93-09665

## CURVE DATA

| NO. | DELTA | RADIUS | ARC | CHORD | TANGENT |
|---|---|---|---|---|---|
| 1 | 90°00' 00" | 240.811 | 378.268 | 340.558 | 240.811 |
| 2 | 90°00' 00" | 290.811 | 456.808 | 411.269 | 290.811 |
| 3 | 90°00' 00" | 190.811 | 299.724 | 269.847 | 190.811 |
| 4 | 15°59' 45" | 776.724 | 216.846 | 216.142 | 109.133 |
| 5 | 15°59' 45" | 1000.000 | 279.180 | 278.274 | 140.504 |
| 6 | 15°59' 45" | 553.448 | 154.512 | 154.010 | 77.762 |
| 7 | 16°30' 00" | 500.000 | 143.990 | 143.493 | 72.497 |
| 8 | 85°10' 02" | 200.000 | 297.290 | 270.666 | 183.904 |
| 9 | 63°07' 27" | 200.000 | 220.345 | 209.369 | 122.858 |
| 10 | 10°30' 11" | 150.000 | 27.497 | 27.459 | 13.787 |
| 11 | 32°38' 30" | 175.000 | 99.546 | 98.208 | 51.180 |
| 12 | 46°06' 30" | 240.000 | 193.068 | 187.904 | 102.101 |
| 13 | 32°36' 30" | 125.000 | 71.104 | 70.149 | 36.543 |
| 14 | 30°10' 00" | 125.000 | 65.813 | 65.056 | 33.688 |
| 15 | 13°40' 00" | 500.000 | 119.264 | 118.982 | 59.916 |
| 16 | 49°08' 45" | 200.000 | 171.609 | 166.393 | 91.400 |
| 17 | 183°00' 00" | 565.000 | 1804.583 | 1129.613 | |
| 18 | 40°00' 00" | 150.000 | 104.720 | 102.606 | 54.596 |
| 19 | 51°52' 30" | 150.000 | 135.808 | 131.217 | 72.958 |
| 20 | 10°51' 34" | 600.000 | 113.719 | 113.548 | 57.030 |
| 21 | 53°00' 56" | 150.000 | 138.794 | 133.886 | 74.813 |
| 22 | 24°15' 00" | 400.000 | 169.297 | 168.036 | 85.935 |

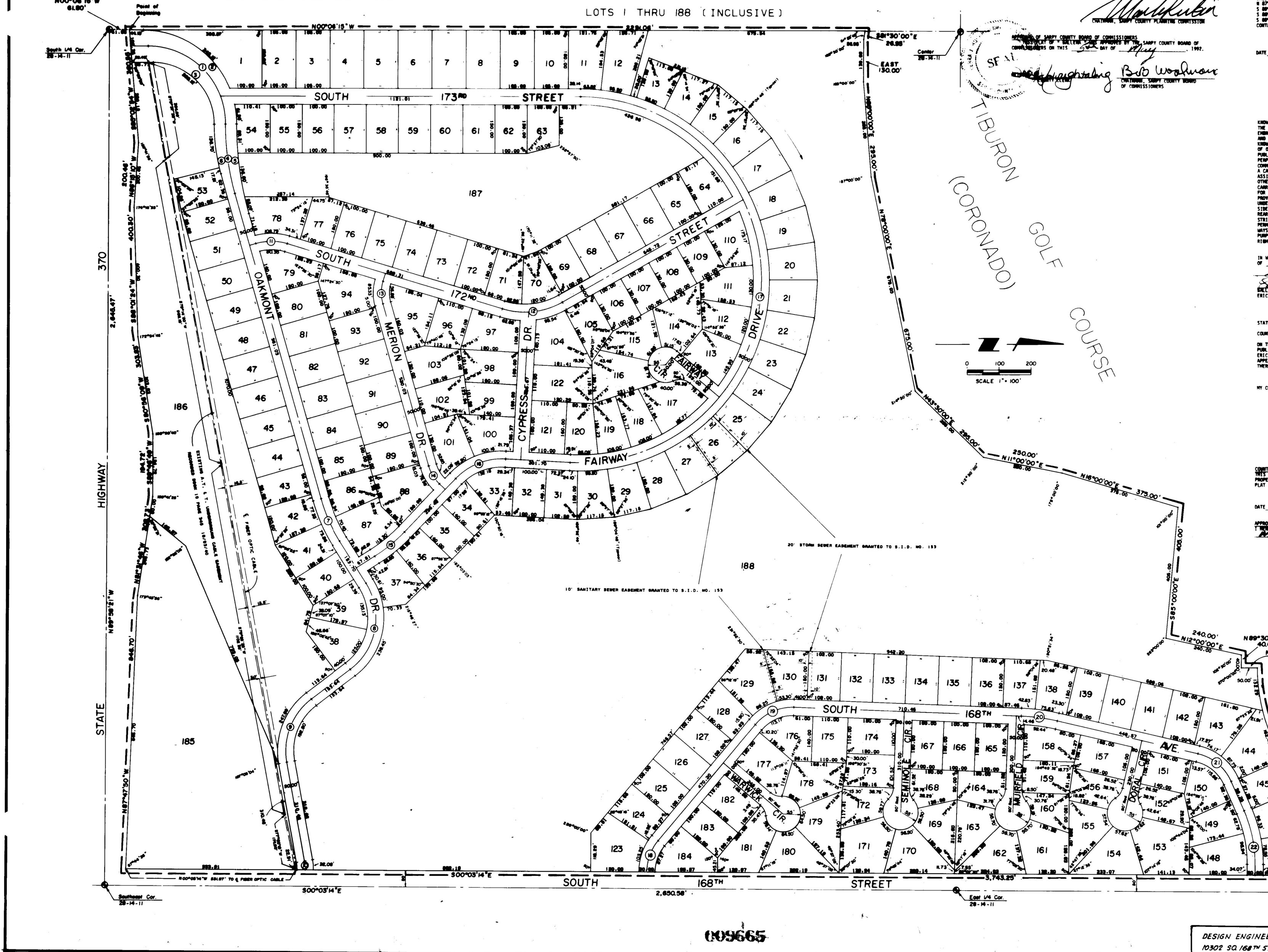
# BALLENA

BEING A REPLAT OF TAX LOT 16A, LOCATED IN THE EAST ONE-HALF OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 188 (INCLUSIVE)

INSTRUMENT NUMBER
93-009665
93 MAY -7 PH 1:28
REGISTER OF DEEDS

Proof 1
D.E. W
Verify J
Filmed
Checked
Fee $ 109.50




APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF " BALLENA " WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS 15th DAY OF April, 1992.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF " BALLENA " WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 5th DAY OF May, 1992.

COUNTY CLERK — Bob Woolman, CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 3/4" IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN "BALLENA" BEING A REPLAT OF TAX LOT 16A, LOCATED IN THE EAST ONE-HALF (1/2) OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 28, THENCE N 00°06'15" W (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 28, 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG WEST LINE OF THE SOUTHEAST QUARTER (1/4) N 00°06'15" W, 2,291.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF CORONADO SUBDIVISION; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTH BOUNDARY OF CORONADO SUBDIVISION ALONG THE FOLLOWING COURSES: THENCE S 81°30'00" E, 26.93 FEET; THENCE EAST, 130.00 FEET; THENCE N 90°00'00" E, 295.00 FEET; THENCE N 78°00'00" E, 675.00 FEET; THENCE N 43°30'00" E, 295.00 FEET; THENCE N 11°00'00" E, 250.00 FEET; THENCE N 16°00'00" E, 375.00 FEET; THENCE S 85°00'00" E, 405.00 FEET; THENCE N 12°00'00" E, 240.00 FEET; THENCE N 89°30'00" E, 40.00 FEET; THENCE N 00°30'00" W, 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, CHORD BEARING N 72°00'00" E, 328.31 FEET, RADIUS 545.00 FEET, ARC 333.47 FEET; THENCE N 54°30'00" E, 33.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING N 71°19'42" E, 315.15 FEET, RADIUS 544.29 FEET, ARC 319.72 FEET; THENCE S 00°03'14" E ALONG THE WEST R.O.W. OF SOUTH 168th STREET, PARALLEL WITH AND/ 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28, 3,743.25 FEET TO A POINT ON THE NORTH R.O.W. OF STATE HIGHWAY NO. 370; THENCE WESTERLY ALONG SAID NORTH R.O.W. OF STATE HIGHWAY NO. 370 ALONG THE FOLLOWING COURSES: N 87°47'50" W, 846.70 FEET; THENCE N 81°31'46" W, 308.73 FEET; THENCE S 80°46'49" W, 194.72 FEET; THENCE S 80°56'09" W, 303.83 FEET; THENCE S 88°01'24" W, 400.30 FEET; THENCE N 80°15'10" W, 200.46 FEET; THENCE S 80°02'54" W, 300.85 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 170.67 ACRES.

DATE 4-28-92

WILLIAM A. FARRELL L.S. NO. 330

NEBRASKA REGISTERED LS-330 LAND SURVEYOR WILLIAM A. FARRELL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BALLENA LIMITED PARTNERSHIP, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATTED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS " BALLENA ", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE OF ALL INTERIOR LOTS AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE OF ALL EXTERIOR LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR LANDSCAPING AND SHRUBS AND ANY OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 4 DAY OF May, 1992

BALLENA LIMITED PARTNERSHIP BY
ERIC B. WADDINGTON, GENERAL PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
)
COUNTY OF SARPY )

ON THIS 4 DAY OF May, 1992, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID STATE AND COUNTY, APPEARED ERIC B. WADDINGTON, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 11-23-93 Katherine F. Cirrej
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
KATHERINE F. CIRREJ
My Comm. Exp. Nov. 23, 1993

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 5-4-92

SARPY COUNTY TREASURER

SARPY COUNTY TREASURER Seal

APPROVAL OF SARPY COUNTY SURVEYOR
I HEREBY APPROVE THIS PLAT OF " BALLENA " THIS 4th DAY OF May 1992.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

HFA SURVEY
Hill-Farrell Associates, Inc.
Land Surveyors, Land Planners, Construction Surveys
1104 South 25th St. • Bellevue, NE 68123 • 402-291-6460

DESIGN ENGINEERING & ASSOCIATES
10302 SO. 168TH ST. OMAHA, NE. 895-6423

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