

SERENITY ESTATES VILLAS

LOTS 1 THROUGH 12, INCLUSIVE, AND OUTLOT A, INCLUSIVE

BEING A REPLATTING OF LOT 4, SUNDOWN ACRES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

NE 1/4 OF SW 1/4 OF
SECTION 26, T15N, R10E

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____ 2026.

DOUGLAS COUNTY TREASURER

TREASURER'S SEAL

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF SERENITY ESTATES VILLAS ON THIS _____ DAY OF _____ 2026.

CITY ENGINEER

I HEREBY CERTIFY THAT ACCOUNT PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE

CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF SERENITY ESTATES VILLAS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS _____ DAY OF _____ 2026.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SERENITY ESTATES VILLAS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS _____ DAY OF _____ 2026.

MAYOR

PRESIDENT

CITY CLERK

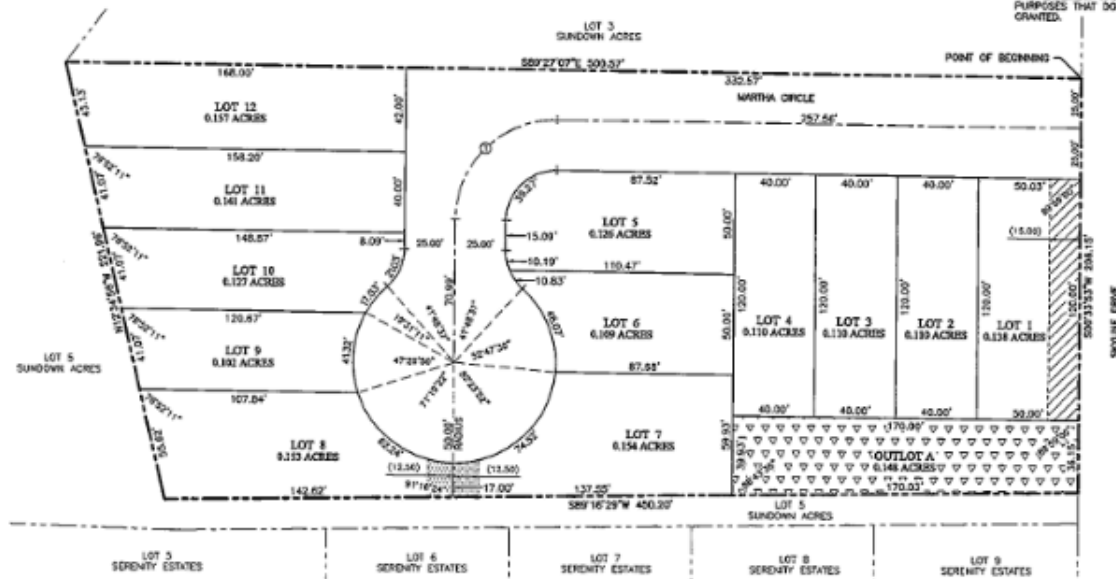
REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF SERENITY ESTATES VILLAS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

DATE

DOUGLAS COUNTY ENGINEER

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	90°00'00"	78.54'	50.00'	50.00'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS SERENITY ESTATES VILLAS, LOTS 1 THROUGH 12, INCLUSIVE, AND OUTLOT A, INCLUSIVE, A REPLATTING OF LOT 4, SUNDOWN ACRES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF SAID LOT 4, THENCE S07°33'53"W (ASSUMED BEARING) 204.15 FEET ON THE EAST LINE OF SAID LOT 4 TO THE SE CORNER THEREOF;

THENCE S89°16'29"W 450.20 FEET ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;

THENCE N12°34'56"W 221.96 FEET ON THE WEST LINE OF SAID LOT 4 TO THE NW CORNER THEREOF;

THENCE S89°27'07"E 500.57 FEET ON THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

JANUARY 7, 2026

DATE



JON L. CARRELL
NEBRASKA PLS 693

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THOMAS J. CLARK AND KRISTINE M. CLARK, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS SERENITY ESTATES VILLAS, LOTS 1 THROUGH 12, INCLUSIVE, AND OUTLOT A, INCLUSIVE, AND WE DO HEREBY CERTIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEIPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR CARPOIS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 OIL THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR CARPOIS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY: THOMAS J. CLARK

BY: KRISTINE M. CLARK

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026 BY THOMAS J. CLARK AND KRISTINE M. CLARK, HUSBAND AND WIFE.

NOTARY PUBLIC

NOTES

- DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
- ALL ANGLES ARE 90°00'00" UNLESS NOTED.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO SKYLINE DRIVE FROM THE EAST LINE OF LOT 1.
- CUL-DE-SAC THROAT RADIUS ARE 25.00 FEET.

STORM SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

STORM SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

INGRESS/EGRESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

TD2
engineering
& surveying

Donovan, Greenlee & Dorner, Inc.
15000 Oakview Rd.
Omaha, NE 68154
402.333.0000 402.333.5500
td2usa.com
dnc: TD2 Engineering & Surveying
NE 04-008

SERENITY ESTATES VILLAS
LOTS 1 THROUGH 12, INCLUSIVE,
AND OUTLOT A, INCLUSIVE



Revision	Date	Description	Mod-By	Mod-Date
1				
2				
3				
4				

Job No.: A1731-104A
Drawn By: JLC
Reviewed By: JLC
Date: 01/07/2025
Book: 24-17
Page: 13

CITY OF OMAHA
FINAL PLAT

SHEET 1 OF 1