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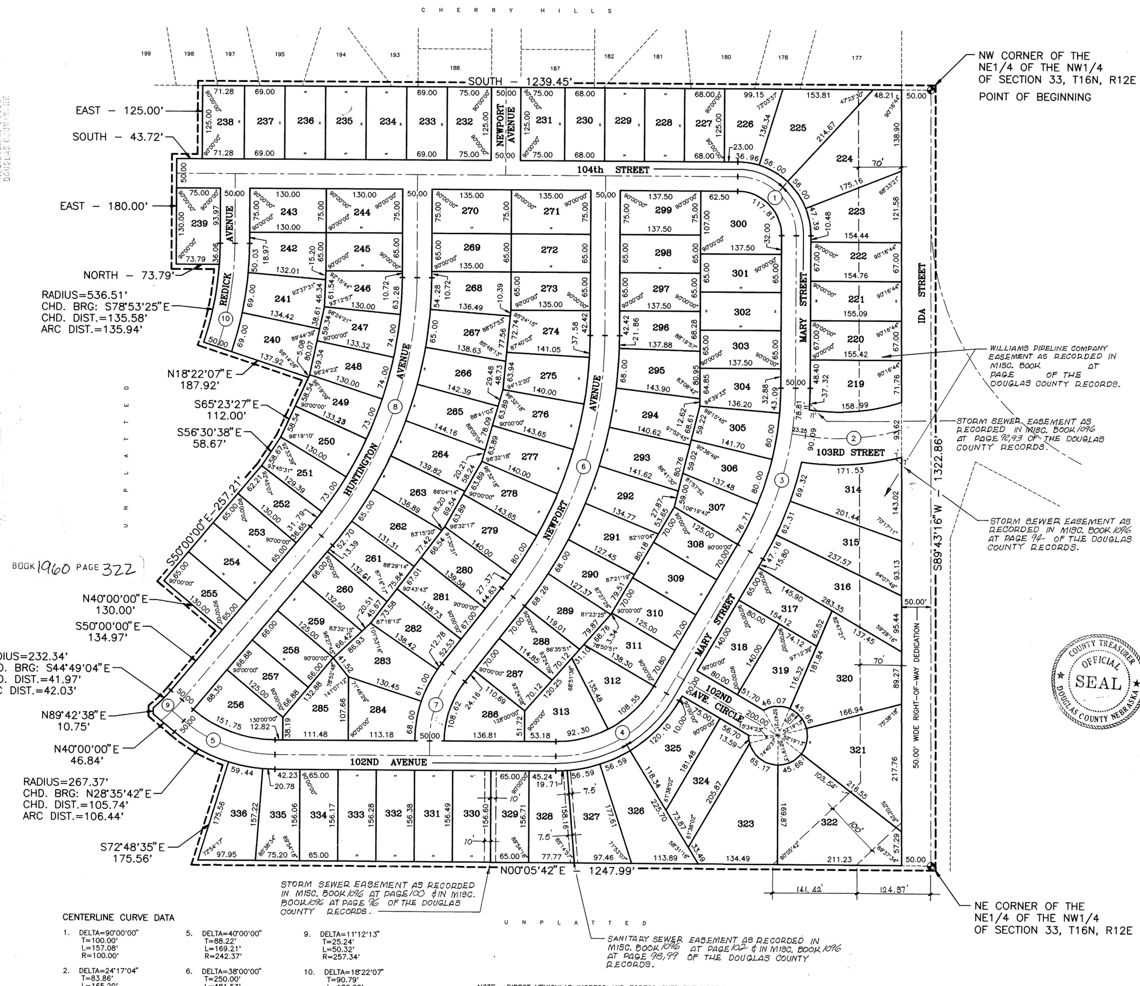
CHERRY HILLS

LOTS 219 THRU 336, INCLUSIVE

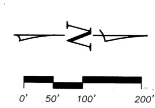
BEING A PLATTING OF PART OF THE NE1/4 OF THE NW1/4 OF SECTION 33, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVE DATA

1. DELTA=90°00'00"
T=100.00'
L=157.08'
R=100.00'
2. DELTA=24°17'04"
T=83.86'
L=165.20'
R=389.76'
3. DELTA=30°15'00"
T=150.00'
L=293.00'
R=554.96'
4. DELTA=59°45'00"
T=125.00'
L=226.92'
R=217.60'
5. DELTA=40°00'00"
T=88.22'
L=169.21'
R=242.37'
6. DELTA=38°00'00"
T=250.00'
L=481.53'
R=726.05'
7. DELTA=38°00'00"
T=65.00'
L=125.19'
R=188.77'
8. DELTA=40°00'00"
T=250.00'
L=479.53'
R=686.87'
9. DELTA=11°12'13"
T=25.24'
L=50.32'
R=257.34'
10. DELTA=18°22'07"
T=90.79'
L=180.02'
R=561.51'

NOTE: DIRECT VEHICULAR INGRESS AND EGRESS OVER THE NORTH LINES OF LOTS 219 THRU 224, INCLUSIVE, AND OVER THE NORTH LINES OF LOTS 314, 315, 316, 320, 321 AND 322 ONTO IDA STREET WILL NOT BE PERMITTED.



SURVEYOR'S CERTIFICATE

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I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NE1/4 OF THE NW1/4 OF SECTION 33, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND THAT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION WITHIN SAID NE1/4, SAID SUBDIVISION TO BE KNOWN AS CHERRY HILLS, LOTS 219 THRU 336, INCLUSIVE, THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NE1/4; THENCE SOUTH (ASSUMED BEARING) 1239.45 FEET ON THE WEST LINE OF SAID NE1/4; THENCE EAST 125.00 FEET; THENCE SOUTH 43.72 FEET; THENCE EAST 180.00 FEET; THENCE NORTH 73.79 FEET; THENCE SOUTHEASTERLY ON A 536.51 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S78°53'25"E, CHORD DISTANCE 135.58 FEET, AN ARC DISTANCE OF 135.94 FEET; THENCE N18°22'07"E 187.92 FEET; THENCE S65°23'27"E 112.00 FEET; THENCE S56°30'38"E 58.67 FEET; THENCE S50°00'00"E 257.21 FEET; THENCE N40°00'00"E 130.00 FEET; THENCE S50°00'00"E 134.97 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 232.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S44°49'04"E, CHORD DISTANCE 41.97 FEET, AN ARC DISTANCE OF 42.03 FEET TO THE SOUTH LINE OF SAID NE1/4; THENCE N89°42'38"E 10.75 FEET ON THE SOUTH LINE OF SAID NE1/4; THENCE N40°00'00"E 46.84 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A 267.37 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N28°35'42"E, CHORD DISTANCE 105.74 FEET, AN ARC DISTANCE OF 106.44 FEET; THENCE S72°48'35"E 175.56 FEET TO THE EAST LINE OF SAID NE1/4; THENCE N00°05'42"E 1247.99 FEET ON THE EAST LINE OF SAID NE1/4 TO THE NE CORNER THEREOF; THENCE S89°43'16"W 1322.86 FEET ON THE NORTH LINE OF SAID NE1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. – 308 LAND SURVEYOR JAMES D. WARNER

OCTOBER 28, 1992
DATE

JAMES D. WARNER, NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE MCJ INVESTMENT COMPANY, BEING THE OWNER, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHERRY HILLS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, 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 (5') FOOT 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MCJ INVESTMENT COMPANY

BY: ______________________
ROBERT P. HORGAN, PRESIDENT

FIRST NATIONAL BANK OF OMAHA

BY: ______________________
ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
) SS
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF NOVEMBER, 1992 BY ROBERT P. HORGAN, PRESIDENT OF MCJ INVESTMENT COMPANY ON BEHALF OF SAID COMPANY.

Joseph C. Franco
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
JOSEPH C. FRANCO
My Comm. Exp. Jan. 20, 1994

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
) SS
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, 1992 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

NOTARY PUBLIC

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, THIS 31 DAY OF March, 1993.

DEPUTY

Louis R. Pantano
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF CHERRY HILLS ON THIS 4th DAY OF January, 1993.

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CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

June 25, 1993
DATE

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CHERRY HILLS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 2nd DAY OF December, 1992.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHERRY HILLS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 9th DAY OF February, 1993.

MAYOR   PRESIDENT   Deputy CITY CLERK

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHERRY HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 20 DAY OF NOV., 1992.

Philip A. Burke
DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

scale:	AS SHOWN
date:	10-28-92
drawn by:	RAH
checked by:	JDW
revision:	

CHERRY HILLS

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 – 8860

172–124
CHERRY.DWG

FT#28

CHERRY HILLS