

MONTCLAIR WEST REPLAT
LOTS 1 thru 160 Inc

BEING A PART OF LOTS 2 and 3; ALL OF LOTS 4 thru 14 Inc and the included R.O.W. OF WESTWOOD LANE, 137th St, 134th AVE, Valley St., 135th St, 136th St, 137th Ave & Grover St in MONTCLAIR WEST A SUBDIVISION IN THE S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 36, T15N, R11E of the 6th PM - Douglas County, Ne

PLAT IN BACK OF BOOK

DEED INDEX	84/596
MTG INDEX	84/596
PLAT	1575/419

48

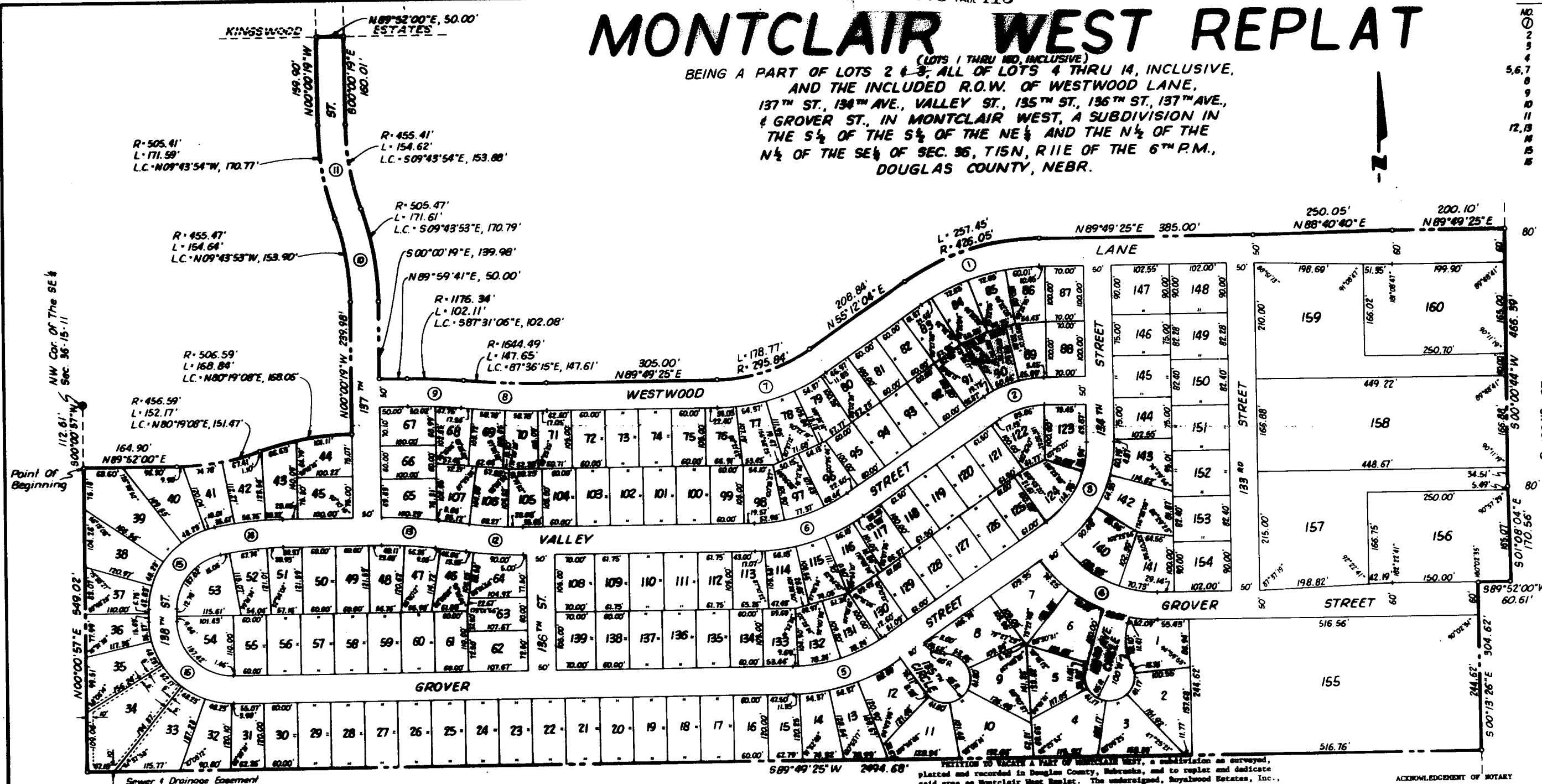
July 28, 1977

11:11AM

\$46.25

MONTCLAIR WEST REPLAT

(LOTS 1 THRU 160, INCLUSIVE)
BEING A PART OF LOTS 2 & 3, ALL OF LOTS 4 THRU 14, INCLUSIVE,
AND THE INCLUDED R.O.W. OF WESTWOOD LANE,
137TH ST., 134TH AVE., VALLEY ST., 135TH ST., 136TH ST., 137TH AVE.,
& GROVER ST., IN MONTCLAIR WEST, A SUBDIVISION IN
THE S $\frac{1}{2}$ OF THE S $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND THE N $\frac{1}{2}$ OF THE
N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SEC. 36, T15N, R11E OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBR.



Surveyor's Certification

I certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, angle points and ends of all curves in Montclair West Replat (Lots 1 thru 160, inclusive) a replat of part of Lots 2 & 3, all of Lots 4 thru 14, inclusive, and the included right-of-way of Westwood Lane, 137th Street, 134th Avenue, Valley Street, 135th Street, 136th Street, 137th Avenue and Grover Street, all located in Montclair West, a subdivision located in the South 1/2 of the South 1/2 of the NE 1/4 and 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, more particularly described as follows:

Commencing at the Northwest corner of said SE 1/4 of Section 36; thence S00°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 N89°52'00"E, a distance of 164.90 feet; thence Northwesterly, on a curve to the left with a radius of 456.59 feet, a distance of 152.17 feet, said curve having a long chord which bears N80°19'08"E, a distance of 153.47 feet; thence Easterly, 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 N80°19'08"E, a distance of 168.06 feet; thence N80°00'19"W, a distance of 239.98 feet to a point on the West right-of-way line of 137th Street; thence, along said West right-of-way line of 137th Street, on the following described courses; thence Northwesterly, on a curve to the left with a radius of 455.47 feet, a distance of 154.64 feet, said curve having a long chord which bears N80°43'53"W, a distance of 153.90 feet; thence Northwesterly, on a curve to the left with a radius of 171.59 feet, said curve having a long chord which bears N80°43'53"W, a distance of 170.77 feet; thence N80°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 SE 1/4 of Section 36; thence N89°52'00"E, along said North line of the South 1/2 of the South 1/2 of the SE 1/4 of Section 36, a distance of 30.00 feet; thence S00°00'57"W, a distance of 160.01 feet; thence Southwesterly on a curve to the left with a radius of 455.41 feet, a distance of 154.62 feet, said curve having a long chord which bears S09°43'54"E, a distance of 153.88 feet; thence Southwesterly, on a curve to the right with a radius of 505.47 feet, a distance of 171.61 feet, said curve having a long chord which bears S87°31'06"E, a distance of 170.79 feet; thence S00°00'19"W, a distance of 139.98 feet; thence N89°59'41"E, a distance of 50.00 feet; thence Southwesterly, on a curve to the right with a radius of 1176.34 feet, a distance of 102.11 feet, said curve having a long chord which bears S87°31'06"E, a distance of 102.08 feet; thence Easterly, on a curve to the left with a radius of 1644.49 feet, a distance of 147.65 feet, said curve having a long chord which bears S87°36'16"E, a distance of 147.61 feet; thence N89°49'25"E, a distance of 305.00 feet; thence Northwesterly, on a curve to the left with a radius of 257.45 feet, a distance of 208.84 feet, said curve having a long chord which bears N55°12'04"E, a distance of 208.84 feet; thence N89°49'25"E, a distance of 385.00 feet; thence N88°40'40"E, a distance of 200.10 feet to a point on the West right-of-way line of 132nd Street; thence along said West right-of-way line of 132nd Street on the following described courses; thence S00°00'44"W, a distance of 466.39 feet; thence S01°08'04"E, a distance of 170.56 feet; thence S89°52'00"W, a distance of 60.61 feet; thence S00°13'26"E, 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 S89°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 2484.69 feet to a point on said West line of the SE 1/4 of Section 36; thence W00°00'57"W, along said West line of the SE 1/4 of Section 36, a distance of 549.02 feet to the Point of Beginning.

Don W. Elliott

L.S. 205

4 29 77
Date

In Witness whereof, we do set our hands this 3RD day of MAY, 1977.

Millard R. Seldin
Royalwood Estates, Inc.

James H. Seldin
Royalwood Estates, Inc.

Dennis C. Mann
Center Bank

Joseph S. Staszynski
Center Bank

CURVE DATA					
NO.	Δ	R	T	L	D
1	34°57'21"	401.05'	125.00'	242.35'	M. 28645"
2	34°57'21"	401.05'	52.08'	100.97'	31.28038"
3	55°22'39"	171.47'	103.62'	190.86'	29.04494"
4	55°22'39"	171.47'	121.20'	223.23'	24.80767"
5, 6, 7	34°57'21"	320.84'	100.00'	193.88'	17.85806"
8	05°08'40"	889.49'	75.00'	149.90'	3.43193"
9	04°58'24"	151.94'	50.00'	99.94'	4.97644"
10	14°27'10"	480.47'	82.36'	163.13'	11.92445"
11	14°27'10"	480.47'	82.36'	163.13'	11.92444"
12, 13	07°58'58"	716.08'	50.00'	99.84'	8.01250"
14	11°18'12"	596.43'	54.02'	117.65'	9.60646"
15	18°30'16"	125.00'	102.14'	171.27'	45.83664"
16	10°11'32"	125.00'	125.42'	196.77'	45.83664"

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.

James H. Seldin
County Treasurer

I hereby approve of this plat of Montclair West Replat (Lots 1 thru 160 inclusive) this day of May, 1977.

James H. Seldin
City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Council of Omaha on this day of June, 1977.

James H. Seldin
President of Council

James H. Seldin
City Clerk

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Planning Board on this day of May, 1977.

James H. Seldin
Chairman of City Planning Board

ACKNOWLEDGEMENT OF NOTARY

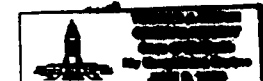
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 3RD day of MAY, 1977, before me, the undersigned, a Notary Public in and for said County personally came Millard R. Seldin, President of Royalwood Estates, Inc., and DENNIS C. MANN, Vice President of the Center Bank, to me personally known to be the officers 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 in said county the day and year last above written.

James H. Seldin
Notary Public

My Commission expires the 7th day of JUNE, 1978.



48 28 DAY OF July 77 AT 11:14 A.M. \$466.25
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
C. HAROLD OUTLER, REGISTER OF DEEDS



ELLIOTT & ASSOCIATES
100 8801 BLDG. - 8801 W. CENTER RD. - OMAHA, NE 68154 - (402) 393-7333

MONTCLAIR WEST REPLAT
OMAHA, NEBR.

FINAL PLAT

SCALE 1"=100'
DATE 4-15-77
PROJECT NO. 76-49
SHEET 1