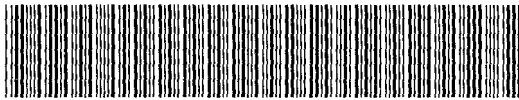


BK 2194 PG 087-093



DEED 2001 14223

Nebr Doc Stamp Tax
10-17-01
Date
S 0104
By CP

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 OCT 17 PM 3:51

RECEIVED

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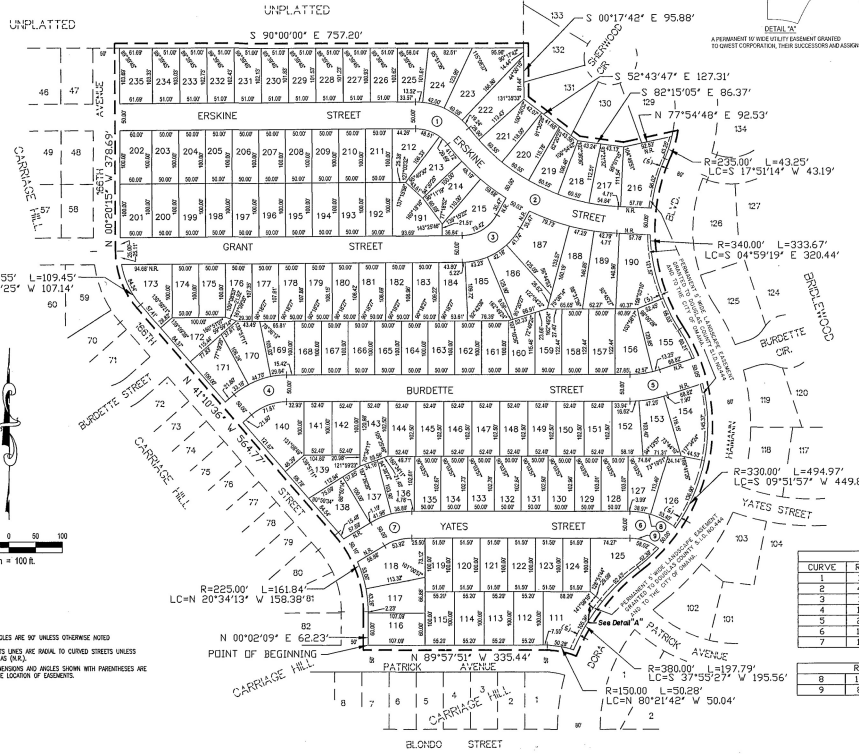
Deed ✓  
 FEE 98.00 Newt<sup>BW</sup> MC-05815  
 7 BKP 10-15-11 FB of 60000 alol  
 C/D N COMP MB  
 DEL [Signature] SCAN CR FV  
 126

v9054.

# CARRIAGE HILL

LOTS 111 THRU 235 INCLUSIVE

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 MERIDIAN, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



APPROVED BY THE CITY ENGINEER OF OMAHA

## SURVEYOR'S CERTIFICATE

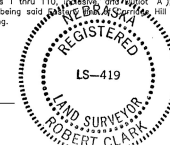
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, 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 point of intersection of the North right-of-way line of Patrick Avenue and the Easterly right-of-way line of 166th Street, said point also being on the Easterly line of Carriage Hill (Lots 1 thru 110, inclusive, and Outlot "A"), a subdivision located in said South 1/2 of the SW 1/4 of Section 10, thence along said Easterly line of Carriage Hill (Lots 1 thru 110, inclusive, and Outlot "A"), said line also being said Easterly right-of-way line of 166th Street, on the following described courses: thence N00°02'09"E, a distance of 62.23 feet; thence Northwesterly on a curve to the left with a radius of 225.00 feet, a distance of 161.84 feet, said curve having a long chord which bears N20°34'13"W, a distance of 158.39 feet; thence N44°10'35"W, a distance of 594.77 feet; thence Northwesterly on a curve to the right with a radius of 153.55 feet, a distance of 109.45 feet, said curve having a long chord which bears N20°45'25"W, a distance of 107.14 feet; thence N00°20'15"W, a distance of 378.69 feet to a point on the North line of said South 1/2 of the SW 1/4 of Section 10, thence S90°00'00"E along said North line of the South 1/2 of the SW 1/4 of Section 10, a distance of 757.20 feet to a point on the West line of the East 1/2 of said SW 1/4 of Section 10, said point also being on the West line of Lot 132, Bridlewood (Lots 1 thru 143, inclusive, and Outlot "A"), a subdivision located in the South 1/2 of said Section 10, thence along the Westerly line of said Lot 132, Bridlewood (Lots 1 thru 143, inclusive, and Outlot "A"), and also along the West line of Lot 131, said Bridlewood (Lots 1 thru 143, inclusive, and Outlot "A") and also along the Southern line of Lots 131, 130 and 129, said Bridlewood (Lots 1 thru 143, inclusive, and Outlot "A") and also along the Westerly right-of-way line of Dora Hammond Boulevard, on the following described courses: thence S00°17'42"E, a distance of 95.88 feet; thence S52°43'47"E, a distance of 127.31 feet; thence S82°15'05"E, a distance of 86.37 feet; thence N77°54'48"E, a distance of 92.53 feet; thence Southwesterly on a curve to the right with a radius of 43.2 feet, said curve having a long chord which bears S17°51'14"W, a distance of 43.18 feet; thence Southwesterly on a curve to the left with a radius of 340.00 feet, a distance of 333.07 feet, said curve having a long chord which bears S04°59'19"E, a distance of 320.44 feet; thence Southwesterly on a curve to the right with a radius of 330.00 feet, a distance of 494.97 feet, said curve having a long chord which bears S09°25'17"W, a distance of 449.88 feet; thence Southwesterly on a curve to the left with a radius of 380.00 feet, a distance of 197.79 feet, said curve having a long chord which bears S3°55'27"W, a distance of 195.56 feet to the point of intersection of said Westerly right-of-way line of Dora Hammond Boulevard and said North right-of-way line of Patrick Avenue, said point also being on said Easterly line of Carriage Hill (Lots 1 thru 110, inclusive, and Outlot "A"); thence N89°27'51"W along said North right-of-way line of Patrick Avenue, said line also being said Easterly line of Carriage Hill (Lots 1 thru 110, inclusive, and Outlot "A"), a distance of 335.44 feet to the point of beginning.

Said tract of land contains an area of 20.757 acres, more or less.

*Robert Clark*  
Robert Clark, LS-419

1-4-01  
Date



## DEDICATION

Know all men by these presents that we, Heartstone 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 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 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 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 hereof, we do set our hands.

HEARTSTONE HOMES, INC.

*John J. Smith*  
JOHN J. SMITH, PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

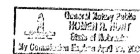
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 3rd day of JAN. 2001, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Heartstone 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.

*James R. Hunt*  
James R. Hunt  
Notary Public

SEAL



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	BELTA
1	100.00'	92.67'	49.71'	52°51'37"
2	400.00'	347.67'	195.68'	49°48'03"
3	100.00'	195.99'	58.52'	60°40'28"
4	125.00'	99.77'	45.52'	41°09'49"
5	200.00'	63.79'	32.17'	18°16'33"
6	109.47'	78.20'	39.15'	39°21'30"
7	125.00'	67.49'	34.54'	30°53'34"

ROW CURVE TABLE			
	B	TANGENT	CHORD
8	134.47'	92.37'	48.09'
9	84.47'	58.02'	30.21'

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE BOUND TO CURVED STREETS UNLESS SHOWN AS LOTS
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF DIMENSIONS.

APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of CARRIAGE HILL (lots numbered as shown) was approved by the City Planning Board on this 10-27 day of January, 2001.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF THIS PLAT  
This plat of CARRIAGE HILL (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 10-27 day of January, 2001.

DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of CARRIAGE HILL (lots numbered as shown) was approved by the City Council of Omaha on this 23rd day of Jan. 2001.

MAYOR  
CITY CLERK



APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of CARRIAGE HILL (lots numbered as shown) as to the Design Standards this 10th day of January, 2001.

CITY ENGINEER

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

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE  
This is to certify that I find no record of any delinquent taxes against the property described in the Surveyor's Certificate of this plat as shown by the records of this office.

COUNTY TREASURER



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

CARRIAGE HILL  
LOTS 111 THRU 235 INCLUSIVE  
OMAHA, NEBRASKA

FINAL PLAT

Project No. 98128.01  
Dated: 12/01/00  
Designed By: JDE  
Drawn By: LDD  
Checked By:  
Scale: 1" = 100'  
Revisions:  
Date  
Sheet: 1 of 1

7130 SOUTH 28TH STREET, SUITE 10  
OMAHA, NEBRASKA 68106-3917  
PHONE: (402) 421-2700  
FAX: (402) 421-2716

12001 Q STREET, SUITE 100  
OMAHA, NEBRASKA 68104-2070  
PHONE: (402) 885-3559  
FAX: (402) 885-3589