

# OLD ORCHARD WEST

(LOTS 1 THRU 5, INCLUSIVE)  
BEING A REPLAT OF PART OF VACATED 135<sup>TH</sup> STREET & PART OF  
LOTS 1 & 2, SHERWOOD PLAZA COMMERCIAL, A SUBDIVISION LOCATED IN  
THE SE 1/4 OF SEC. 25, T16N, R11E OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBR.

## SURVEYOR'S CERTIFICATE

I hereby 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, angle points and ends of all curves in Old Orchard West (Lots 1 thru 5 inclusive), being a replat of part of vacated 135th Street and part of lots 1 and 2 in Sherwood Plaza Commercial, a subdivision located in the SE 1/4 of Section 25, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the West right-of-way line of 132nd Street and the South right-of-way line of Porticlar Drive, said point also being the Northeast corner of said lot 1, Sherwood Plaza Commercial; thence S00°10'40"E, (assumed bearing), along said West right-of-way line of 132nd Street, a distance of 108.10 feet to the Point of Beginning; thence continuing S00°10'40"E along said West right-of-way line of 132nd Street, a distance of 678.49 feet; thence S09°49'20"W, a distance of 200.00 feet; thence S00°10'40"E, a distance of 241.95 feet to a point on the North right-of-way line of West Center Road; thence along said North right-of-way line of West Center Road, on the following described Plaza Commercial; thence N00°09'50"W along the West line of said lot 1, a distance of 302.66 feet to the Southwest corner of said lot 1, Sherwood Plaza Commercial; thence N00°09'50"W along the West line of said lot 1, a distance of 50.31 feet to the Southwest corner of said vacated 135th Street; thence S83°30'51"W, along the South line of said vacated 135th Street, a distance of 50.31 feet to the Southwest corner of said vacated 135th Street; thence N00°09'50"W, along the West line of said vacated 135th Street, a distance of 247.41 feet; thence Northwesterly, along vacated 135th Street, a distance of 143.22 feet, said curve having a long chord which bears N07°46'14"W, a distance of 143.13 feet; thence S02°36'22"E, a distance of 25.00 feet to the centerline of said vacated 135th Street; thence the left with a radius of 1160.00 feet, a distance of 258.00 feet, said curve having a long chord which bears N13°47'09"W, a distance of 208.28 feet; thence Northwesterly, along said centerline of vacated 135th Street, on a curve to the left with a radius of 1160.00 feet, a distance of 258.00 feet, said curve having a long chord which bears N13°47'09"W, a distance of 208.28 feet; thence S02°36'22"E, a distance of 138.02 feet to a point on the East line of vacated 135th Street; thence N00°10'40"W, a distance of 83.77 feet; thence N09°49'20"E, a distance of 501.72 feet to the Point of Beginning.

## DEDICATION

Know all men by these presents that we, Old Orchard West, a Nebraska Partnership, Owners, and Realbanc, Inc., mortgagee of the property described in the certification of survey and embraced within this plat have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Old Orchard West, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the sewer easements as shown on this plat. Perpetual easements are granted to the Omaha Public Power District, Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system, their successors and assigns, 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 including signals provided by a cable television system, and the reception thereof, including all services to the buildings on the property described in the certification of survey, over, upon, along, above, under, in and across a strip of land ten feet (10') in width, being five feet (5') on each side of and parallel to facilities as constructed. No permanent buildings or retaining 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.

In witness whereof we do set our names this 10 day of May, 1982.  
OLD ORCHARD WEST, A NEBRASKA PARTNERSHIP REALBANC, INC.  
By Frank R. West President of Farland Enterprises Inc.  
By J. L. Starr L.S. 399

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
On this 10 day of May, 1982, before me, a Notary Public, personally appeared Frank R. West, President of Farland Enterprises Inc., General Partner in Old Orchard West, who is personally known by me to be the identical person whose signature is affixed to the dedication on this plat, and he acknowledged the signing of said dedication to be his voluntary act and deed and the voluntary act and deed of Old Orchard West.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.  
My Commission expires the 4 day of April, 1982.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
On this 10 day of May, 1982, before me, the undersigned, a Notary Public in and for said County personally came J. L. Starr, L.S. 399, who is personally known to me to be 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 and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was thereto affixed by their authority.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.  
My Commission expires the 4 day of April, 1982.

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Old Orchard West (Lots 1 thru 5 inclusive) was approved by the City Planning Board on this 12 day of MAY, 1982.  
W. P. Starr  
Chairman of City Planning Board

## OMAHA CITY COUNCIL ACCEPTANCE

This plat of Old Orchard West (Lots 1 thru 5 inclusive) was approved by the City Council of Omaha on this 20 day of MAY, 1982.  
Michael C. Papp  
Mayor

## ATTEST

J. L. Starr City Clerk  
W. P. Starr President of Council

## APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Old Orchard West (Lots 1 thru 5 inclusive) was approved by the Office of the Douglas County Surveyor on this 10 day of May, 1982.  
Eric J. Lambing  
Douglas County Surveyor

## COUNTY TREASURER'S CERTIFICATE

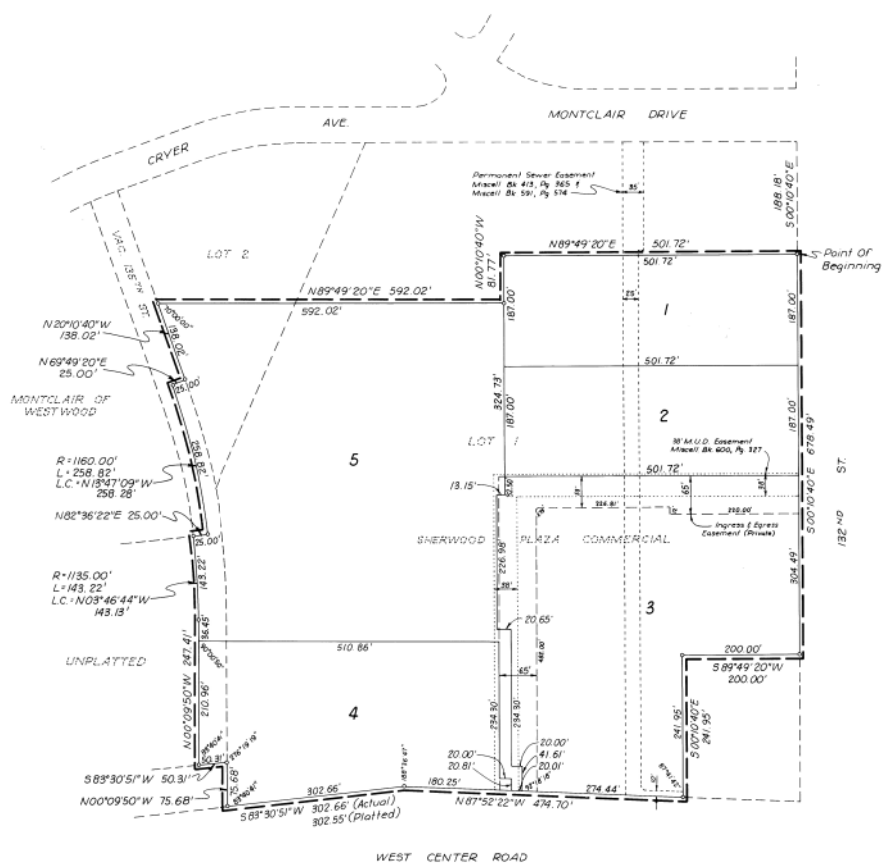
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.  
June 15, 1982  
W. P. Starr County Treasurer

## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Old Orchard West (Lots 1 thru 5 inclusive) as to the Design Standards this 10 day of May, 1982.  
Larry J. Neumann  
City Engineer

## CITY ENGINEER'S CERTIFICATE

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code.  
June 9, 1982  
Larry J. Neumann  
City Engineer



**ELLIOTT & ASSOCIATES**  
 5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402) 885-4700  
**OLD ORCHARD WEST**  
 OMAHA, NEBR.  
**FINAL PLAT**

RECEIVED  
 1982 AUG 10 PM 2:13  
 DOUGLAS COUNTY, NEBR.  
 3/1/82  
 N1B14  
 Old Orchard West