

BK 2005 PG 159



DEED 1995005711

RECEIVED

May 31 1 48 PM '95

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

5711 32-1612 01-60000

FE 64.50 R	NEW # 21-06315
DEL. C/D	CURR/P
LAND S	BY

RECEIVED
MAY 31 1 40 PM '95

6711 33-1612 01-6000
Lot 55 R
PAID BY
01-0315

CHERRY RIDGE

LOTS 97 THRU 165 INCLUSIVE
BEING A PLATING OF PART OF THE NE 1/4 OF THE NE 1/4 AND ALSO A PLATING OF PART OF THE NE 1/4 OF THE NE 1/4 IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH PA. DOUGLAS COUNTY, NEBRASKA.

SURVAYOR'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 (Lots 97 thru 165, inclusive) being a plating of part of the NE 1/4 of the NE 1/4 and also a plating of part of the NW 1/4 of said NE 1/4, all in Section 32, Township 18 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 52, Cherry Ridge (Lots 1 thru 96, inclusive) a subdivision located in said NE 1/4 of Section 32, said point also being on the North right-of-way line of Martin Avenue; thence along the Westery line of said Cherry Ridge (Lots 1 thru 96, inclusive) on the following described course; thence N00°09'28"E, a distance of 131.24 feet; thence N00°09'28"E, a distance of 20.00 feet; thence N89°53'32"W, a distance of 50.00 feet; thence S00°06'28"W, a distance of 20.00 feet; thence N89°53'32"E, a distance of 35.00 feet; thence S00°06'28"W, a distance of 50.00 feet; thence S89°53'32"E, a distance of 20.00 feet to the point of intersection of the South right-of-way line of Martin Avenue and the West right-of-way line of 110th Avenue; thence S00°06'28"W along said West right-of-way line of 110th Avenue and the Southly extension thereof, a distance of 132.00 feet to a point on the North right-of-way line of Military Road; thence N89°53'32"W along said North right-of-way line of Military Road, a distance of 313.00 feet; thence N00°06'28"E, a distance of 132.00 feet; thence N89°53'32"E, a distance of 17.00 feet; thence S00°06'28"E, a distance of 167.00 feet; thence N89°53'32"W, a distance of 39.56 feet; thence N08°11'56"W, a distance of 54.50 feet; thence N08°09'04"W, a distance of 56.13 feet; thence N10°31'19"W, a distance of 58.13 feet; thence N12°54'34"W, a distance of 58.13 feet; thence N15°17'49"W, a distance of 58.13 feet; thence N17°41'04"W, a distance of 58.13 feet; thence N19°48'34"W, a distance of 103.41 feet; thence N15°36'20"W, a distance of 56.63 feet; thence N02°45'09"W, a distance of 56.63 feet; thence N00°02'09"W, a distance of 69.53 feet; thence S89°57'51"E, a distance of 17.00 feet; thence N00°02'09"E, a distance of 232.00 feet to a point on the South right-of-way line of Ida Street; thence S89°57'51"E, a distance of 17.00 feet; thence N00°02'09"E, a distance of 232.00 feet along said South right-of-way line of Ida Street and also along the West line of Lot 38, said Cherry Ridge (Lots 1 thru 96, inclusive), a distance of 145.27 feet; thence S29°19'31"E, a distance of 125.00 feet; thence S42°19'12"E, a distance of 62.71 feet; thence S29°19'31"E, a distance of 60.00 feet; thence S23°08'24"E, a distance of 48.22 feet; thence S05°15'30"E, a distance of 45.63 feet; thence S16°47'46"W, a distance of 59.16 feet; thence S15°47'44"W, a distance of 60.21 feet; thence S68°54'39"W, a distance of 33.95 feet; thence S00°06'28"W, a distance of 192.00 feet to the point of beginning.

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 and streets to be numbered and named as shown, said subdivision to be hereinafter known as CHERRY RIDGE (Lots 97 thru 165, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, 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 139 thru 147, 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, and we further grant a perpetual easement 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-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 this 21 day of Oct., 1994.

CELEBRITY HOMES, INC.

Gale L. Larson
Gale L. Larson, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS)
On this 21 day of Oct., 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larson, President of Celebrity 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 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
Notary Public
STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 1995

OMAHA CITY COUNCIL ACCEPTANCE

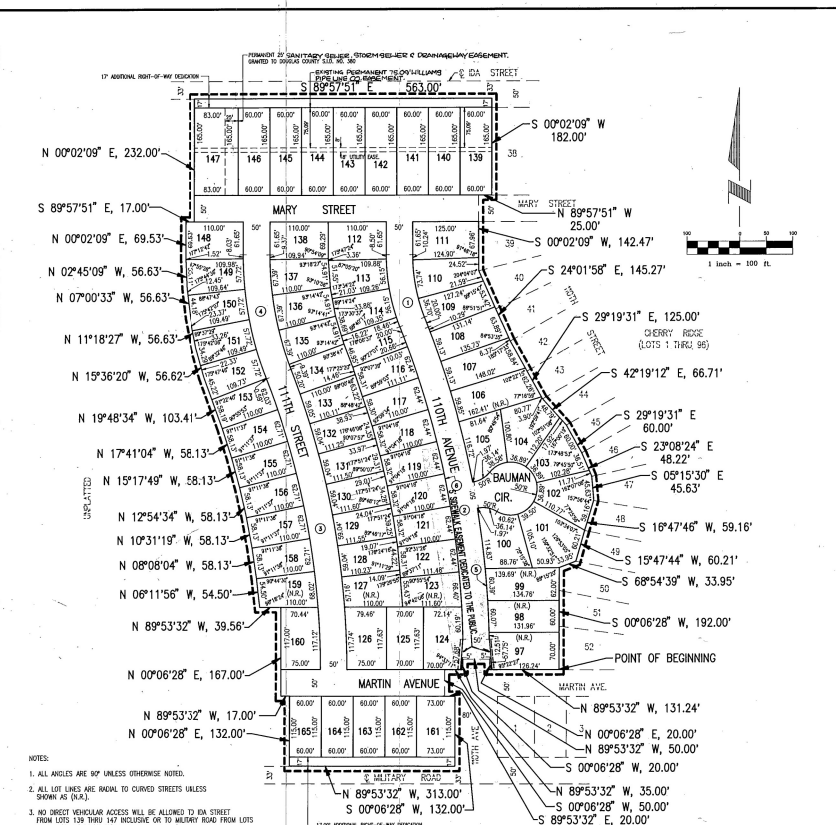
This plat of CHERRY RIDGE (lots 97 thru 165, inclusive) was approved by the City Council of Omaha on this 19 day of Oct., 1994.
Gale Staub
Mayor
Budd Cook
Attest, City Clerk
David J. Johnson
President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CHERRY RIDGE (lots 97 thru 165, inclusive) was approved by the City Planning Board on the 2nd day of November, 1994.
Lyghton
Chairman of City Planning Board

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.
James R. Hunt
County Treasurer



NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS SUCH.
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO IGA STREET FROM LOTS 139 THRU 147 INCLUSIVE OR TO MILITARY ROAD FROM LOTS 161 THRU 165 INCLUSIVE.

Curve Data Tables

CURVE	RADIUS	LENGTH	ANGLES	DELTA
1	350.00	18.97	65.74°	21°05'51"
2	1883.89	61.11°	319.28°	21°05'51"
3	153.00	52.68	288.37°	21°05'51"
4	830.00	23.22	116.45°	21°16'30"

CURVE	RADIUS	LENGTH	ANGLES	DELTA
1	1718.89	47.80	124.11°	08°13'30"
2	1888.89	54.30	295.17°	20°03'20"

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of CHERRY RIDGE (lots 97 thru 165, inclusive) as to the Design Standards this 16th day of November, 1994.
D. J. ...
City Engineer

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of the CHERRY RIDGE (lots 97 thru 165, inclusive) was approved by the office of the Douglas County Engineer on this 19 day of Oct., 1994.
David ...
Douglas County Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Paul ...
City Engineer
Date: 5-23-95



ELLIOTT & ASSOCIATES, INC.
516 S. SOUTH, 1320D STREET • OMAHA, NE 68131 • (402) 885-7700

CHERRY RIDGE
LOTS 97 THRU 165 INCLUSIVE
OMAHA, NEBRASKA



FINAL PLAT

10-23-94	10-23-94	10-23-94
10-23-94	10-23-94	10-23-94
10-23-94	10-23-94	10-23-94
10-23-94	10-23-94	10-23-94