BK 2027 PG 862

DEED 1996002724

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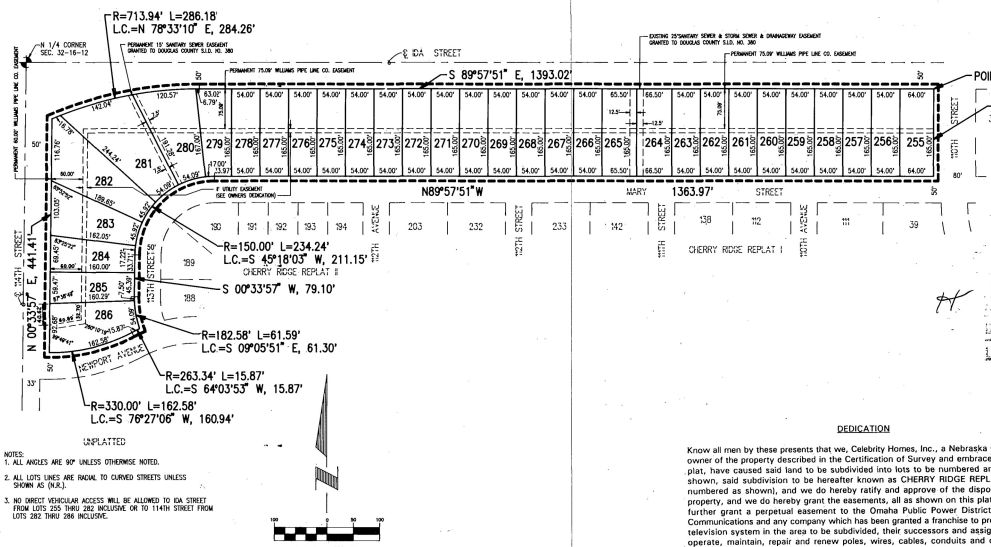
MAR 13 1 49 PM '96
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

CHERRY RIDGE REPLAT III

LOTS 255 THRU 286 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 163 THRU 187 INCLUSIVE, CHERRY RIDGE REPLAT II, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 32, 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 LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO IDA STREET FROM LOTS 255 THRU 282 INCLUSIVE OR TO 114TH STREET FROM LOTS 282 THRU 286 INCLUSIVE.

New # 01-06364
01-06363
027724
58.50
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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 Cherry Ridge Replat III (lots numbered as shown) being a replat of all of Lots 163 thru 187, inclusive, Cherry Ridge Replat II, a subdivision located in the North 1/2 of the NE 1/4 of Section 32, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Ida Street and the West right-of-way line of 110th Street, said point also being the Northeast corner of said Lot 163, Cherry Ridge Replat II; thence S00°02'09"W (assumed bearing) along said West right-of-way line of 110th Street, said line also being the East line of said Lot 163, Cherry Ridge Replat II, a distance of 165.00 feet to the Southeast corner of said Lot 163, Cherry Ridge Replat II, said point also being the point of intersection of said West right-of-way line of 110th Street and the North right-of-way line of Mary Street; thence along said North right-of-way line of Mary Street and also along the Westerly right-of-way line of 113th Street on the following described courses; thence N89°57'51"W, a distance of 1363.97 feet; thence Southerly on a curve to the left with a radius of 150.00 feet, a distance of 234.24 feet, said curve having a long chord which bears S45°18'03"W, a distance of 211.15 feet; thence S00°33'57"W, a distance of 79.10 feet; thence Southerly on a curve to the left with a radius of 182.58 feet, a distance of 61.59 feet, said curve having a long chord which bears S09°05'51"E, a distance of 61.30 feet to the Southeast corner of said Lot 187, Cherry Ridge Replat II, said point also being the point of intersection of said Westerly right-of-way line of 113th Street and the Northerly right-of-way line of Newport Avenue; thence along said Northerly right-of-way line of Newport Avenue, said line also being the South line of said Lot 187, Cherry Ridge Replat II, on the following described courses; thence Southwesterly on a curve to the left with a radius of 263.34 feet, a distance of 15.87 feet, said curve having a long chord which bears S64°03'53"W, a distance of 15.87 feet; thence Westerly on a curve to the right with a radius of 330.00 feet, a distance of 162.58 feet, said curve having a long chord which bears S76°27'06"W, a distance of 160.94 feet to the Southwest corner of said Lot 187, Cherry Ridge Replat II, said point also being the point of intersection of said Northerly right-of-way line of Newport Avenue and the East right-of-way line of 114th Street; thence N00°33'57"E along said East right-of-way line of 114th Street, a distance of 441.41 feet to the point of intersection of said East right-of-way line of 114th Street and said South right-of-way line of Ida Street, said point also being the Northwesterly corner of said Lot 184, Cherry Ridge Replat II; thence along said South right-of-way line of Ida Street on the following described courses; thence Easterly on a curve to the right with a radius of 713.94 feet, a distance of 286.18 feet, said curve having a long chord which bears N78°33'10"E, a distance of 284.26 feet; thence S89°57'51"E, a distance of 1393.02 feet to the point of beginning.

Said tract of land contains an area of 7.505 acres, more or less.

Robert Clark — Nov. 16, 1995
Robert Clark, LS-419 — Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, owner 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 CHERRY RIDGE REPLAT III (Lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements, all as shown on this plat, and 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 interior lots, except as shown on Lots 255 thru 286, inclusive, to avoid the pipeline easement; 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. 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 this 16 day of Nov., 1995.

CELEBRITY HOMES, INC.

Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 16 day of Nov, 1995, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., 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 such officer of said corporation.

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

Homer R. Hunt — SEAL
Notary Public

GENERAL NOTARY - State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 1999

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 — DATE 2-22-96

JULIE M. HANEY

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

OMAHA CITY COUNCIL ACCEPTANCE

This plat of CHERRY RIDGE REPLAT III (Lots numbered as shown) was approved by the City Council of Omaha on this 6th day of February, 1996

MAYOR

ATTEST Deputy CITY CLERK — PRESIDENT OF COUNCIL

CITY OF OMAHA NEBRASKA INCORPORATED PERMANENT

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CHERRY RIDGE REPLAT III (Lots numbered as shown) was approved by the City Planning Board on this 6 day of December 1995.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the CHERRY RIDGE REPLAT III (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 20 day of December, 1995.

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CHERRY RIDGE REPLAT III (Lots numbered as shown) as to the Design Standards this 29 day of November 1995.

CITY ENGINEER

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

CITY ENGINEER — 2-29-96 Date

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

CHERRY RIDGE REPLAT III
LOTS 255 THRU 286 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 92035.3 | DATE 10-31-95 | DESIGNED BY RLS | DRAWN BY TRH | CHECKED BY MRH | SCALE 1"=100' | SHEET 1 of 1