

CRESCENT OAKS

A REPLAT OF LOTS 100 THRU 103 IN CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LOTS 112 THRU 250

CURVE DATA					
CURVE	DELTA	I	R	D	L
1	17°46'12"	60.10	384.47	14.90266	119.24
2	04°04'04"	11.88	334.47	17.13048	23.75
3	04°29'58"	44.63	1136.00	5.04364	89.21
4	04°29'58"	46.59	1186.00	4.83100	93.14
5	12°15'22"	125.20	1166.10	4.91344	249.44
6	12°15'22"	130.57	1216.10	4.71143	260.14
7	95°24'12"	82.43	75.00	76.39435	124.88
8	95°24'12"	137.38	125.00	45.83662	208.14
9	17°11'39"	154.22	1020.08	5.61679	306.12
10	17°11'39"	161.76	1070.08	5.35434	321.12
11	17°25'27"	191.17	1247.54	4.59272	379.39
12	17°25'27"	198.83	1297.54	4.41574	394.59
13	02°54'15"	79.77	3146.79	1.82077	159.50
14	02°54'40"	81.23	3196.79	1.79229	162.42
15	27°19'32"	110.36	454.00	12.60221	216.52
16	27°19'32"	122.52	504.00	11.36821	240.37
17	86°05'43"	70.06	75.00	76.39403	112.70
18	86°05'43"	116.76	125.00	45.83650	187.83
19	14°20'45"	113.43	901.32	6.35688	225.67
20	14°20'45"	119.72	951.32	6.02277	238.19
21	04°23'12"	71.92	1877.79	3.05123	143.77
22	04°22'42"	74.84	1957.79	2.92655	149.61
23	04°40'43"	55.96	1369.76	4.18290	111.85
24	04°42'43"	58.00	1409.78	4.06418	115.93
25	48°10'43"	13.41	30.00	190.98600	25.23
26	48°10'44"	13.41	30.00	190.98590	25.23
27	12°24'29"	136.19	1252.80	4.57347	271.31
28	12°24'29"	141.62	1302.80	4.39789	282.14
29	13°00'00"	73.26	643.00	8.91070	145.89
30	13°00'00"	77.82	683.00	8.38885	154.97
31	48°11'21"	13.42	30.00	190.98605	25.23
32	114°01'32"	383.48	248.92	23.01810	495.39
33	114°01'32"	460.51	298.92	19.16784	594.88
34	27°41'25"	147.60	598.87	9.56730	289.42

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE OF THIS PLAT OF CRESCENT OAKS, LOTS 112 THRU 250, THE LOTS NUMBERED AS SHOWN ON THIS 13th DAY OF FEBRUARY, A.D., 19 79.

William M. Brown
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE.

DATE 11/12/79

William M. Brown
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CRESCENT OAKS, LOTS 112 THRU 250 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 14th DAY OF FEBRUARY, A.D., 19 79.

William M. Brown
CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CRESCENT OAKS, LOTS 112 THRU 250 WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 13th DAY OF SEPTEMBER, A.D., 19 79.

William M. Brown
MAYOR
William M. Brown
PRESIDENT OF COUNCIL

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 7 DAY OF FEB, A.D., 19 79, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME B. R. NEARIS, OF THE OMAHA INDUSTRIAL FOUNDATION, A NEBRASKA CORPORATION, MORTGAGEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AND OF THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 27 DAY OF APR, 19 82.

William M. Brown
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 2nd DAY OF FEB, A.D., 19 79, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Carl A. Brady & Merce Brady OF CRESCENT OAKS, JOINT VENTURE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 23rd DAY OF JUNE, 19 81.

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 2/12/79

Lawrence Zickler
COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARY

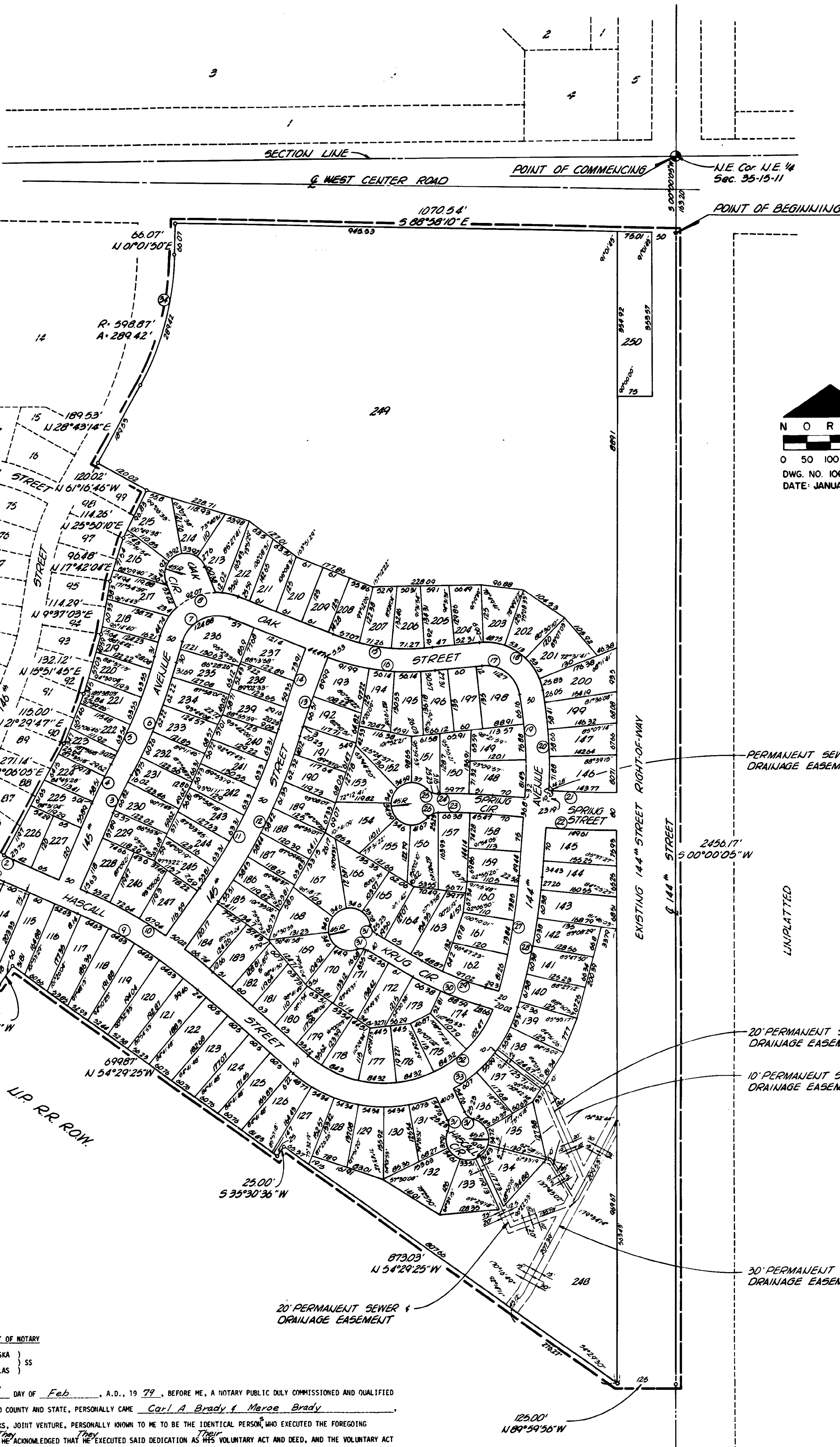
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 2nd DAY OF FEB, A.D., 19 79, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Jack K. Harvey, Barbara A. Harvey & Marquerite M. Harvey OF CRESCENT OAKS, JOINT VENTURE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 23rd DAY OF JUNE, 19 81.

Lawrence Zickler
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACEMENT OF PERMANENT MONUMENTS AND STAKES; SAID SUBDIVISION TO BE KNOWN AS CRESCENT OAKS, LOTS 112 THRU 250, INCLUSIVE, SAID PLAT BEING A REPLAT OF LOTS 100 THRU 103 IN CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 11 EAST; THENCE SOUTH 00°00'05" WEST (ASSUMED BEARING) ALONG THE EAST SECTION LINE OF SAID SECTION 35 (A.K.A. THE CENTER LINE OF 144TH STREET), A DISTANCE OF 163.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'05" WEST ALONG THE SAID EAST SECTION LINE OF SECTION 35, A DISTANCE OF 2456.17 FEET; THENCE NORTH 89°59'58" WEST, A DISTANCE OF 125.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 144TH STREET; THENCE NORTH 54°29'25" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 873.03 FEET; THENCE SOUTH 35°30'37" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 54°29'25" WEST, A DISTANCE OF 699.87 FEET; THENCE SOUTH 35°30'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 54°29'25" WEST, A DISTANCE OF 254.31 FEET TO THE SOUTHERNMOST PROPERTY CORNER OF LOT 46, CRESCENT OAKS, (LOT 1 THRU 103 AND OUTLOT 1), A PLATTED AND RECORDED SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA; THENCE NORTH 40°36'58" EAST ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 46, A DISTANCE OF 181.10 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF HASCALL STREET; THENCE SOUTHEASTERLY ALONG A 384.47 FOOT RADIUS CURVE TO THE LEFT ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF HASCALL STREET, AN ARC DISTANCE OF 91.94 FEET (CHORD BEARING SOUTH 55°27'44" EAST, CHORD DISTANCE 91.73 FEET); THENCE NORTH 27°41'11" EAST, A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID HASCALL STREET; THENCE NORTH 29°06'05" EAST ALONG THE EASTERLY PERIMETER OF SAID CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, A DISTANCE OF 271.14 FEET; THENCE NORTH 21°29'47" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 15°51'45" EAST, A DISTANCE OF 132.12 FEET; THENCE NORTH 09°37'03" EAST, A DISTANCE OF 114.29 FEET; THENCE NORTH 17°42'04" EAST, A DISTANCE OF 96.48 FEET; THENCE NORTH 25°50'10" EAST, A DISTANCE OF 114.26 FEET TO THE NORTHEASTERLYMOST PROPERTY CORNER OF LOT 99 IN SAID CRESCENT OAKS; THENCE NORTH 61°16'46" WEST ALONG THE NORTHERLY PROPERTY LINE OF SAID LOT 99, A DISTANCE OF 120.02 FEET TO THE NORTHEASTERLYMOST PROPERTY CORNER OF SAID LOT 99 (A.K.A. A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF 146TH STREET); THENCE NORTH 28°43'14" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF 146TH STREET, A DISTANCE OF 189.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A 598.87 FOOT RADIUS CURVE TO THE LEFT ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF 146TH STREET, AN ARC DISTANCE OF 289.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°01'50" EAST ALONG THE SAID RIGHT-OF-WAY LINE OF 146TH STREET, A DISTANCE OF 66.07 FEET TO POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTER ROAD; THENCE SOUTH 88°58'10" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF WEST CENTER ROAD, A DISTANCE OF 1070.54 FEET TO THE POINT OF BEGINNING.

DATE January 25, 1979

Charles R. Rupp
LAND SURVEYOR

DEDICATION:

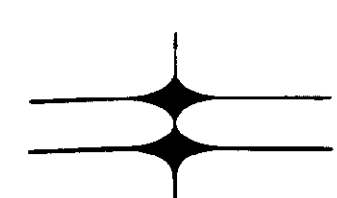
KNOW ALL MEN BY THESE PRESENTS, THAT CRESCENT OAKS, A JOINT VENTURE BY AND Marquerite M. Harvey AND THE OMAHA INDUSTRIAL FOUNDATION, (MORTGAGEE), BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS. SAID SUBDIVISION TO BE KNOWN AS CRESCENT OAKS LOTS 112 THRU 250, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN 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. PERMANENT SEWER AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 290 OF DOUGLAS COUNTY, NEBRASKA. A PERPETUAL EASEMENT IS HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING 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') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 HERETO SET OUR HANDS THIS 1st DAY OF Feb, 19 79, A.D.

CRESCENT OAKS, JOINT VENTURE

MORTGAGEE:
OMAHA INDUSTRIAL FOUNDATION

Carl A. Brady, Merce Brady, Jack K. Harvey, Barbara A. Harvey
BY: *Charles R. Rupp*



THE SCHEMMER ASSOCIATES INC.
ARCHITECTS • ENGINEERS • PLANNERS
OMAHA DAVENPORT ORLANDO

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RICHARD W. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

33852 66-08290
FEE 3.00 FB _____
BKP _____ C/O _____ COMP 16P
DEL 14 SCAN dc FV 11/16

AFFIDAVIT

CORRECTION TO ONE OF THE LEGAL DESCRIPTIONS AND BOTH OF THE ADDRESS'S AS SHOWN ON AN ADMINISTRATIVELY APPROVED SURVEYOR'S CERTIFICATE SUBDIVIDING LOT 137, CRESCENT OAKS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AS FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEBRASKA, IN MISCELLANEOUS BOOK 713 AT PAGES 70 THRU 73, INCLUSIVE.

THE FOLLOWING CORRECTIONS ARE HEREBY MADE:

ON PAGE 70 THE LEGAL DESCRIPTION IS HEREBY CORRECTED TO READ AS FOLLOWS:

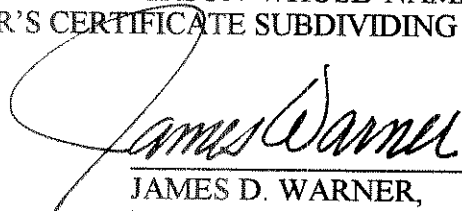
LEGAL DESCRIPTION: LOT 137, CRESCENT OAKS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 137; THENCE N41°08'51"W ON THE SOUTHWESTERLY LINE OF SAID LOT 137, 117.68 FEET; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 137 ON A 298.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N46°10'57"E, CHORD DISTANCE 27.85 FEET, AN ARC DISTANCE OF 27.86 FEET; THENCE S47°03'34"E, 128.12 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 137; THENCE S60°30'30"W ON THE SOUTHEASTERLY LINE OF SAID LOT 137, 41.88 FEET TO THE POINT OF BEGINNING.

ON PAGE 70 THE ADDRESS IS HEREBY CORRECTED TO READ AS FOLLOWS:
3217 SOUTH 144TH AVENUE

ON PAGE 72 THE ADDRESS IS HEREBY CORRECTED TO READ AS FOLLOWS:
3219 SOUTH 144TH AVENUE

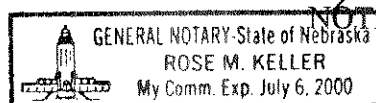
I HEREBY CERTIFY THAT I AM THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE ADMINISTRATIVELY APPROVED SURVEYOR'S CERTIFICATE SUBDIVIDING LOT 137, CRESCENT OAKS.

MARCH 26, 1998
DATE:


JAMES D. WARNER,
NEBRASKA R.L.S. 308

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)^{SS}

THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF MARCH, 1998 BY JAMES D. WARNER.




NOTARY PUBLIC