

RECEIVED

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EK 2048 PG 411

DEED 1996015404

CHERRY RIDGE

(LOTS 287 THRU 344 INCLUSIVE)

BEING A PARTING OF PARTS OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, T. 16 N., R. 12 E. OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

GEORGE L. LARSEN
REGISTERED
SURVEYOR

DEED 1996015404

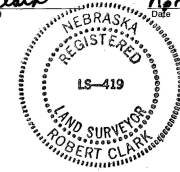
15401
FEE \$9.50 R
DEL. C/O
LEGAL PG SC/MH

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 (Lots 287 thru 344, inclusive) being a platting of part of the NW 1/4 of the NW 1/4 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 Northwest corner of Lot 200, Cherry Ridge Replat II, a subdivision located in said NE 1/4 of Section 32, said point also being on the South right-of-way line of the following described courses; thence along the Westery line of said Cherry Ridge Replat II on the following described courses; thence S04°53'38"E (assumed bearing), a distance of 184.15 feet; thence S49°53'14"E, a distance of 52.95 feet; thence S89°53'32"E, a distance of 50.78 feet; thence N70°57'39"E, a distance of 48.72 feet; thence Southeasteary on a curve to the left with a radius of 1185.00 feet, a distance of 45.51 feet, said curve having a long chord which bears S20°08'22"E, a distance of 182.00 feet to the point of intersection of the West right-of-way line of 1120th Avenue and 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 765.83 feet to the point of intersection of said North right-of-way line of Military Road and the East right-of-way line of 114th Street; thence N00°32'27"E along said East right-of-way line of 114th Street, a distance of 691.25 feet to the point of intersection of said East right-of-way line of 114th Street and said South right-of-way line of Newport Avenue; thence along said South right-of-way line of Newport Avenue, on the following described courses; thence S89°26'03"E, a distance of 17.00 feet; thence Northeastery on a curve to the left with a radius of 300.00 feet, a distance of 187.22 feet, said curve having a long chord which bears N76°27'08"E, a distance of 185.33 feet; thence Easterly on a curve to the right with a radius of 213.34 feet, a distance of 103.13 feet, said curve having a long chord which bears N78°11'12"E, a distance of 103.13 feet; thence S89°57'51"E, a distance of 233.14 feet to the point of beginning.

Said tract of land contains an area of 11.816 acres, more or less.
Robert Clark, L.S. 419, Date April 15, 1996



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CHERRY RIDGE (lots 287 thru 344, inclusive) as to the Design Standards this 17 day of April 1996.

Ray P. Neumann
CITY ENGINEER

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

Ray P. Neumann, 11-14-96
CITY ENGINEER Date

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.

Donna M. Haney, 11-12-96
COUNTY TREASURER DATE



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the CHERRY RIDGE (lots 287 thru 344, inclusive) was reviewed by the office of Douglas County Engineer on this 11 day of April, 1996.

Richard J. ...
DOUGLAS COUNTY ENGINEER



ACKNOWLEDGEMENT OF NOTARY

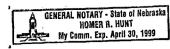
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 14 day of April, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Gabe 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
Notary Public

My commission expires April 30, 1999



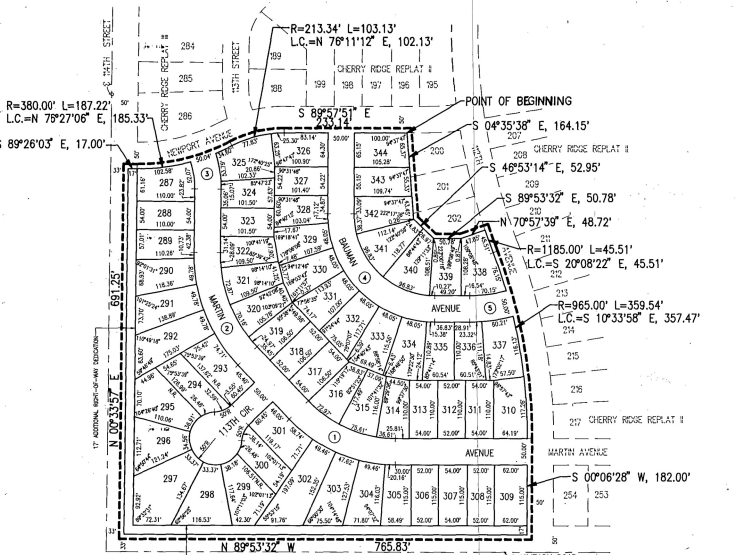
DEDICATION

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 hereafter known as CHERRY RIDGE (Lots 287 thru 344, 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; 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 14 day of April, 1996.

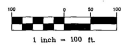
CELEBRITY HOMES, INC.

Gabe L. Larsen, President



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00'	200.70'	108.50'	49°57'36"
2	214.44'	214.44'	113.13'	44°12'24"
3	180.00'	60.47'	30.52'	18°14'21"
4	175.36'	201.50'	174.19'	88°52'54"
5	288.17'	78.84'	38.85'	19°20'22"

- NOTES:
1. ALL LOTS ARE 50' UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE 50' UNLESS OTHERWISE NOTED.
 3. NO ERECTED VEHICULAR ACCESS WILL BE ALLOWED TO 114th STREET FROM LOTS 287 THRU 292 INCLUSIVE. A 25' BUREL 297 INCLUSIVE. OR TO MILITARY ROAD FROM LOTS 297 THRU 299 INCLUSIVE. & 302 THRU 309 INCLUSIVE.



OMAHA CITY COUNCIL ACCEPTANCE

This plat of CHERRY RIDGE (lots 287 thru 344, inclusive) was approved by the City Council of Omaha on this 17 day of April, 1996.

Hal Clark, Mayor
Attest: [Signature], City Clerk
President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CHERRY RIDGE (Lots 287 thru 344, inclusive) was approved by the City Planning Board on this 17 day of April, 1996.

Richard J. ...
CHAIR OF CITY PLANNING BOARD

3-21-10
All 06395
R F&S-6000 (6/2)
MEL CIO CAMP MB
COURT REPORTER

E&A CONSULTING GROUP
CHERRY RIDGE (LOTS 287 THRU 344 INCLUSIVE) OMAHA, NEBRASKA
FINAL PLAT
2020.5.4
R/S
1"=100'
DATE: 1/7/96