



BK 2106 PG 523



DEED

1998016111

RICHARD W. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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16111 # 00-06367 - New
01-60000
FEE 62.50 FB _____
EXP 32-16-1200 COMP VP
DEL PM SCAN DC FY _____

NE NW

CHERRY RIDGE WEST

LOTS 1 THRU 54 INCLUSIVE

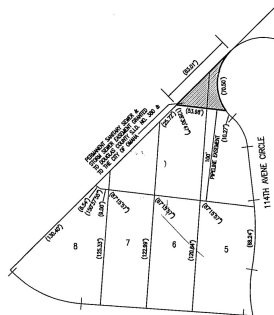
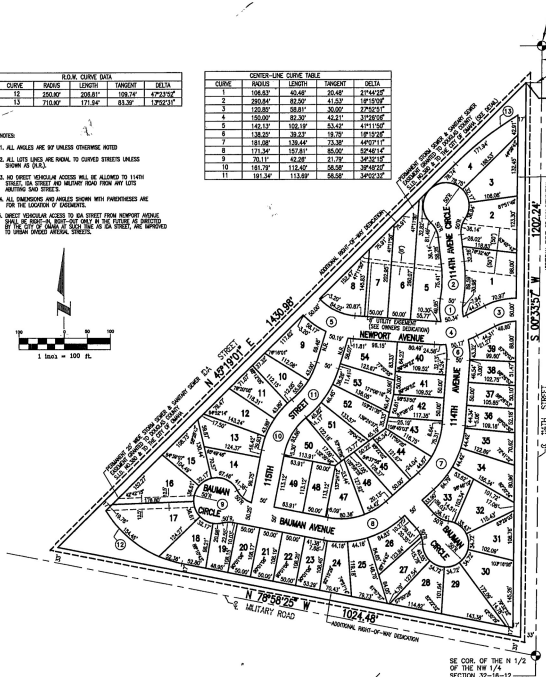
BEING A PLATING OF PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH E.M., DOUGLAS COUNTY, NEBRASKA

CURVE	BEARS	LENGTH	TANGENT	BEARS
1	280.84	108.12	172.84	172.84
2	280.84	108.12	172.84	172.84

CURVE	BEARS	LENGTH	TANGENT	BEARS
1	280.84	108.12	172.84	172.84
2	280.84	108.12	172.84	172.84
3	280.84	108.12	172.84	172.84
4	280.84	108.12	172.84	172.84
5	280.84	108.12	172.84	172.84
6	280.84	108.12	172.84	172.84
7	280.84	108.12	172.84	172.84
8	280.84	108.12	172.84	172.84
9	280.84	108.12	172.84	172.84
10	280.84	108.12	172.84	172.84
11	280.84	108.12	172.84	172.84

NOTES

- ALL MEASURES ARE BY UNDERSTANDING NOTES
- ALL LOTS ARE TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT
- NO IMPROVEMENTS ARE TO BE MADE TO THE LOTS AS SHOWN ON THIS PLAT
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DETAIL OF SEWER EASEMENT & PIPELINE EASEMENT
SCALE: 1"=50'

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, and subdivision to be hereafter known as CHERRY RIDGE WEST (lots numbered as shown), and we do hereby certify and approve of the dedication of our property, and we do hereby dedicate to the public use the street, easement and other, 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 right-foot (8') wide strip of land abutting the rear boundary line of all interior lots, except as shown on Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, to build the pipeline easement, and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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 side-by-side 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 18th day of SEP., 1998.

Celebrity Homes, Inc.

Cale 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 22nd day of September 1998.

Ray 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 1st day of June 1998.

Michael Muehlen
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.

County Treasurer
11-12-98



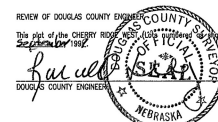
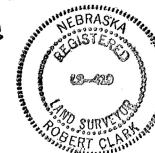
SURVEYOR'S CERTIFICATE

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, single points and ends of all corners in Cherry Ridge West (the lots numbered as shown) being a platting of part of the North 1/2 of the NW 1/4 of section 32, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 32; thence S 00°33'57" W (assumed bearing) along the East line of said NW 1/4 of Section 32, a distance of 80.16 feet; thence N 89°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 14th Street; thence S 00°33'57" W along said West right-of-way line of 14th Street, a distance of 1202.24 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 N 89°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 14th Street; thence N 40°19'01" E along said East right-of-way line of 14th Street a distance of 1430.36 feet to the point of beginning.

Said tract of land contains an area of 13.998 acres, more or less.

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



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

Robert Clark
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 3rd day of November 1998.

Mayor
Attest
City Clerk
President of Council

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
JES)
COUNTY OF DOUGLAS)

On this 18th day of SEP., 1998 before me, the undersigned, a Notary Public in and for said County, personally came Cale 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.

Homeer R. Hunt
Notary Public



E&A CONSULTING GROUP
1001 N. 100TH STREET, SUITE 100, OMAHA, NE 68131-4001 (402) 486-1001

CHERRY RIDGE WEST
OMAHA, NEBRASKA

FINAL PLAT

11/13/98
11/13/98
11/13/98
11/13/98