

CRESCENT OAKS Lots 1 thru 103 8 Outlot 1

A subdivision located in a part of the NE $\frac{1}{4}$ of S35T15, NR 11 East of the 6PM.

DEED INDEX 85/116

MTG INDEX 85/116

PLAT 1581/542

PLAT IN BACK OF BOOK

#10 October 13, 1977 at 3:39PM

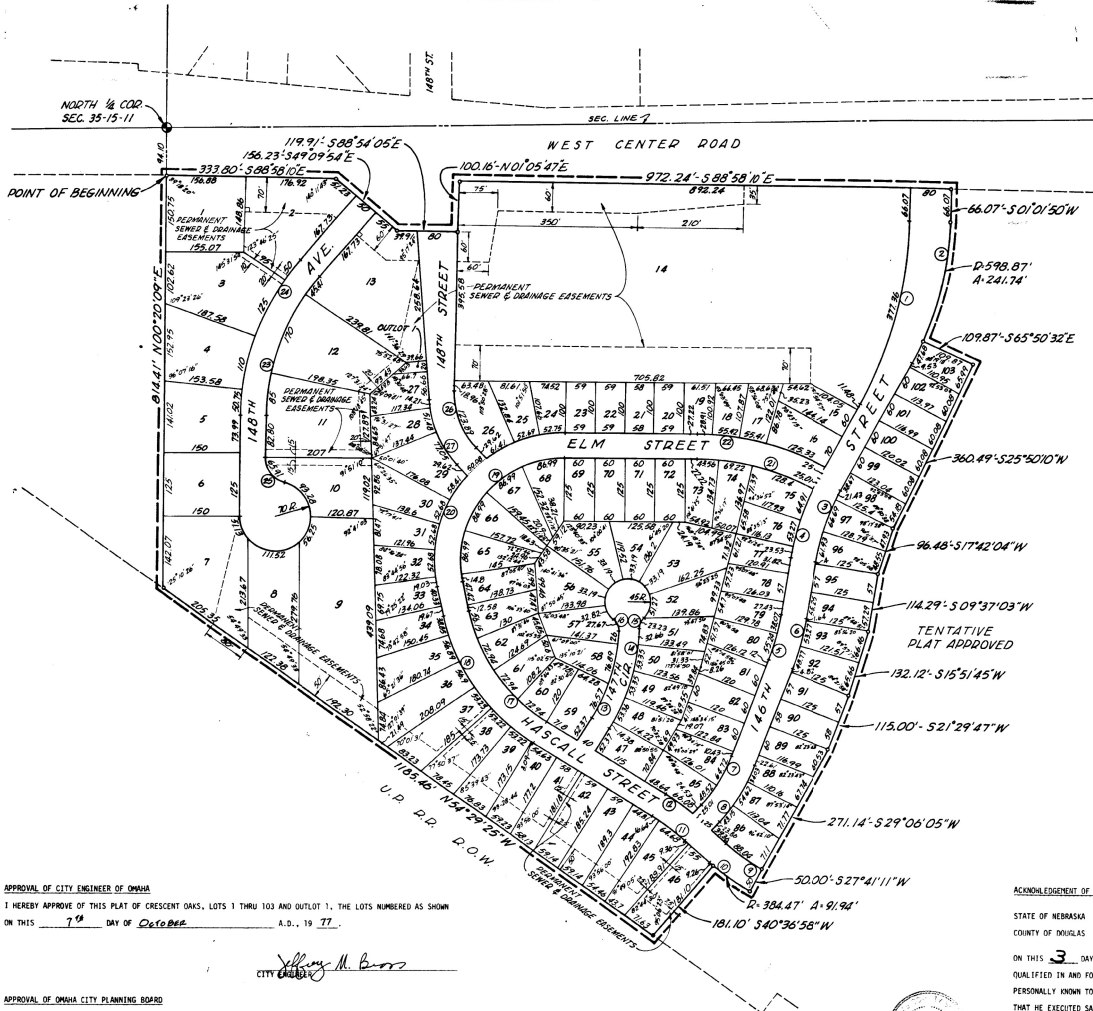
\$29.25

CRESCENT OAKS

A SUBDIVISION LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P. M., DOUGLAS COUNTY, NEBRASKA.

RECORDED IN 1922

LOTS 1 THRU 103 & OUTLOT 1



N O R T H

0 50 100 200
DWG. NO. 1063A-03
DATE: APRIL 1977

COLLETON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - PLANNERS
OMAHA DAVENPORT ORLANDO

CURVE NO.	DELTA	T	R	D	L
1	27°41'25"	192.44	780.82	7.33793	377.36
2	27°41'25"	147.60	598.87	9.56730	289.42
3	19°06'17"	75.73	450.00	12.73240	150.05
4	19°06'17"	84.14	500.00	11.45916	166.72
5	11°52'50"	46.82	450.00	12.73240	93.31
6	11°52'50"	52.02	500.00	11.45916	103.60
7	21°10'21"	57.28	305.00	18.78648	113.24
8	21°16'20"	66.67	355.00	16.19664	131.80
9	19°08'59"	56.42	334.47	17.13040	111.79
10	19°08'59"	64.854	384.47	14.90266	128.50
11	11°11'31"	40.79	416.32	13.76257	81.32
12	11°11'31"	45.69	466.32	12.28690	91.09
13	28°24'17"	91.62	362.00	15.82757	179.46
14	29°31'03"	105.90	402.00	14.25688	207.10
15	44°21'57"	12.23	30.00	190.98820	23.23
16	52°50'59"	145.50	30.00	190.98820	27.67
17	46°19'44"	145.50	340.07	16.48483	274.97
18	46°19'44"	166.90	390.07	14.68874	315.40
19	102°53'41"	253.47	292.00	20.36425	362.76
20	102°53'41"	316.03	750.00	22.73642	452.41
21	28°09'25"	123.08	490.78	11.67247	241.18
22	28°09'25"	135.25	540.78	10.59505	265.07
23	40°29'57"	156.79	425.00	13.48136	300.41
24	40°29'57"	175.23	475.00	12.06227	335.75
25	75°31'19"	38.73	50.00	114.59168	65.91
26	43°57'26"	65.18	161.49	35.47975	123.89
27	38°40'10"	74.21	213.49	27.09165	142.74

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE 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 1 THRU 103 AND OUTLOT 1 INCLUSIVE LOCATED IN 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 SAID SECTION 35; THENCE SOUTH 0°20'09" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 94.1 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°58'10" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST CENTER ROAD A DISTANCE OF 333.80 FEET; THENCE SOUTH 49°09'54" EAST A DISTANCE OF 156.23 FEET; THENCE SOUTH 88°54'05" EAST A DISTANCE OF 119.91 FEET; THENCE NORTH 1°05'47" EAST A DISTANCE OF 100.16 FEET; THENCE SOUTH 88°58'10" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST CENTER ROAD A DISTANCE OF 972.24 FEET; THENCE SOUTH 1°03'50" WEST A DISTANCE OF 66.07 FEET TO A POINT OF CURVATURE THENCE SOUTHERLY ON A 598.87 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 241.74 FEET; THENCE SOUTH 65°50'32" EAST A DISTANCE OF 109.87 FEET; THENCE SOUTH 25°50'10" WEST A DISTANCE OF 360.49 FEET; THENCE SOUTH 17°42'04" WEST A DISTANCE OF 96.48 FEET; THENCE SOUTH 9°37'03" WEST A DISTANCE OF 114.29 FEET; THENCE SOUTH 51°45' WEST A DISTANCE OF 132.12 FEET; THENCE SOUTH 21°29'47" WEST A DISTANCE OF 115.00 FEET; THENCE SOUTH 29°06'05" WEST A DISTANCE OF 271.34 FEET; THENCE SOUTH 27°41'11" WEST A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG A 384.47 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 91.94 FEET (CHORD BEARING NORTH 55°27'44" WEST, CHORD DISTANCE 91.73 FEET); THENCE SOUTH 40°36'58" WEST A DISTANCE OF 181.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 14°29'25" WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 1,195.46 FEET; THENCE NORTH 0°20'09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 A DISTANCE OF 814.41 FEET TO THE POINT OF BEGINNING.

DATE April 19, 1977
Charles Roger Chappel
LAND SURVEYOR

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT CRESCENT OAKS, A JOINT VENTURE BY GLENN L. BUCK AND CARL A. BRADY AND *Carl A. Brady* PARTNERS, BEING THE SOLE OWNERS AND PROPRIETORS AND MORTGAGEE 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 1 THRU 103 AND OUTLOT 1, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN AND WE 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, AVENUES, AND COL-OR-SEAS, AS SHOWN HEREIN; AND GRANT TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 999 OF DOUGLAS COUNTY, NEBRASKA, POWER AND AUTHORITY TO ACCEPT AND TAKE UP THE SAME AND TO PERFORM THE SAME AND TO ACCEPT AND TAKE UP THE SAME AND TO PERFORM THE SAME AND TO MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSINGS, 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 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 ANY EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT WIDE EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS 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 ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS THIS 3rd DAY OF May, A.D., 1977.

CRESCENT OAKS, JOINT VENTURE
Glenn L. Buck
GLENN L. BUCK
Carl A. Brady
CARL A. BRADY

MORTGAGEE:
CARL A. BRADY, JACK K. HARVEY, AND MARGUERITE M. HARVEY
BY: *Carl A. Brady*
CARL A. BRADY

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }
ON THIS 3 DAY OF May, A.D., 1977, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *Glenn L. Buck*, 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 MORTAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFFORSAID.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

Jessie J. Baker
NOTARY PUBLIC

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: May 3, 1977

James R. Bentone
COUNTY TREASURER

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE OF THIS PLAT OF CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, THE LOTS NUMBERED AS SHOWN ON THIS 7th DAY OF October, A.D., 19 77.

William M. Bross
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 4 DAY OF May, A.D., 19 77.

George J. Hahot
CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF CRESCENT OAKS, LOTS 1 THRU 103 AND OUTLOT 1, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 21st DAY OF July, A.D., 19 77.

Lee Chapp 7/23/77
MAYOR

Steve Roubalch
PRESIDENT OF COUNCIL

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }
ON THIS 3 DAY OF May, A.D., 1977, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *Carl A. Brady* FOR CARL A. BRADY, JACK K. HARVEY, AND MARGUERITE M. HARVEY, MORTGAGEES, 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.

WITNESS MY HAND AND MORTAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFFORSAID.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

James J. Baker
NOTARY PUBLIC

ATTEST *Mary Kay Palmer*
CITY CLERK

James J. Baker
NOTARY PUBLIC

James R. Bentone
COUNTY TREASURER