SCANNED
MAR 15 2001
BMC

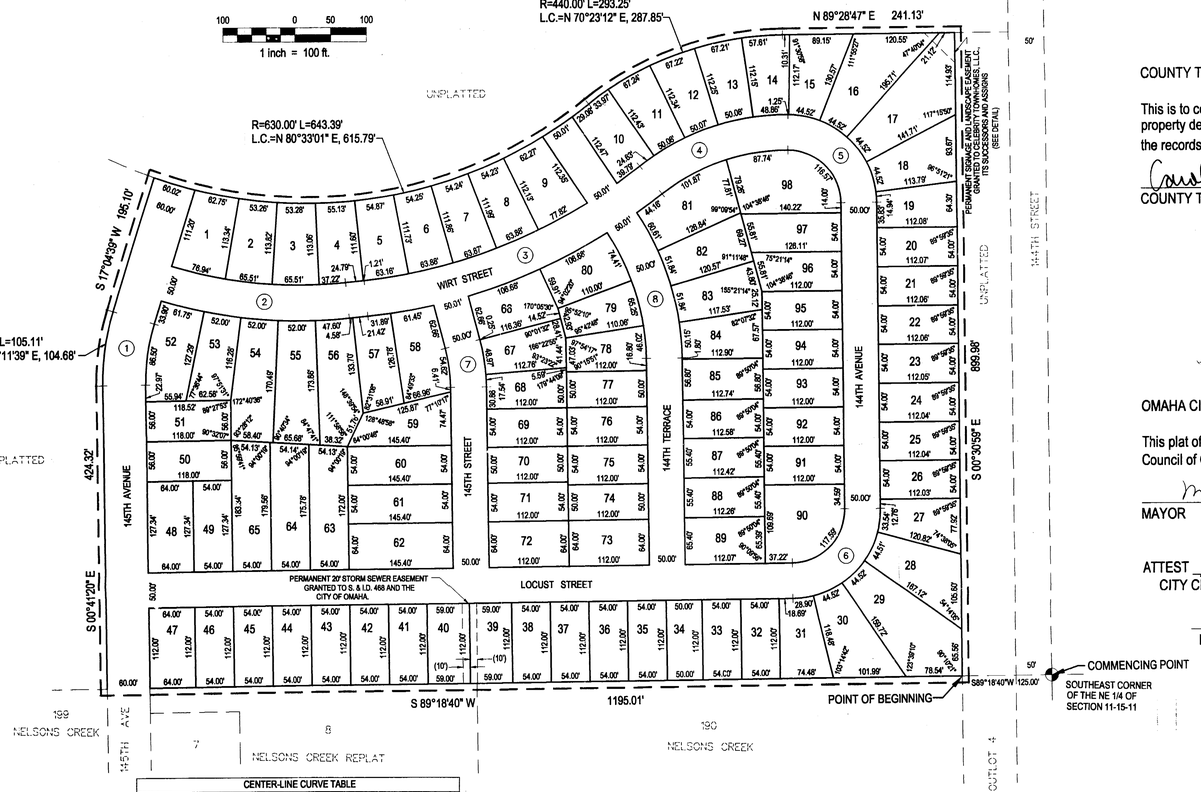
GRAYHAWK TWO
LOTS 1 THRU 98 INCLUSIVE

Being a platting of part of the NE ¼ of Section 11, Township 15 North, Range11East, of the 6th P.M., Douglas County, Nebraska

NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS TO ANY STREET ABUTTING THE NORTHERLY LINE OF LOTS 1 THRU 17 INCLUSIVE WILL NOT BE ALLOWED.
5. **DIRECT VEHICULAR ACCESS TO 144TH STREET FROM ANY ABUTTING LOTS WILL NOT BE ALLOWED.**

1 inch = 100 ft.

DETAIL
PERMANENT SIGNAGE AND LANDSCAPE EASEMENT GRANTED TO CELEBRITY TOWNHOMES, L.L.C., ITS SUCCESSORS AND ASSIGNS



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	308.96'	95.80'	48.29'	17°45'59"
2	632.75'	255.26'	129.39'	23°06'51"
3	767.00'	436.64'	224.42'	32°37'04"
4	303.00'	206.66'	107.53'	39°04'45"
5	100.00'	155.42'	98.36'	89°03'06"
6	100.00'	156.79'	99.71'	89°50'04"
7	250.00'	60.69'	30.49'	13°54'31"
8	347.75'	200.06'	102.88'	32°57'42"

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'S SEAL DOUGLAS COUNTY NEBRASKA

Carol A. Parker 3-30-01
COUNTY TREASURER DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of GRAYHAWK TWO (lots numbered as shown) was approved by the City Council of Omaha on this 19th day of July 2001.

Mike Fahey
MAYOR

ATTEST Buster Brown
CITY CLERK

Chuck Sigman
PRESIDENT OF COUNCIL

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

Commencing at the Southeast corner of said NE 1/4 of Section 11; thence S89°18'40"W (assumed bearing) along the South line of said NE 1/4 of Section 11, a distance of 125.00 feet to the Northeast corner of Lot 190, Nelsons Creek, a subdivision located in the SE 1/4 of said Section 11, said point also being the Northwest corner of Outlot 4, said Nelsons Creek, said point also being the point of beginning; thence continuing S89°18'40"W along said South line of the NE 1/4 of Section 11, said line also being the North line of said Lot 190, Nelsons Creek, and also the North line of Lot 8, Nelsons Creek Replat, a subdivision located in said SE 1/4 of Section 11 and also the North right-of-way line of 145th Avenue, a distance of 1195.01 feet to a point on the West right-of-way line of said 145th Avenue, said point also being the Northeast corner of Lot 199, Nelsons Creek; thence N00°41'20"W, a distance of 424.32 feet; thence Northeasterly on a curve to the right with a radius of 338.96 feet, a distance of 105.11 feet, said curve having a long chord which bears N08°11'39"E, a distance of 104.68 feet; thence N17°04'39"E, a distance of 195.10 feet; thence Northeasterly on a curve to the left with a radius of 630.00 feet, a distance of 643.39 feet, said curve having a long chord which bears N80°33'01"E, a distance of 615.79 feet; thence Easterly on a curve to the right with a radius of 440.00 feet, a distance of 293.25 feet, said curve having a long chord which bears N70°23'12"E, a distance of 287.85 feet; thence N89°28'47"E, a distance of 241.13 feet; thence S00°30'59"E, a distance of 899.98 feet to the point of beginning.

Said tract of land contains an area of 927,375 square feet or 21.290 acres, more or less.

Robert Clark 3-15-01
Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

DEDICATION

Know all men by these presents that we, Celebrity Townhomes, L.L.C., 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 GRAYHAWK TWO (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, Qwest 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 whereof, we do set our hands.

CELEBRITY TOWNHOMES, L.L.C.

BY: CHAD LARSEN, MANAGING MEMBER

RECEIVED DEC 14 2001 SURVEY RECORD REPOSITORY

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of GRAYHAWK TWO (lots numbered as shown) as to the Design Standards this 4 day of April, 2001.

Henry Vieregge
CITY ENGINEER

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

Henry Vieregge 8-7-01
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the GRAYHAWK TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 16th day of Mar, 2001.

COUNTY ENGINEER'S SEAL DOUGLAS COUNTY NEBRASKA

DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of GRAYHAWK TWO (lots numbered as shown) was approved by the City Planning Board on this 4th day of April 2001.

CHAIR OF CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20TH day of MAR., 2001, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Managing Member of Celebrity Townhomes, L.L.C., 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 L.L.C..

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

Homer R. Hunt
Notary Public

My commission expires 4-30-03

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
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LINCOLN, NE 68516-5941
PHONE: (402) 420-7217
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12001 Q STREET
OMAHA, NE 68137
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GRAYHAWK TWO
LOTS 1 THRU 98 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Revisions	
No	Date

Proj No:	2000033.01
Date:	2-28-01
Designed By:	MAW
Drawn By:	TRH
Checked By:	
Scale:	1" = 100'
Sheet 1 of 1	

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RECORDED 8-15-01 DEED BK. 2188 PG. 648