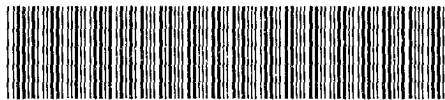


2180 700 DEED



11795 00 700-706

Nebr Doc Stamp Tax
<i>0-24</i>
Date
\$ <i>4.95</i>
By <i>AS</i>

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2000 AUG 24 PM 2:26

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed

7 ~~9100 New # MC - 0585~~

~~10-15-11~~ ~~61-60000- old~~

112 ~~93~~ ~~de~~ ~~bw~~

SE } SW
SW }

CARRIAGE HILL

LOTS 1 THRU 110 INCLUSIVE & OUTLOT "A"
 BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 10,
 TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

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 CARRIAGE HILL, (the lots numbered as shown) being a platting of part of the South 1/2 of the SW 1/4 of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said SW 1/4 of Section 10; thence N00°20'15"W (assumed bearing) along the West line of said SW 1/4 of Section 10, a distance of 1320.54 feet to a point on the Northwest corner of said South 1/2 of the SW 1/4 of Section 10; thence S90°00'00"E along the North line of said South 1/2 of the SW 1/4 of Section 10, a distance of 562.93 feet; thence S00°00'15"E a distance of 378.89 feet; thence Southeasterly on a curve to the left with a radius of 153.55 feet, a distance of 109.45 feet; said curve having a long chord which bears S20°45'25"E, a distance of 107.14 feet; thence S41°10'35"E, a distance of 564.77 feet; thence Southerly on a curve to the right with a radius of 225.00 feet, a distance of 181.84 feet; said curve having a long chord which bears S00°34'13"E, a distance of 158.38 feet; thence S00°02'09"W, a distance of 62.23 feet; thence S89°57'51"W, a distance of 335.44 feet; thence Easterly on a curve to the right with a radius of 150.00 feet, a distance of 50.28 feet; said curve having a long chord which bears S89°21'42"E, a distance of 50.04 feet; thence Southerly on a curve to the left with a radius of 380.00 feet, a distance of 152.39 feet; said curve having a long chord which bears S11°31'28"W, a distance of 151.37 feet; thence S00°02'09"W, a distance of 50.00 feet to a point on the South line of said SW 1/4 of Section 10; thence N89°57'51"W along said South line of the SW 1/4 of Section 10, a distance of 1377.30 feet to the point of beginning.

Said tract of land contains an area of 25.335 acres, more or less.

Robert Clark
 Robert Clark, LS-419
 Date: **JAN 21, 2000**

DEDICATION

Know all men by these presents that we, Hearstone Homes, Inc., 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 CARRIAGE HILL (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, 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 lines 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 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 do further grant a perpetual easement to Metropolitan Utilities District, 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 cut-dee-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.

John J. Smith
 JOHN J. SMITH
 PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS)
 On this 26 day of JAN, 2000, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Hearstone 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.

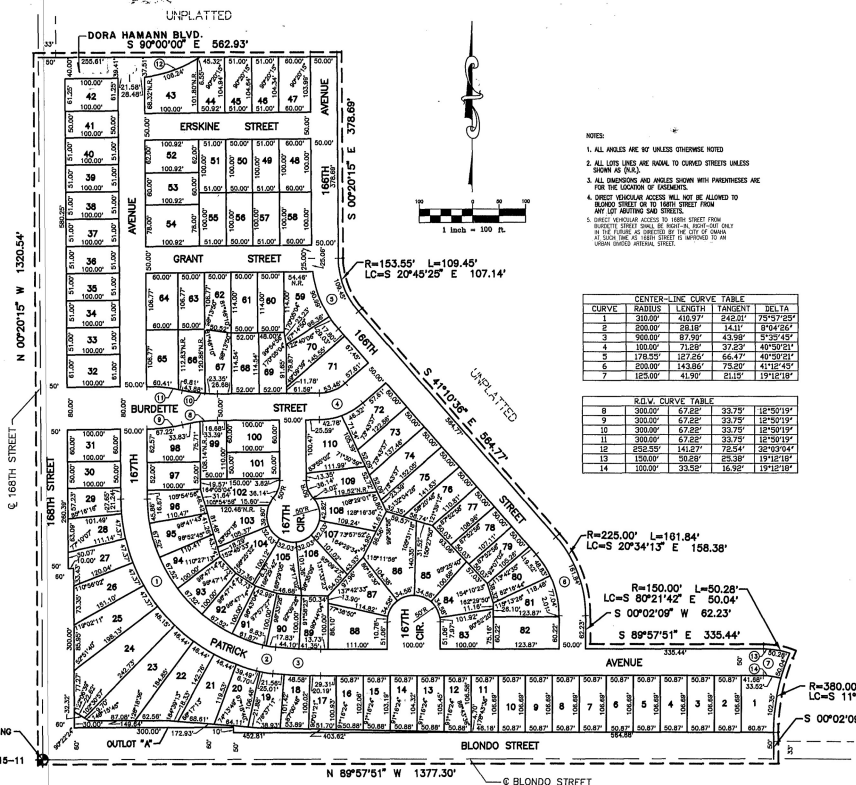
Homer R. Hunt
 Homer R. Hunt
 Notary Public

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

- NOTES:
1. ALL AVENUES ARE 60' UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE EQUAL TO CURVED STREETS UNLESS SHOWN AS (VAR.)
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARALLELS ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLIND STREET OR TO 180TH STREET FROM ANY LOT ADJACENT SAID STREET.
 5. DIRECT VEHICULAR ACCESS TO 180TH STREET FROM BURDETTE STREET SHALL BE NORTH-BOUND ONLY IN THE MANNER OF THROUGH-TRAFFIC TO IMPROVE DRIVE (UNLESS SHOWN OTHERWISE).

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	210.00	410.97	202.60	123°31'25"
2	600.00	281.19	14.11	1°04'26"
3	900.00	87.90	43.99	5°29'45"
4	100.00	71.67	37.25	40°09'21"
5	178.55	127.25	66.47	40°09'21"
6	200.00	143.85	73.52	41°14'45"
7	185.00	41.50	21.19	19°12'18"

R.O.V.	CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	300.00	17.25	33.75	18°50'19"	
9	300.00	67.25	33.75	18°50'19"	
10	300.00	67.25	33.75	18°50'19"	
11	300.00	67.25	33.75	18°50'19"	
12	232.50	141.27	78.54	28°09'04"	
13	120.00	50.50	25.25	19°12'18"	
14	100.00	33.50	16.25	19°12'18"	



R=225.00' L=101.84'
 LC=S 20°34'13" E 158.38'

R=150.00' L=50.28'
 LC=S 80°21'42" E 50.04'
 S 00°02'09" W 62.23'
 S 89°57'51" E 335.44'

R=380.00' L=152.39'
 LC=S 11°31'28" W 151.37'
 S 00°02'09" W 50.00'

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of CARRIAGE HILL (lots numbered as shown) was approved by the City Planning Board on this 26 day of February, 2000.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY SURVEYOR
 This plat of CARRIAGE HILL (lots numbered as shown) was reviewed by the office of the Douglas County Surveyor on this 26 day of February, 2000.

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of CARRIAGE HILL (lots numbered as shown) was approved by the City Council of Omaha on this 14 day of February, 2000.

MAYOR
 CITY CLERK

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of CARRIAGE HILL (lots numbered as shown) to the Design Standards this 1 day of Feb, 2000.

Henry Kieberger
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Henry Kieberger
 CITY ENGINEER Date: 8/14/2000

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.
Henry Kieberger
 COUNTY TREASURER Date: 8-10-2000



E&A CONSULTING GROUP INC.
 ENGINEERS • PLANNERS • SURVEYORS

CARRIAGE HILL
 OMAHA, NEBRASKA
 FINAL PLAT

Project No. 98128
 Date: 01/03/00
 Designed By: JOE
 Drawn By: LDD
 Checked By:
 Scale: 1" = 100'
 Revisions:
 Sheet: 1 of 1