



BK 2106 PG 523



DEED 1998016111

RICHARD W. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

98 NOV 13 PM 3:46

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

16111 # 00-06367 - New  
01-60000  
FEE 60.50 FB \_\_\_\_\_  
EXP 32-16-1200 COMP VP  
DEL SM SCAN dc FY \_\_\_\_\_

NE NW

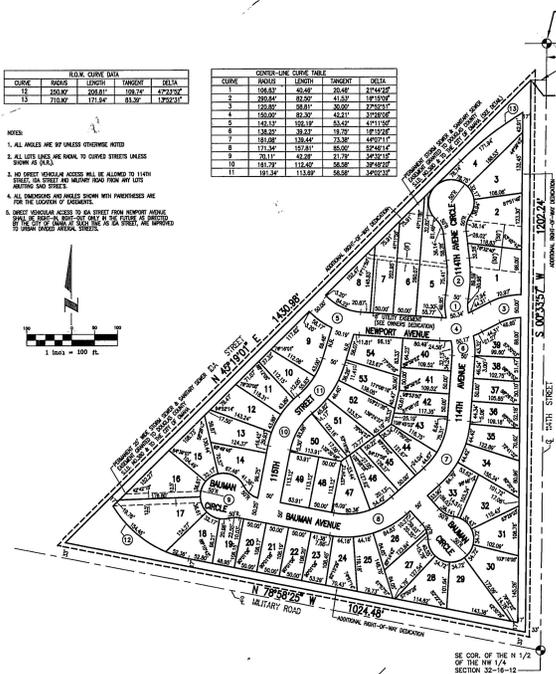
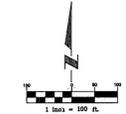
# CHERRY RIDGE WEST

LOTS 1 THRU 54 INCLUSIVE  
BEING A PLATING OF PART OF THE NORTH 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH PA., DOUGLAS COUNTY, NEBRASKA

CURVE	BEARS	LENGTH	TANGENT	DELTA
1	200.00	100.00	45.00	90.00
2	150.00	75.00	33.75	67.50
3	100.00	50.00	22.50	45.00

CURVE	BEARS	LENGTH	TANGENT	DELTA
4	200.00	100.00	45.00	90.00
5	150.00	75.00	33.75	67.50
6	100.00	50.00	22.50	45.00

- NOTES:
- ALL MEASUREMENTS ARE BY UNDER OVERSIGHT METHOD
  - ALL LOTS ARE TO BE CONVEYED SEPARATE UNLESS SHOWN AS BULK
  - NO PART OF ANY LOT SHALL BE ALLOTTED TO ANY OTHER USE THAN AS SHOWN ON THIS PLAT
  - ALL EASEMENTS AND RIGHTS SHOWN WITH PARALLELS ARE FOR THE BENEFIT OF EGRESS
  - STREET VEHICULAR ACCESS IS TO BE FROM NEWPORT AVENUE FROM THE NORTH SIDE OF THE STREET AND FROM MILITARY ROAD FROM THE SOUTH SIDE OF THE STREET, THE IMPROVED



DETAIL OF SEWER EASEMENT & PIPELINE EASEMENT  
SCALE: 1"=50'

COMMENCING POINT  
N 1/4 CORNER  
SECTION 32-16-12

S 00°33'57" W, 80.16'  
N 89°26'03" W, 33.00'

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 hereafter known as CHERRY RIDGE WEST (lots numbered as shown), and we do hereby notify and apprise of the disposition of our property, and we do hereby dedicate to the public use the street, easements and covenants, 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 on eight-foot (8') wide strip of land abutting the rear boundary line of all interior lots, except as shown on Lots 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, to install, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon poles for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all out-to-see 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 18 day of SEP., 1998.

CELEBRITY HOMES, INC.  
*Gale L. Larsen*  
Gale L. Larsen, President

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CHERRY RIDGE WEST (lots numbered as shown) as to the Design Standards this 22 day of September, 1998.

*Roy Neumann*  
CITY ENGINEER

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

*Michael Muehlen* for 11/13/98  
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CHERRY RIDGE WEST (lots numbered as shown) was approved by the City Planning Board on this 15 day of June, 1998.

*Walter Kelly*  
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.

*[Signature]* 11-12-98  
COUNTY TREASURER

**DOUGLAS COUNTY NEBRASKA**  
OFFICIAL SEAL

**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 courses in Cherry Ridge West (the lots numbered as shown) being a platting of part of the North 1/4 of the NW 1/4 of section 32, Township 16 North, Range 12 East of the 6th PA., Douglas County, Nebraska, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 32; thence S00°33'57"W (assumed bearing) along the East line of said NW 1/4 of Section 32, a distance of 80.16 feet; thence N89°26'03"W, a distance of 33.00 feet; to the point of intersection of the West right-of-way line of 14th Street and the East right-of-way line of 15th Street, said point also being the point of beginning; thence S00°33'57"W along said West right-of-way line of 14th Street, a distance of 1022.24 feet to the point of intersection of said West right-of-way line of 14th Street and the North right-of-way line of Military Road; thence N89°26'03"W along said North right-of-way line of Military Road, a distance of 1024.48 feet to the point of intersection of said North right-of-way line of Military Road and said East right-of-way line of 15th Street; thence N40°19'01"E along said East right-of-way line of 15th Street a distance of 1430.38 feet to the point of beginning.

Said plat of land contains an area of 13.898 acres, more or less.

*Robert Clark* SEPT. 17, 1998  
ROBERT CLARK L.S. 419



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the CHERRY RIDGE WEST (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 18 day of September, 1998.

*Russell [Signature]*  
DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of CHERRY RIDGE WEST (lots numbered as shown) was approved by the City Council of Omaha on this 30 day of November, 1998.

*Hal Daub*  
MAYOR

*[Signature]*  
ATTEST  
CITY CLERK

*[Signature]*  
PRESIDENT OF COUNCIL

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
                                  )  
COUNTY OF DOUGLAS )

On this 18 day of SEP., 1998 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 attested in 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.

*Homeer R. Hunt* SEAL  
Notary Public

**GENERAL NOTARY - State of Nebraska**  
DOUGLAS COUNTY  
My Comm. Exp. April 23, 1999

**E&A CONSULTING GROUP**  
1001 N. G STREET, OMAHA, NE 68102-1001 (402) 466-2000

**CHERRY RIDGE WEST**  
OMAHA, NEBRASKA

FINAL PLAT

DATE: 9/17/98  
TIME: 1:00 PM  
BY: [Signature]  
BY: [Signature]