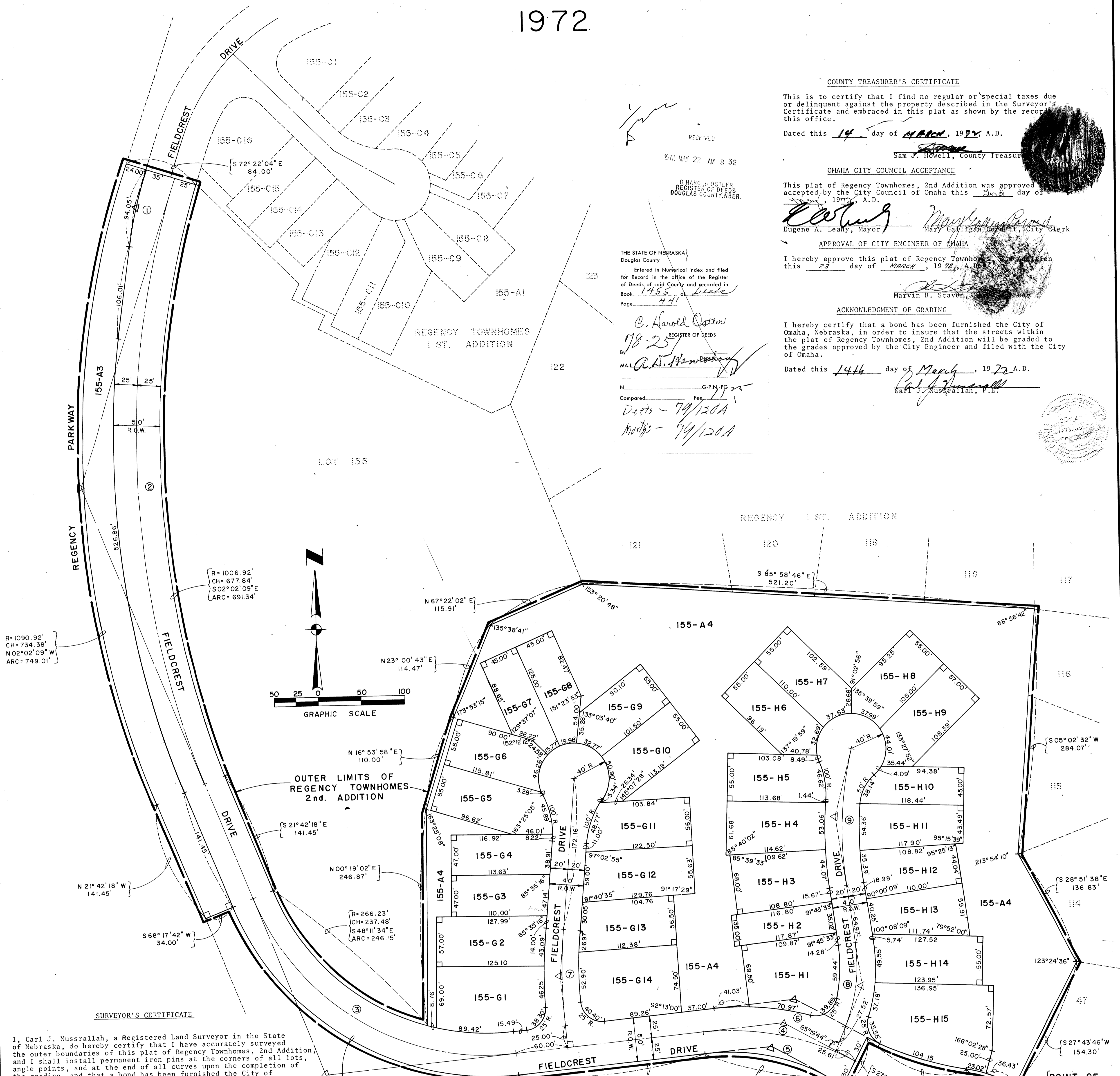


# REGENCY TOWNHOMES 2 ND. ADDITION

A REPLAT OF PART OF LOT 155 REGENCY 1ST. ADDITION.  
A SUBDIVISION IN SECTION 21, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH. PM.

1972



### 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.

Dated this 14 day of March, 1972, A.D.

Sam J. Howell, County Treasurer

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of Regency Townhomes, 2nd Addition was approved and accepted by the City Council of Omaha this 23 day of March, 1972, A.D.

Eugene A. Leahy, Mayor; Mary Calligan Cornett, City Clerk

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Regency Townhomes, 2nd Addition this 23 day of March, 1972, A.D.

### ACKNOWLEDGMENT OF GRADING

I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in order to insure that the streets within the plat of Regency Townhomes, 2nd Addition will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 14th day of March, 1972, A.D.

Carl J. Nussvallah, P.E.

THE STATE OF NEBRASKA  
Douglas County  
Entered in Numerical Index and filed for Record in the office of the Register of Deeds of said County and recorded in Book 1455 at Deeds Page 441

C. Harold Ostler  
REGISTER OF DEEDS

MAIL R.D. #11, Douglas, Neb.

N. G.P.N. PC 22

Compared, Fee 11

Depts - 79/120A

Months - 79/120A

I, Carl J. Nussvallah, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of Regency Townhomes, 2nd Addition, and I shall install permanent iron pins at the corners of all lots, angle points, and at the end of all curves upon the completion of the grading, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on this plat of Regency Townhomes, 2nd Addition. The limits and boundaries of said plat of Regency Townhomes, 2nd Addition, are as follows:

A tract of land wholly in Lot 155, Regency, 1st Addition, as platted in Douglas County, Nebraska, said tract being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Fieldcrest Drive, said point also being the southwesterly corner of Lot 47 said Regency, 1st Addition; thence northwesterly along said northerly right-of-way of Fieldcrest Drive on a curve to the left, said curve having a radius of 175.00 feet, a long chord of 59.16 feet bearing  $N72^{\circ}00'08''W$ , and an arc length of 118.89 feet; thence  $S27^{\circ}43'46''W$  across the right-of-way of Fieldcrest Drive a distance of 60.00 feet; thence  $N62^{\circ}16'14''W$  a distance of 16.59 feet to a point of curve; thence northwesterly on a curve to the left, said curve having a radius of 316.23 feet, a long chord of 149.11 feet bearing  $N79^{\circ}02'26''W$ , and an arc length of 409.00 feet; thence  $S68^{\circ}17'42''W$  a distance of 34.00 feet to a point on the easterly right-of-way of Regency Parkway; thence  $N21^{\circ}42'18''W$  along said easterly right-of-way of Regency Parkway a distance of 141.45 feet to a point of curve; thence northwesterly along said easterly right-of-way of Regency Parkway on a curve to the right, said curve having a radius of 1090.92 feet, a long chord of 734.38 feet bearing  $N2^{\circ}02'09''E$ , and an arc length of 749.01 feet; thence  $S72^{\circ}22'04''E$  a distance of 84.00 feet; thence southwesterly on a curve to the left, said curve having a radius of 1006.32 feet, a long chord of 677.84 feet bearing  $S2^{\circ}02'09''E$ , and an arc length of 691.34 feet to a point of tangency; thence  $S21^{\circ}42'18''E$  a distance of 141.45 feet to a point of curve; thence southwesterly on a curve to the left, said curve having a radius of 266.23 feet, a long chord of 237.48 feet bearing  $S48^{\circ}11'34''E$ , and an arc length of 246.15 feet; thence  $N0^{\circ}19'02''E$  a distance of 246.87 feet; thence  $N16^{\circ}53'58''E$  a distance of 110.00 feet; thence  $N23^{\circ}00'43''E$  a distance of 114.47 feet; thence  $N67^{\circ}22'02''E$  a distance of 115.91 feet to the southerly line of Lots 121, 120, 119, and 118 said Regency, 1st Addition, a distance of 521.20 feet to the southerly corner of said Lot 118; thence  $S5^{\circ}02'32''W$  along the westerly line of Lots 116 and 115 said Regency, 1st Addition a distance of 284.07 feet to the southwesterly corner of said Lot 115; thence  $S28^{\circ}51'38''E$  along the westerly line of Lot 114 said Regency, 1st Addition a distance of 156.83 feet to the northwesterly corner of Lot 47 said Regency, 1st Addition; thence  $S27^{\circ}43'46''W$  along the westerly line of said Lot 47 a distance of 154.30 feet to the point of beginning, said tract of land containing 10.33 acres more or less. (The East line of the northeast quarter (NE1/4) of said Section 21 is assumed North-South in direction.)

Dated this 14th day of March, 1972.

Carl J. Nussvallah  
Registered Land Surveyor  
L. S. No. 199

CURVE DATA		
1. $\Delta = 10^{\circ}46'39''$ D = 1127.33' R = 500.00' T = 47.17' L = 94.05'	2. $\Delta = 39^{\circ}20'19''$ D = 533.08' R = 1031.92' T = 368.86' L = 708.50'	3. $\Delta = 74^{\circ}06'19''$ D = 1940.26' R = 291.23' T = 219.88' L = 376.67'
4. $\Delta = 33^{\circ}32'24''$ D = 1816.49' R = 313.45' T = 94.45' L = 183.48'	5. $\Delta = 33^{\circ}32'24''$ D = 2210.24' R = 258.40' T = 77.87' L = 151.26'	6. $\Delta = 33^{\circ}32'24''$ D = 1816.49' R = 313.45' T = 94.45' L = 183.48'
7. $\Delta = 10^{\circ}32'24''$ D = 936.33' R = 596.27' T = 55.00' L = 109.69'	8. $\Delta = 31^{\circ}21'03''$ D = 178.17' R = 50.00' T = 97.49'	9. $\Delta = 22^{\circ}50'10''$ D = 1432.44' R = 393.91' T = 79.56' L = 157.00'

- NOTES:
- All curve data is based on the Arc Definition.
  - All distances shown along curves are arc lengths unless otherwise noted.

### CORPORATION ACKNOWLEDGMENT

State of Nebraska SS  
County of Douglas  
On this 9th day of March, 1972, A.D., before me a Notary Public in and for said County, personally came the above named Richard L. Daly, Executive Vice President - Finance, and Frank P. Hannan, Executive Vice President and Secretary, of United Benefit Life Insurance Company, a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as Executive Vice President - Finance, and Executive Vice President and Secretary of said Corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

Richard L. Daly  
Notary Public

My commission expires on the 18th day of Sept., 1973, A.D.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Richard L. Daly, Executive Vice President - Finance, and Frank P. Hannan, Executive Vice President and Secretary, of United Benefit Life Insurance Company, a Nebraska Corporation, sole owner and proprietors of the land embraced within this plat, have caused the same to be subdivided into lots and streets, said subdivision to be known as Regency Townhomes, 2nd Addition, the lots numbered as shown and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for public use the streets as shown herein.

IN WITNESS WHEREOF, we do hereby set our hand this 9th day of March, 1972, A.D.

FOR UNITED BENEFIT LIFE INSURANCE COMPANY

Richard L. Daly, Executive Vice President - Finance; Frank P. Hannan, Executive Vice President and Secretary

### APPROVAL OF CITY PLANNING BOARD

This plat of Regency Townhomes, 2nd Addition, was approved by the City Planning Board of the City of Omaha this 19th day of April, 1972, A.D.

Arson D. Marston  
Chairman, Arson D. Marston

PREPARED BY  
KIRKHAM, MICHAEL & ASSOCIATES  
ARCHITECTS ENGINEERS