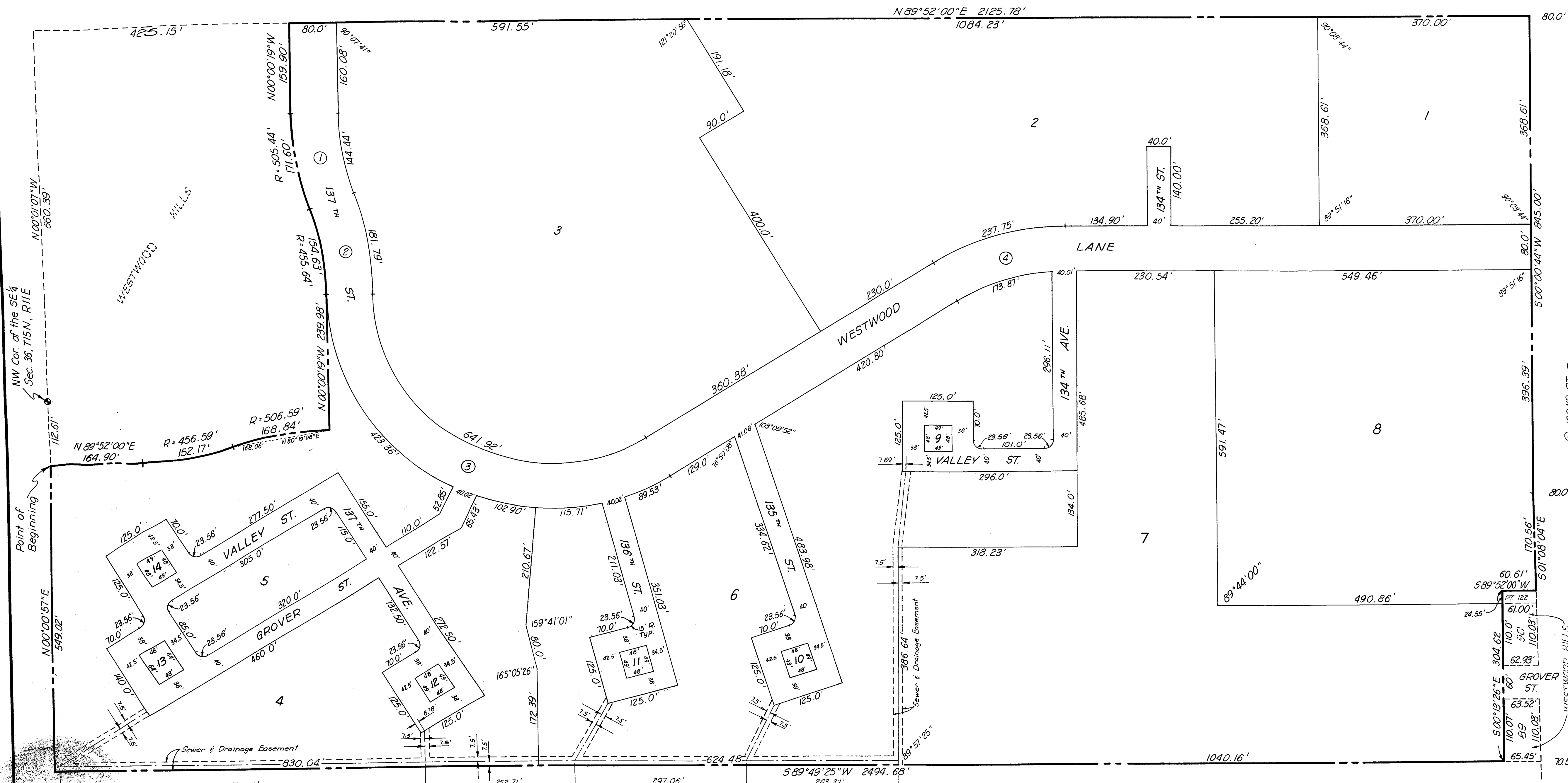


MONTCLAIR WEST

A SUBDIVISION LOCATED IN THE S½ OF THE S½ OF THE NE¼ AND THE N½ OF THE N½ OF THE SE¼ OF SECTION 36, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.



CURVE DATA			
①	Δ 19°27'10"	③	Δ 121°28'37"
R	465.44'	R	342.77'
T	79.78'	T	611.77'
L	158.02'	L	726.73'
D	12.3102°	D	16.7158°
②	Δ 19°27'10"	④	Δ 31°20'56"
R	495.64'	R	394.53'
T	84.96'	T	110.71'
L	168.28'	L	215.86'
D	11.5602°	D	14.5228°

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat, that the dimensions have been computed for all lots and streets in Montclair West, an addition in the South 1/2 of the South 1/2 of the NE 1/4 and the North 1/2 of the North 1/2 of the SE 1/4 of Section 36, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, said addition being formerly a part of Westwood Hills, more particularly described as follows:

Commencing at the Northwest corner of said SE 1/4 of Section 36; thence S 00°00'57" W (assumed bearing) along the West line of said SE 1/4 of Section 36, a distance of 112.61 feet to the Point of Beginning; thence N 89°52'00" E, a distance of 164.90 feet; thence Northeasterly on a curve to the left with a radius of 456.59 feet, a distance of 132.17 feet; thence Northeasterly on a curve to the right with a radius of 506.59 feet, a distance of 168.84 feet; said curve having a long chord which bears N 80°19'08" E, a distance of 168.06 feet; thence N 00°00'19" W, a distance of 239.98 feet; thence Northeasterly on a curve to the left with a radius of 455.64 feet, a distance of 154.63 feet; thence Northerly on a curve to the right with a radius of 505.44 feet, a distance of 171.60 feet; thence N 00°00'19" W, a distance of 159.90 feet to a point on the North line of said South 1/2 of the South 1/2 of the NE 1/4 of Section 36; thence N 89°52'00" E, along said North line of the South 1/2 of the South 1/2 of the NE 1/4 of Section 36, a distance of 2125.78 feet to a point on the West right-of-way line of 132nd Street; thence S 00°00'44" W, along said West right-of-way line of 132nd Street, a distance of 845.00 feet; thence S 01°08'04" E, along said West right-of-way line of 132nd Street, a distance of 170.56 feet; thence S 89°52'00" W, a distance of 60.61 feet; thence S 00°13'26" E, along the West line of Lots 90 and 89, Westwood Hills addition, a distance of 304.62 feet to a point on the South line of said North 1/2 of the North 1/2 of the SE 1/4 of Section 36; thence S 89°49'25" W, along said South line of the North 1/2 of the North 1/2 of the SE 1/4 of Section 36, a distance of 2494.68 feet to said West line of the SE 1/4 of Section 36; thence N 00°00'57" E, along said West line of the SE 1/4 of Section 36, a distance of 549.02 feet to the Point of Beginning.

COUNTY TREASURER'S CERTIFICATE
I hereby 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.
Date 9-8-71
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve of this plat of Montclair West (Lots 1 thru 14 inclusive) this 15 day of Sept, 1971.
Burt W. Landon
acting City Engineer

OMAHA CITY COUNCIL ACCEPTANCE
This plat of Montclair West (Lots 1 thru 14 inclusive) was approved by the City Council of Omaha on this 2nd day of December, 1971.
Edooley
Mayor
167
President of Council
Attest: May 1971
City Clerk

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of Montclair West (Lots 1 thru 14 inclusive) was approved by the City Planning Board on this 15th day of SEPTEMBER, 1971.
James R. Cain
Chairman of City Planning Board

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
On this 14th day of September, 1971, before me, the undersigned, a Notary Public in and for said County personally came Millard R. Seldin, President of Royalwood Estates Inc. and Daniel E. Sheehan, President of Catholic Archbishop of Omaha, to me personally known to be the Presidents and the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the voluntary acts and deeds of said corporations and that the Corporate Seals of the said corporations were thereto affixed by their authority.
Witness my hand and Notarial Seal at Omaha, Neb. in said county the day and year last above written.

My Commission expires the 3rd day of February, 1974.
STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
On this 16th day of September, 1971 before me, the undersigned, a Notary Public in and for said County personally came E. L. Kousmant of The Prudential Insurance Company of America, to me personally known to be the Vice President and 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 such officer and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.
Witness my hand and Notarial Seal at MINNEAPOLIS in said County the day and year last above written.

My Commission expires the 16th day of September, 1974.
By Thomas M. Seldin
Notary Public, Hennepin County, Minn.
My Commission Expires Dec. 16, 1974.
By Thomas M. Seldin
Notary Public, Hennepin County, Minn.
My Commission Expires Dec. 16, 1974.
By Thomas M. Seldin
Notary Public, Hennepin County, Minn.
My Commission Expires Dec. 16, 1974.

PETITION TO VACATE A PART OF WESTWOOD HILLS, a subdivision as surveyed, plotted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Montclair West. The undersigned, Royalwood Estates, Inc., a Nebraska Corporation, and The Catholic Archbishop of Omaha, a Nebraska Corporation; being the sole owners and mortgage holders of all the real estate embraced within said Westwood Hills Addition, petition that said subdivision, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as the Montclair West; and in connection therewith make the following dedication:

DEDICATION
Know all men by these presents that we, Royalwood Estates, Inc., a Nebraska Corporation, and The Catholic Archbishop of Omaha, a Nebraska Corporation, owners of the property described in the certification of survey and embraced within this plat, have caused said land to be re-subdivided into lots and streets, to be numbered and named as shown, said sub-division to be hereafter known as Montclair West and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities, and to extend thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service, over, upon or under a five (5) foot strip of land adjoining the rear and side boundary lines of all lots in Montclair West.
In witness whereof we do set our names this 14 day of SEP, 1971.

By Millard R. Seldin
Royalwood Estates Inc.
By Daniel E. Sheehan
The Catholic Archbishop of Omaha
By James R. Cain
Secretary

ELLIOTT & BLACK
1402 3937-333
OMAHA, NEBRASKA 68124
SUITE 100
8801 WEST CENTER ROAD

MONTCLAIR WEST
A REPLAT OF PART OF
WESTWOOD HILLS

FINAL PLAT

SCALE 1" = 100'
DATE 9-1-71
PROJECT NO. 7113
SHEET 1

#32

RECEIVED

1981 DEC 6 PM 2 34

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA
Douglas County

Entered in Numerical Index and filed
for Record in the office of the Register
of Deeds of said County and recorded in
Book 1444 of Deed
Page 603

C. Harold Ostler

REGISTER OF DEEDS

74-2494
By _____

MA R. D. Hammon Deputy

N _____ G-P.N. PG

Compared _____ Fee _____

Deeds - 79/399

MTgg. 79/399