	14°54'26"
5	300.00'	80.26'	40.37'	15°19'41"
6	500.00'	295.09'	151.98'	33°48'54"
7	200.00'	76.58'	38.77'	21°56'22"
8	225.00'	141.16'	72.99'	35°56'45"
9	504.00'	462.70'	249.09'	52°36'02"
10	200.00'	247.46'	142.37'	70°53'28"

ROW CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	395.00'	198.61'	101.45'	28°48'35"
12	345.00'	138.75'	70.32'	23°02'32"

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CEDAR BROOK (lots numbered as shown) as to the Design Standards this 11 day of March, 1999.

CITY ENGINEER

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

CITY ENGINEER — Sept 14, 1999 Date

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 14 day of JAN., 1999 before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Hearthstone Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his/her voluntary act and deed as officer of said corporation.

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

Notary Public

DEDICATION

Know all men by these presents that we, Hearthstone Homes, Inc., formerly known as Construction Sciences, Inc., 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 hereafter known as CEDAR BROOK (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, 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 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 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.

HEARTHSTONE HOMES, INC.
(Formerly known as Construction Sciences, Inc.)

JOHN J. SMITH
PRESIDENT

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CEDAR BROOK (lots numbered as shown) was approved by the City Planning Board on this 3rd day of February, 1999.

CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE

This plat of CEDAR BROOK (lots numbered as shown) was approved by the City Council of Omaha on this 9th day of March, 1999.

MAYOR

ATTEST
CITY CLERK — PRESIDENT OF COUNCIL

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary 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 CEDAR BROOK (the lots numbered as shown) being a platting of part of the South 1/2 of the NW 1/4 of Section 31, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 31; thence S00°07'37"E (assumed bearing) along the West line of said Section 31, a distance of 1921.23 feet to the point of beginning; thence S89°55'47"E, a distance of 390.98 feet; thence N00°04'13"E, a distance of 32.49 feet; thence N89°00'17"E, a distance of 114.55 feet; thence N00°59'43"W, a distance of 3.48 feet; thence N89°00'17"E, a distance of 50.00 feet; thence N00°59'43"W, a distance of 10.00 feet; thence N89°00'17"W, a distance of 100.00 feet; thence S00°59'43"E, a distance of 2.71 feet; thence N76°40'12"E, a distance of 60.57 feet; thence N71°24'19"E, a distance of 138.31 feet; thence N78°00'57"E, a distance of 98.72 feet; thence N83°52'03"E, a distance of 47.31 feet; thence N88°09'26"E, a distance of 47.31 feet; thence S87°31'38"E, a distance of 47.88 feet; thence S83°11'08"E, a distance of 47.88 feet; thence S78°52'12"E, a distance of 47.31 feet; thence S74°34'49"E, a distance of 47.31 feet; thence S64°55'53"E, a distance of 57.54 feet; thence N25°04'07"E, a distance of 9.20 feet; thence S60°32'03"E, a distance of 159.71 feet; thence S58°40'58"E, a distance of 47.97 feet; thence S50°52'56"E, a distance of 46.68 feet; thence S42°43'19"E, a distance of 46.68 feet; thence S34°33'42"E, a distance of 46.68 feet; thence S26°24'05"E, a distance of 46.68 feet; thence S18°14'28"E, a distance of 46.68 feet; thence S10°16'28"E, a distance of 47.64 feet; thence S07°58'58"E, a distance of 57.30 feet; thence S82°01'02"W, a distance of 46.94 feet; thence S03°27'17"E, a distance of 103.52 feet; thence Easterly on a curve to the left with a radius of 475.00 feet, a distance of 15.58 feet, said curve having a long chord which bears N85°36'20"E, a distance of 15.58 feet; thence S05°20'02"E, a distance of 172.11 feet; thence N61°29'02"E, a distance of 58.21 feet; thence N82°01'02"E, a distance of 225.69; thence N76°08'23"E, a distance of 60.59 feet; thence N70°56'04"E, a distance of 58.05 feet; thence N69°31'16"E, a distance of 59.19 feet; thence N60°06'28"E, a distance of 58.05 feet; thence N54°54'09"E, a distance of 56.91 feet; thence N49°41'51"E, a distance of 39.61 feet; thence N47°39'19"E, a distance of 141.54 feet; thence N44°44'20"E, a distance of 50.01 feet; thence S32°39'03"E, a distance of 95.36 feet to a point on the Northerly line of Lot 60, Winchester Heights, a subdivision located in the West 1/2 of said Section 31; thence along the Northerly line of said Lot 60, Winchester Heights, said line also being the centerline of a creek on the following described courses; thence S50°20'42"W, a distance of 359.84 feet; thence S82°53'14"W, a distance of 270.21 feet; thence S42°14'38"W, a distance of 157.43 feet; thence S89°56'26"W, a distance of 60.39 feet to a point on the South line of said NW 1/4 of Section 31; thence S89°56'13"W along said South line of the NW 1/4 of Section 31, said line also being said Northerly line of Lot 60, Winchester Heights, a distance of 374.29 feet to a point on the centerline of a creek; thence along said centerline of a creek on the following described courses; thence N44°55'49"W, a distance of 172.78 feet; thence S65°28'10"W, a distance of 177.33 feet; thence S61°51'33"W, a distance of 125.91 feet; thence S89°12'15"W, a distance of 121.70 feet; thence S89°52'51"W, a distance of 180.36 feet; thence N67°51'48"W, a distance of 83.45 feet; thence N54°21'45"W, a distance of 99.48 feet; thence N37°48'10"W, a distance of 73.53 feet; thence N68°38'29"W, a distance of 85.00 feet; thence S73°59'40"W, a distance of 75.00 feet; thence S67°09'39"W, a distance of 67.92 feet; thence S28°20'44"W, a distance of 18.76 feet; thence N89°55'34"W, a distance of 57.70 feet to a point on the West line of said NW 1/4 of Section 31; thence N00°07'37"W along said West line of the NW 1/4 of Section 31, a distance of 469.23 feet to the point of beginning.

Said tract of land contains an area of 24.369 acres, more or less.

Robert Clark, LS-419

JAN. 12, 1999
Date

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK LS-419

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the CEDAR BROOK (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 15th day of March, 1999.

DOUGLAS COUNTY ENGINEER

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.

COUNTY TREASURER — 9/13/99 DATE

2132 576 DEED
13119 99 576-592

Nebr Doc Stamp Tax
Date
$
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
99 SEP 15 AM 11:26
RECEIVED

E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

CEDAR BROOK
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 97160
SCALE 1"=100'
SHEET 1 OF 1
DATE 1/11/99
DESIGNED BY RLS
DRAWN BY LDD
CHECKED BY

I:\Work Center\97160 Cedar Brook\plat\rake.dwg Wed Jan 13 08:18:49 1999