

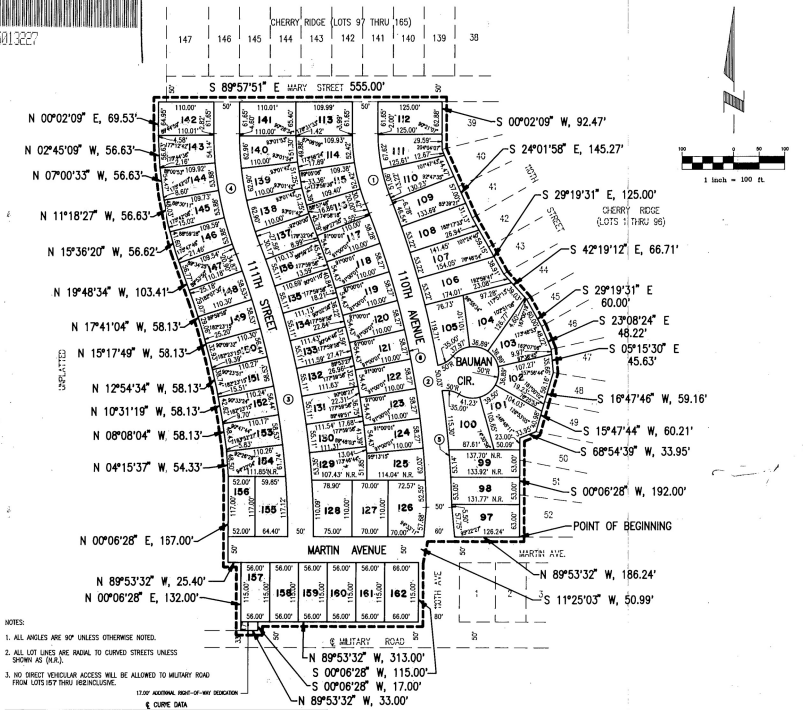


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# CHERRY RIDGE REPLAT I

LOTS 97 THRU 162 INCLUSIVE  
BEING A REPLAT OF LOTS 97 THRU 156 INCLUSIVE, A REPLAT OF LOTS 148 THRU 165 INCLUSIVE, AND ALSO A REPLAT OF THE INCLUDED  
TWO NORTH-AND-SOUTH NORTH AVENUE, MARTIN AVENUE AND MILITARY ROAD, ALL BEING PART OF CHERRY RIDGE REPLAT I  
LOCATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 32, AND ALSO BEING A REPLAT OF PART OF THE NW 1/4 AND NE 1/4 OF  
SECTION 32, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH PA., DOUGLAS COUNTY, NEBRASKA.



### 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 REPLAT I (Lots 97 thru 162, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and cities; 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 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 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-sets 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 or later interfere with the aforesaid uses or rights herein granted.

### 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 Cherry Ridge Replat I (Lots 97 thru 162, inclusive) being a replat of Lots 97 thru 156, inclusive, Cherry Ridge Replat I (Lots 148 thru 165, inclusive) and also a replat of the included street rights-of-way of Martin Avenue, Bauman Circle, 110th Avenue, and 111th Street, all located in said Cherry Ridge Replat I (Lots 97 thru 162, inclusive); and also being a replat of part of the NE 1/4 of said NE 1/4 of Section 32, all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 97, Cherry Ridge (Lots 97 thru 165, inclusive), said point also being on the North right-of-way line of said Martin Avenue; thence N89°53'22"W (assumed bearing) along the South line of said Lot 97, Cherry Ridge (Lots 97 thru 165, inclusive) and the Westerly exterior thereof, a distance of 186.24 feet to the point of intersection of the West right-of-way line of said 110th Avenue and said North right-of-way line of Martin Avenue, said point also being the Southeast corner of said Lot 124, Cherry Ridge (Lots 97 thru 165, inclusive); thence S11°25'03"W, a distance of 60.99 feet to the point of intersection of said West right-of-way line of 110th Avenue and the South right-of-way line of said Lot 161, Cherry Ridge (Lots 97 thru 165, inclusive); thence S00°06'28"W along the East line of said Lot 161, Cherry Ridge (Lots 97 thru 165, inclusive), a distance of 115.00 feet to the Southeast corner of said Lot 161, Cherry Ridge (Lots 97 thru 165, inclusive), said point also being the point of intersection of said West right-of-way line of 110th Avenue and the North right-of-way line of Military Road; thence N89°53'22"W along the South line of said Lot 161 thru 165, inclusive, Cherry Ridge (Lots 97 thru 165, inclusive), said line also being said North right-of-way line of Military Road, a distance of 313.00 feet to Southwest corner of said Lot 165, Cherry Ridge (Lots 97 thru 165, inclusive); thence S00°06'28"W along said North right-of-way line of Military Road, a distance of 17.00 feet; thence N89°53'22"W along said North right-of-way line of Military Road, a distance of 33.00 feet; thence N00°06'28"W, a distance of 132.00 feet; thence N89°53'22"W, a distance of 25.40 feet; thence N00°06'28"W, a distance of 107.00 feet; thence N04°15'37"W, a distance of 54.33 feet to the Southwesterly corner of said Lot 158, Cherry Ridge (Lots 97 thru 165, inclusive); thence along the Westerly line of said Cherry Ridge (Lots 97 thru 165, inclusive) on the following described courses; thence N08°00'04"W, a distance of 58.13 feet; thence N10°31'19"W, a distance of 58.13 feet; thence N12°54'34"W, a distance of 58.13 feet; thence N15°17'49"W, a distance of 58.13 feet; thence N17°41'04"W, a distance of 58.13 feet; thence N19°48'34"W, a distance of 103.41 feet; thence N15°36'20"W, a distance of 56.62 feet; thence N11°18'27"W, a distance of 56.62 feet; thence N07°00'33"W, a distance of 56.62 feet; thence N02°45'09"W, a distance of 56.62 feet; thence N00°02'09"E, a distance of 69.53 feet to the Northwest corner of said Lot 148, Cherry Ridge (Lots 97 thru 165, inclusive); thence S89°57'51"E along the North line of said Lots 148, 138, 112 and 111, said Cherry Ridge (Lots 97 thru 165, inclusive) and also along the South right-of-way line of Mary Street, a distance of 555.00 feet to the Northeast corner of said Lot 111, Cherry Ridge (Lots 97 thru 165, inclusive); thence along the Easterly line of said Cherry Ridge (Lots 97 thru 165, inclusive) on the following described courses; thence S00°02'09"E, a distance of 92.47 feet; thence S24°01'58"E, a distance of 145.27 feet; thence S29°19'31"E, a distance of 125.00 feet; thence S42°19'12"E, a distance of 66.71 feet; thence S29°19'31"E, a distance of 60.00 feet; thence S23°08'24"E, a distance of 45.63 feet; thence S05°15'30"E, a distance of 45.63 feet; thence S16°47'46"W, a distance of 59.18 feet; thence S15°47'44"W, a distance of 60.21 feet; thence S68°54'39"E, a distance of 33.95 feet; thence S00°06'28"W, a distance of 192.00 feet to the point of beginning.

In witness whereof, we do set our hands this 23 day of May, 1995.

CELEBRITY HOMES, INC.

*Gale L. Larsen*  
Gale L. Larsen, President

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF DOUGLAS )

On this 23 day of MAY, 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes Inc., who is personally known to me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal this day and year last above written.

*Homer R. Hunt*



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CHERRY RIDGE REPLAT I (Lots 97 thru 162, inclusive) as to the Design Standards this 19 day of JUNE, 1995.

*Raymond Humann*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

*Raymond Humann* 11-1-95  
CITY ENGINEER Date

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the CHERRY RIDGE REPLAT I (Lots 97 thru 162, inclusive) was reviewed by the office of the Douglas County Engineer on this 19 day of May, 1995.

*Small*  
DOUGLAS COUNTY ENGINEER



*Robert Clark* May 23, 1995  
Robert Clark, LS 419 Date

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL LOT LINES ARE NORMAL TO CURVED STRAIGHT STREETS SHOWN AS (R.A.).
- 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO MILITARY ROAD FROM LOTS 97 THRU 162 INCLUSIVE.

CURVE	CHORD	ARC	BEARING	DELTA
1	153.00	153.00	90.00	90.00
2	153.00	153.00	90.00	90.00
3	153.00	153.00	90.00	90.00
4	600.00	600.00	90.00	90.00

CURVE	BACKSIGHT	SIGHTS	FORSIGHT	DELTA
1	1718.89	1059.87	364.30	209.00
2	1688.89	364.30	295.17	209.00

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of CHERRY RIDGE REPLAT I (Lots 97 thru 162, inclusive) was approved by the City Planning Board on this 17 day of JUNE, 1995.

*Chris L. Spence*  
CHAIRMAN OF CITY PLANNING BOARD

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of CHERRY RIDGE REPLAT I (Lots 97 thru 162, inclusive) was approved by the City Council of Omaha on this 17 day of JUNE, 1995.

*John M. Haney*  
MAYOR  
*Daphne*  
CITY CLERK  
*John M. Haney*  
PRESIDENT OF COUNCIL

### COUNTY TREASURER'S CERTIFICATE

This is to certify that find no registered mortgages due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of the County of Douglas, Nebraska.

*Julie M. Haney*  
COUNTY TREASURER  
DATE: Oct 20, 1995

FINAL PLAT  
CHERRY RIDGE REPLAT I  
LOTS 97 THRU 162 INCLUSIVE  
OMAHA, NEBRASKA  
E&A CONSULTING GROUP  
3157 SOUTH 123RD STREET, SUITE 101, OMAHA, NE 68147 • (402) 895-7000 • FAX (402) 895-3396

NE  
NW  
NE

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