

SEC 1790 PAGE 503

NAME OF ADDITION

BENT CREEK

LEGAL DESCRIPTION :

LOTS 1 THRU 148 INCLUSIVE
BEING A PLATTING OF PART OF THE NE 1/4 AND NW 1/4 OF SECTION 15,
TOWNSHIP 15N, RANGE 11 E, OF THE 6th P.M. DOUGLAS COUNTY, NEBRASKA.

PLAT IN BACK OF BOOK

DEED _____ BOOK 91 PAGE 249

MORTGAGE _____ BOOK 91 PAGE 249

PLAT _____ BOOK 1790 PAGE 503

PLAT CABINET _____ 3/81

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

13283 27 DAY OF OCTOBER 1986 AT 12:07 M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$ 79.50

JL

BENT CREEK

Lots 1 thru 148, Inclusive

Being A Platting of Part of the NE 1/4 and NW 1/4 of Section 15, T15N, R11E of the 6th P.M., Douglas County, Nebraska.

point of Beginning
Northeast Corner of the NW 1/4 of the NE 1/4 of Section 15, T15N, R11E of the 6th P.M., Douglas County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the West 1/2 of the NE 1/4 of Section 15, T15N, R11E of the 6th P.M., Douglas County, Nebraska, and that monuments have been found or set at all corners of said boundary and that a bond has been posted with the City of Omaha to insure that iron pipes will be set at all lot corners, angle points, ends of all curves and at all boundary corners of the subdivision within said West 1/2 of said Section 15 to be known as Bent Creek, Lots 1 thru 148 inclusive, the boundary of said subdivision being more particularly described as follows: Beginning at the Northeast corner of said West 1/2; thence South (assumed bearing) on the East line of said West 1/2, 1819.70 feet; thence West, 125.00 feet; thence South 15.00 feet; thence West, 175.00 feet; thence North, 201.10 feet; thence West, 180.00 feet; thence North, 7.27 feet; thence West, 120.00 feet; thence North 11°37'E, 183.88 feet; thence West 77°3'54"W, 282.55 feet; thence North 10°15'18"E, 88.76 feet; thence North 34°10'00"W, 70.71 feet; thence North 29°56'00"W, 70.00 feet; thence South 84°39'00"W, 220.83 feet; thence North 04°19'18"E, 107.99 feet; thence North 21°00'00"W, 317.50 feet; thence North 07°20'00"W, 443.98 feet to the centerline of the North Branch of the West Pappilion Creek; thence Northwesterly on the centerline of said North Branch of the West Pappilion Creek on the following described courses; thence North 10°40'00"W, 42.84 feet; thence North 27°33'53"W, 166.08 feet; thence North 04°25'14"E, 32.99 feet; thence North 58°12'18"E, 46.02 feet; thence North 47°25'18"E, 49.26 feet; thence North 12°03'00"W, 128.35 feet; thence North 56°17'17"W, 85.06 feet; thence North 15°02'15"E, 27.84 feet; thence North 46°54'54"E, 307.78 feet; thence North 61°27'10"W, 106.06 feet; thence North 18°18'20"W, 112.99 feet; thence North 25°18'18"E, 45.88 feet; thence North 59°04'00"W, 30.18 feet; thence North 00°08'00"E, 35.00 feet to the North line of said Section 15; thence South 89°51'52"E on the North line of said Section 15, 1377.12 feet to the point of beginning.

DATE May 13, 1986
James S. Warner
REGISTERED LAND SURVEYOR

DEDICATION

Know all men by these presents; that Westridge Development Company (a Nebraska Corporation), being the Owners, and Norwest Bank Omaha (N.A. a National Banking Association) being the mortgage holders of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Bent Creek, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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, crossarms, down guys and anchors, 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 for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through and under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines, an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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.

James S. Warner
NORWEST BANK OMAHA, N.A. NATIONAL BANKING ASSOCIATION
WESTRIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 27th day of May, 1986, by John L. Measner, Secy of Westridge Development Co., a Nebraska Corporation, on behalf of the corporation.

John L. Measner
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 27th day of May, 1986, by John R. Miller of Norwest Bank Omaha, N.A. a National Banking Association, on behalf of the Norwest Bank Omaha N.A.

John R. Miller
NOTARY PUBLIC

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 this 24th day of August, 1986.

James S. Warner
REPLY
DUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Bent Creek on this 11th day of June, 1986.

Paul J. Reumann
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Bent Creek was approved by the City Planning Board of the City of Omaha this 11th day of June, 1986.

Michael D. Kelly
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

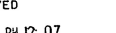
This plat of Bent Creek was approved and accepted by the City Council of Omaha this 16th day of September, 1986.

Michael Boyle Steve H. Tomasek Mary Young
MAYOR PRESIDENT CITY CLERK

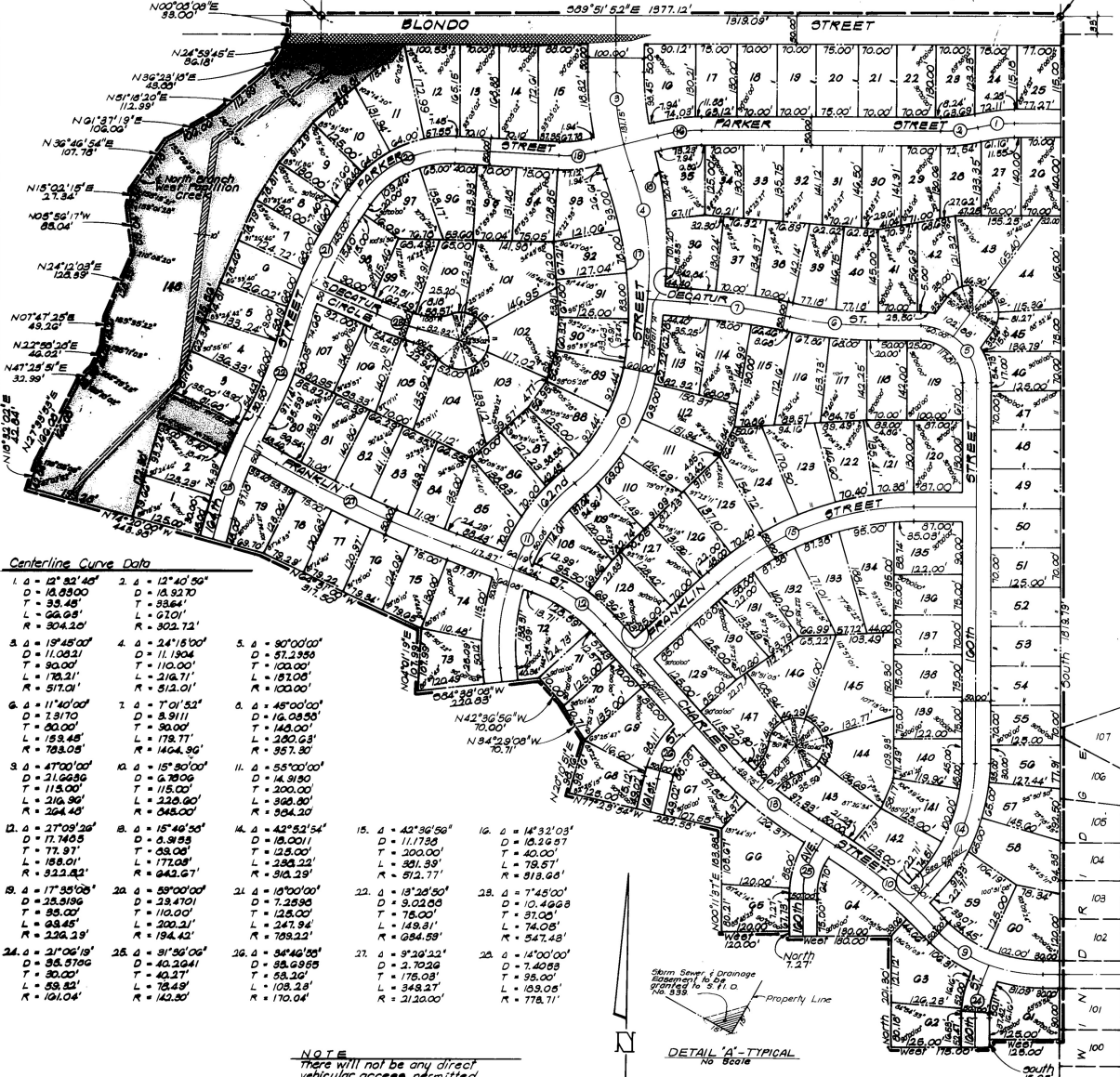
REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Bent Creek was reviewed by the Douglas County Surveyor's office this 29th day of May, 1986.

John A. Brucke
DOUGLAS COUNTY SURVEYOR



RECEIVED
1986 OCT 27 PM 12:07
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.
DK 111 N DEL 79.50 FEE
PG 203 Y C/O MC
OF 203 COMP 4 FIB



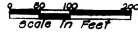
Centerline Curve Data

1. $\Delta = 12^{\circ}32'40''$ D = 18.8300 T = 59.44' L = 66.68' R = 304.20'	2. $\Delta = 12^{\circ}40'50''$ D = 18.5270 T = 58.64' L = 61.01' R = 302.72'	3. $\Delta = 15^{\circ}45'00''$ D = 11.0831 T = 30.00' L = 70.21' R = 517.01'	4. $\Delta = 24^{\circ}15'00''$ D = 11.1904 T = 103.00' L = 216.71' R = 512.01'	5. $\Delta = 90^{\circ}00'00''$ D = 57.2350 T = 103.00' L = 181.08' R = 102.00'	6. $\Delta = 11^{\circ}40'00''$ D = 13.170 T = 60.00' L = 159.44' R = 783.05'	7. $\Delta = 7^{\circ}01'52''$ D = 8.9111 T = 39.00' L = 140.00' R = 357.30'	8. $\Delta = 45^{\circ}00'00''$ D = 16.0850 T = 140.00' L = 250.63' R = 357.30'	9. $\Delta = 15^{\circ}30'00''$ D = 16.9806 T = 115.00' L = 216.36' R = 348.40'	10. $\Delta = 15^{\circ}30'00''$ D = 16.9806 T = 115.00' L = 216.36' R = 348.40'	11. $\Delta = 55^{\circ}00'00''$ D = 14.9190 T = 200.00' L = 360.00' R = 393.30'	12. $\Delta = 27^{\circ}09'26''$ D = 17.7405 T = 77.97' L = 188.01' R = 323.82'	13. $\Delta = 15^{\circ}49'35''$ D = 6.9155 T = 63.00' L = 142.67' R = 312.29'	14. $\Delta = 42^{\circ}52'54''$ D = 10.0011 T = 125.00' L = 204.22' R = 312.77'	15. $\Delta = 42^{\circ}36'50''$ D = 11.7759 T = 200.00' L = 301.89' R = 312.77'	16. $\Delta = 14^{\circ}33'03''$ D = 13.2497 T = 40.00' L = 79.57' R = 318.68'	17. $\Delta = 18^{\circ}28'50''$ D = 9.2258 T = 75.00' L = 149.31' R = 348.59'	18. $\Delta = 7^{\circ}45'00''$ D = 10.4558 T = 31.00' L = 74.06' R = 547.48'	19. $\Delta = 10^{\circ}00'00''$ D = 9.2258 T = 75.00' L = 149.31' R = 348.59'	20. $\Delta = 14^{\circ}00'00''$ D = 7.4083 T = 75.00' L = 159.05' R = 348.27'	21. $\Delta = 9^{\circ}20'22''$ D = 2.7029 T = 175.00' L = 348.27' R = 212.00'	22. $\Delta = 3^{\circ}46'00''$ D = 35.6955 T = 59.20' L = 109.28' R = 170.04'	23. $\Delta = 4^{\circ}02'11''$ D = 59.20' T = 111.85' L = 221.64' R = 66.71'	24. $\Delta = 24^{\circ}18'00''$ D = 6.9199 T = 141.99' L = 291.47' R = 608.66'	25. $\Delta = 19^{\circ}02'03''$ D = 6.5979 T = 111.85' L = 221.64' R = 66.71'
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Right of Way Curve Data

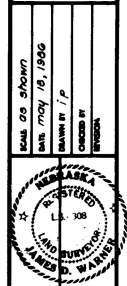
17. $\Delta = 24^{\circ}18'00''$ D = 6.9199 T = 141.99' L = 291.47' R = 608.66'	18. $\Delta = 19^{\circ}02'03''$ D = 6.5979 T = 111.85' L = 221.64' R = 66.71'
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NOTE
There will not be any direct vehicular access permitted onto Blondo Street over the north lot line of lots 11 thru 25, inclusive, and lot 148.



LEGEND

- Permanent Sewer & Drainage Easement Granted to S.F.I.D. No. 303 (Misc. Books 620, Page 446 and Misc. Book
- Maintenance Easement granted to Douglas County, (Misc. Bk. 660, P. 522; Misc. Bk. 661, P. 52)
- Permanent Drainage Easement to be granted to S.F.I.D. No.



BENT CREEK
Final Plat

THOMPSON, DIEBEN & DORNER
Consulting Engineers & Land Surveyors

