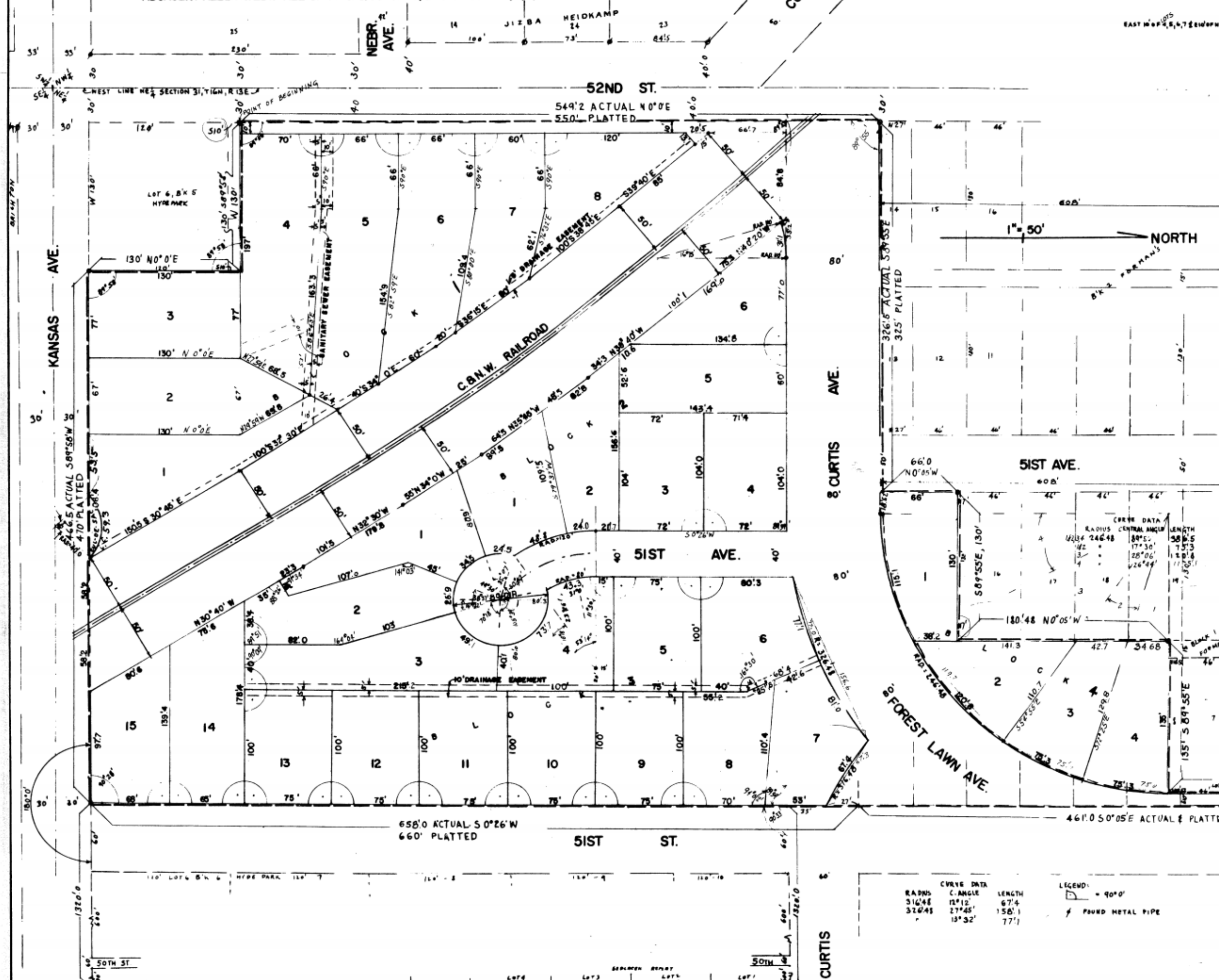
COTTONWOOD HEIGHTS NE¼ SEC 31, T16N, R13E

REPLAT OF LOTS 1,2,3,4,5, E.170' OF 6, ALL OF 7 EXCEPT W.130'&S.10' OF LOT 7, ALL OF 8,9,10, BLOCK 5 HYDE PARK, & OF S.20' OF LOTS 13 & 14, BLOCK 2 FORMAN'S & OF LOTS S.35'.48 OF 8, ALL OF 9,10,11,12,13 & ADJACENT ALLEY ON WEST. ALL OF 14 & S.38' OF 15, E.10' OF LOTS 4,5,6,7 & E.10' OF N.10'.52 OF 8 BLOCK 1 FORMAN'S.



PLATTING ENGINEER'S STREET GRADING CERTIFICATE

I HEREBY CERTIFY THAT ALL OF 52ND STREET, CURTIS AVENUE, 51ST AVE. NO. OF CURTIS IN PORTIONS WITHIN OR ADJACENT TO COTTONWOOD HEIGHTS WERE BUILT TO THE GRADES APPROVED BY THE CITY ENGINEER, AND THAT GRADE WAS ESTABLISHED AND APPROVED BY THE CITY ENGINEER FOR 51ST STREET & FOREST LAWN AVE. AS PER PAVING PLANS P-242 AS ON FILE WITH THE CITY.

DATE: July, 1963

J.Z. Jizba

J.Z. JIZBA REGISTERED ENGINEER NO. E-1146

THE SURVEYOR'S CERTIFICATE.

I HEREBY CERTIFY: THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PIPE ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND THE ENDS OF ALL CURVES AS SHOWN ON THIS PLAT OF COTTONWOOD HEIGHTS ADDITION WHICH IS A REPLAT OF LOTS 1,2,3,4,5, E170' OF 6, ALL OF 7 EXCEPT W.130' OF S.10', ALL OF 8,9,10, BLOCK 5 HYDE PARK, & OF S.20' OF LOTS 13 & 14, BLOCK 2 FORMAN'S & OF SO. 35'.48 OF LOT 8, ALL OF 9,10,11,12,13 & ADJACENT ALLEY ON WEST, ALL OF 14 & SOUTH 38' OF 15 EAST 10' OF LOTS 4,5,6,7 & E.10' OF N.10'.52 BLOCK 1, FORMAN'S. THAT SAID SUBDIVISION OF COTTONWOOD HEIGHTS ADDITION IS ALSO DESCRIBED AS BEGINNING AT A POINT 150 FEET NORTH OF & 30 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF SECTION 31, T'NP 16 NORTH, RANGE 13 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA, THENCE 549'.2 FEET NORTH (0°0'E) AT A DISTANCE OF 30 FEET & PARALLEL TO THE WEST LINE OF THE NE¼ SECTION 31, T16N, R13E WHICH LIES 40' EAST OF THE EAST LINE OF LOTS 14, 24, 25 JIZBA-HEIDKAMP ADDITION, THENCE SOUTH 89°55' EAST 326.5 FEET; THENCE NORTH 0°05' WEST 66'.0 FEET; THENCE SOUTH 89°55' EAST 130'.0 FEET; THENCE NORTH 0°05' WEST 180'.48 FEET; THENCE SOUTH 89°55' EAST 135'.0 FEET; THENCE NORTH 0°05' WEST 194'.52 FEET; THENCE SOUTH 89°55' EAST 10'.0 FEET; THENCE SOUTH 0°05' EAST 461'.0 FEET; THENCE SOUTH 0°26' WEST 658'.0 FEET; THENCE SOUTH 89°58' WEST 466.5 FEET; THENCE NORTH 0°0' EAST 130'.0 FEET; THENCE SOUTH 89°58' WEST 130 FEET TO THE POINT OF BEGINNING. THE PLAT EXCLUDES A 100 FEET WIDE CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY.

DATE July, 1963

J.Z. Jizba

J.Z. JIZBA REGISTERED LAND SURVEYOR L.S.100

DEDICATION.

KNOW ALL MEN BY THESE PRESENT: THAT WE, JARO. Z. JIZBA & LOIS JIZBA, HUSBAND & WIFE; & CARL W. ERBE & LILLIE L. ERBE, HUSBAND & WIFE, MORTGAGEE, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVION TO BE HEREAFTER KNOW AS COTTONWOOD HEIGHTS ADDITION.

, THE LOTS NUMERED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE FOR PUBLIC USE THE STREETS, SEWER AND DRAINAGE EASMENTS, AS SHOWN HEREIN, AND STANDARD POWER POLE & TELEPHONE EASEMENTS ON ALL REAR AND SIDE LOT LINES CONFORMING TO REQUIREMENTS BY O.P.P.D.

IN WITNESS, WHEREOF, WE DO HEREUNTO SET OUR HANDS THIS ___ DAY OF JULY A.D. 1963.

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.

DATE: ____________

COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARY.

ON THIS ___ DAY OF JULY, AD 1963, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY CAME JARO. Z. JIZBA & LOIS JIZBA, HUSBAND & WIFE, & CARL W. ERBE & LILLIE L. ERBE, HUSBAND & WIFE, MORTGAGEE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION ON THIS PLAT AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND HE ACKNOWLEDGED THE SIGNING OF THAT DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES ON THE ___ DAY OF ________ 19__

NOTARY PUBLIC

APPROVAL OF OMAHA CITY PLANNING BOARD.

THIS PLAT OF COTTONWOOD HEIGHTS ADDITION WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS ___ DAY OF ________ 19__.

CHAIRMAN OF CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA.

I HEREBY APPROVE THE PLAT OF COTTONWOOD HEIGHTS ADDITION THIS ___ DAY OF ______ 19

CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE.

THIS PLAT OF COTTONWOOD HEIGHTS ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OMAHA, ON THE ___ DAY OF ________ 19

ATTEST

CITY CLERK

MAYOR

L.10.23

COTTONWOOD HEIGHTS ADDITION		SHEET 1
J. Z. JIZBA ARCHITECT, CIVIL ENGINEER	SCALE 1"=50'	DATE JULY 2 '63
JIZBA & JIZBA CONSULTING CIVIL ENGINEERS, OMAHA, NEBRASKA		8/22/63