

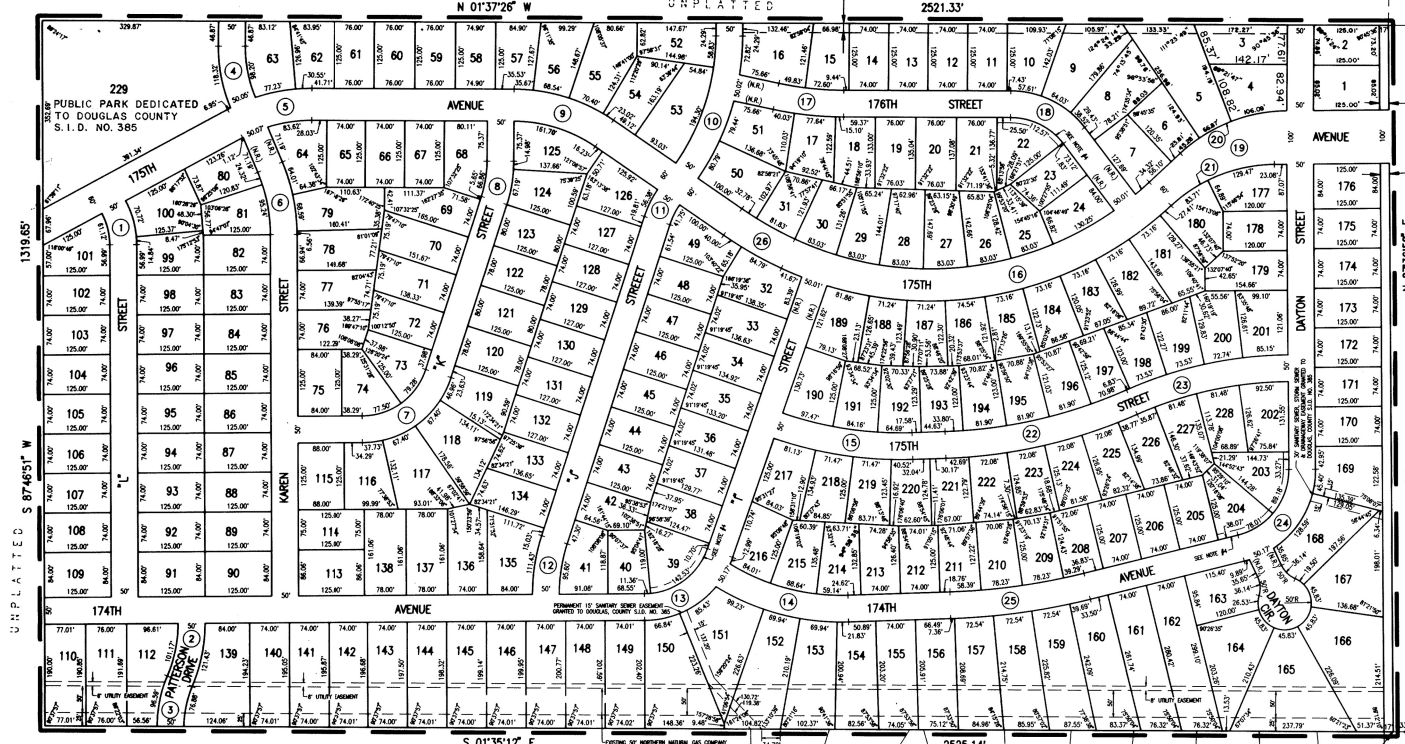
NE 1/4 SE 1/4 OF NW 1/4

PERMANENT 15' SANITARY SEWER EASEMENT GRANTED TO DOUGLAS COUNTY S.I.D. NO. 385

DICKINSON'S LANDING

LOTS 1 THRU 229 INCLUSIVE

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T. 14 N. R. 10 E. OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CERTIFICATION OF SURVEY

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, street, angle points and ends of all curves in Dickinson's Landing (Lots 1 thru 229, inclusive) being a platting of part of the East 1/2 of the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NW 1/4 of Section 4; thence S01°35'12"E (assumed bearing) along the East line of said NW 1/4 of Section 4, a distance of 33.00 feet to a point on the South right-of-way line of "F" Street; said point also being the point of beginning; thence continuing S01°35'12"E along said East line of the NW 1/4 of Section 4, a distance of 2525.14 feet to the Southeast corner of said NW 1/4 of Section 4; thence S87°46'51"W along the South line of said NW 1/4 of Section 4, a distance of 131.65 feet to the Southwest corner of said East 1/2 of the NW 1/4 of Section 4; thence N01°37'26"W along the West line of said East 1/2 of the NW 1/4 of Section 4, a distance of 2521.33 feet to a point on said South right-of-way line of "F" Street; thence N87°36'58"E along said South right-of-way line of "F" Street, a distance of 1321.34 feet to the point of beginning.

Robert Clark, LS-419
 Robert Clark, Notary Public
 State of Nebraska
 15-419



Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith, and Charles G. Smith

Know all men by these presents that we WEST BAY, INC., Owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as DICKINSON'S LANDING (Lots 1 thru 229, inclusive), and I do hereby ratify and approve of the disposition of my property as shown on the plat, and I do hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, 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 on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines except as shown on Lots 110, 111, 112, 139 thru 162, inclusive, and Lots 164, 165 and 166 to avoid conflict with the existing gas pipeline, and a six-foot (6') wide strip of land abutting the rear boundary lines of all interior lots except as shown on Lots 110, 111, 112, 139 thru 162, inclusive, and Lots 164, 165 and 166 to avoid conflict with the existing gas pipeline, and a six-foot (6') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and I do further grant a perpetual easement 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-foot (5') wide strip of land abutting all "cut-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.

In witness whereof, I set my hand and the Seal of my Office, this 22 day of Feb., 1993.

Thomas E. Smith, President of WEST BAY, INC.
 Charles G. Smith
 Arlene A. Boyd
 Patricia Smith

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA, 155 COUNTY OF DOUGLAS)
 On this 22 day of Feb., 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas E. Smith, 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 the voluntary act and deed, as said officer and the voluntary act and deed of said corporation.
 WITNESS my hand and Notarial Seal the day and year last above written.

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of DICKINSON'S LANDING (Lots 1 thru 229, inclusive) as to the Design Standards this 22 day of Feb., 1993.

City Engineer
 Date: 5-13-94

APPROVAL OF OMAHA CITY PLANNING BOARD
 This plat of DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was approved by the City Planning Board on this 22 day of March, 1993.

Chairman of City Planning Board

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA, 155 COUNTY OF DOUGLAS)
 On this 17 day of May, 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith and Charles G. Smith, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.
 WITNESS my hand and Notarial Seal the day and year last above written.

REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE
 This plat of the DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was reviewed by the office of the Douglas County Engineer on this 22 day of Feb., 1993.

Douglas County Engineer

OMAHA CITY COUNCIL ACCEPTANCE
 This plat of DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was approved by the City Council of Omaha on this 22 day of June, 1993.

Mayor
 City Clerk
 President of Council

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.
 County Treasurer
 Date: 5-12-94

| CURVE | BEARS | LENGTH | INCHES | DELTA |
|-------|-----------|----------|---------|---------|
| 1 | 200.00000 | 371.6249 | 20.0000 | 20.0000 |
| 2 | 200.00000 | 371.6249 | 20.0000 | 20.0000 |
| 3 | 200.00000 | 371.6249 | 20.0000 | 20.0000 |
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UNPLATTED S 01°35'12" E

| CURVE | BEARS | LENGTH | INCHES | DELTA |
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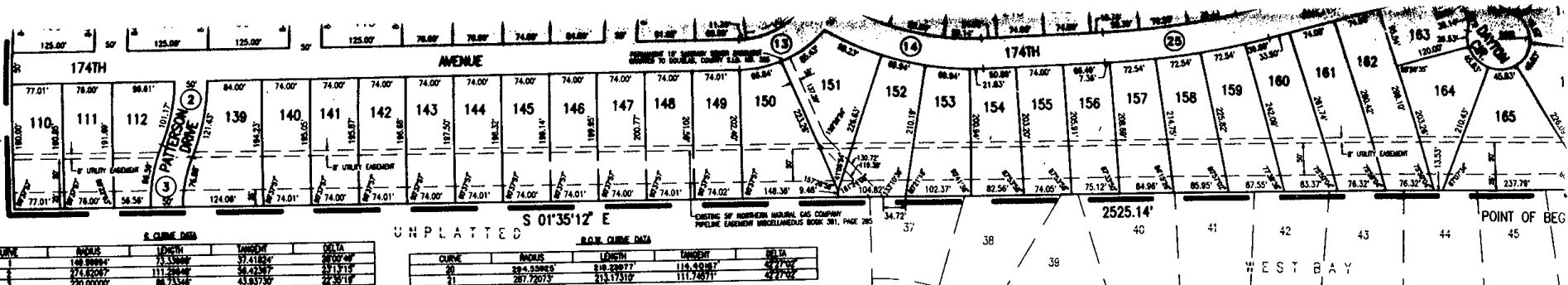


1978 060 DEED



06072 94 060-065

UNPLATT



S. CURVE DATA

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| 44 | 265.00000 | 128.34000 | 54.87333 | 27.12119 |
| 45 | 265.00000 | 128.34000 | 54.87333 | 27.12119 |

UNPLATTED S 01°35'12" E

| CURVE | ARCUS | LENGTH | TANGENT | DELTA |
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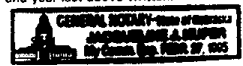
- NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 3. DIRECT VEHICULAR ACCESS TO "F" STREET WILL NOT BE ALLOWED FROM LOTS 1, 2 & LOTS 164 THRU 176 INCLUSIVE.
 4. A PERMANENT 10 FOOT (10') WIDE SITE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.D. NO. 385 IN LOTS 38, 204, 203 & 22. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 17 day of MAY, 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith and Charles G. Smith, who are personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public *[Signature]*



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of DICKINSON'S LANDING (lots 1 thru 229, inclusive) to the Design Standards this 25 day of Feb, 1993.

[Signature]
CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE

This plat of the DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was reviewed by the office of the Douglas County Engineer on this 21 day of Feb, 1993.

[Signature]
DOUGLAS COUNTY ENGINEER

I hereby certify that adequate provisions have been made for compliance with the provisions of the Omaha Municipal Code.

[Signature] 5-1
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was approved by the City Council of Omaha on this 22 day of June, 1993.

MAYOR *[Signature]*
CITY CLERK *[Signature]*
PRESIDENT OF COUNCIL *[Signature]*

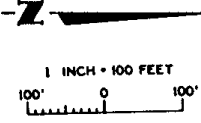


APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of DICKINSON'S LANDING (Lots 1 thru 229, inclusive) was approved by the City Planning Board on this 30 day of March, 1993.

[Signature]
CHAIRMAN OF CITY PLANNING BOARD

RECEIVED
MAY 19 10 27 AM '94
GEORGE W. SMITH, JR.
REGISTERED SURVEYOR
DOUGLAS COUNTY, NE



6072
4-14-94 MI-9050
A 1E/45 R FB 0160000
DEL. C/O COMP
LEGAL PG SCAN M FV



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.

[Signature]
COUNTY TREASURER DATE 5-12-94



NE 1/4 & SE 1/4 OF NW 1/4

DICKINSON'S LANDING

LOTS 1 THRU 229 INCLUSIVE

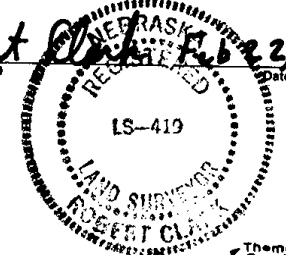
BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 14 N, R 11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CERTIFICATION OF SURVEY

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Dickinson's Landing (Lots 1 thru 229, inclusive) being a platting of part of the East 1/2 of the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NW 1/4 of Section 4; thence S01°35'12"E (assumed bearing) along the East line of said NW 1/4 of Section 4, a distance of 33.00 feet to a point on the South right-of-way line of "E" Street, said point also being the point of beginning; thence continuing S01°35'12"E along said East line of the NW 1/4 of Section 4, a distance of 2525.14 feet to the Southeast corner of said NW 1/4 of Section 4; thence S87°46'51"W along the South line of said NW 1/4 of Section 4, a distance of 1319.65 feet to the Southwest corner of said East 1/2 of the NW 1/4 of Section 4; thence N01°37'26"W along the West line of said East 1/2 of the NW 1/4 of Section 4, a distance of 2521.33 feet to a point on said South right-of-way line of "F" Street; thence N87°36'58"E along said South right-of-way line of "F" Street, a distance of 1321.34 feet to the point of beginning.

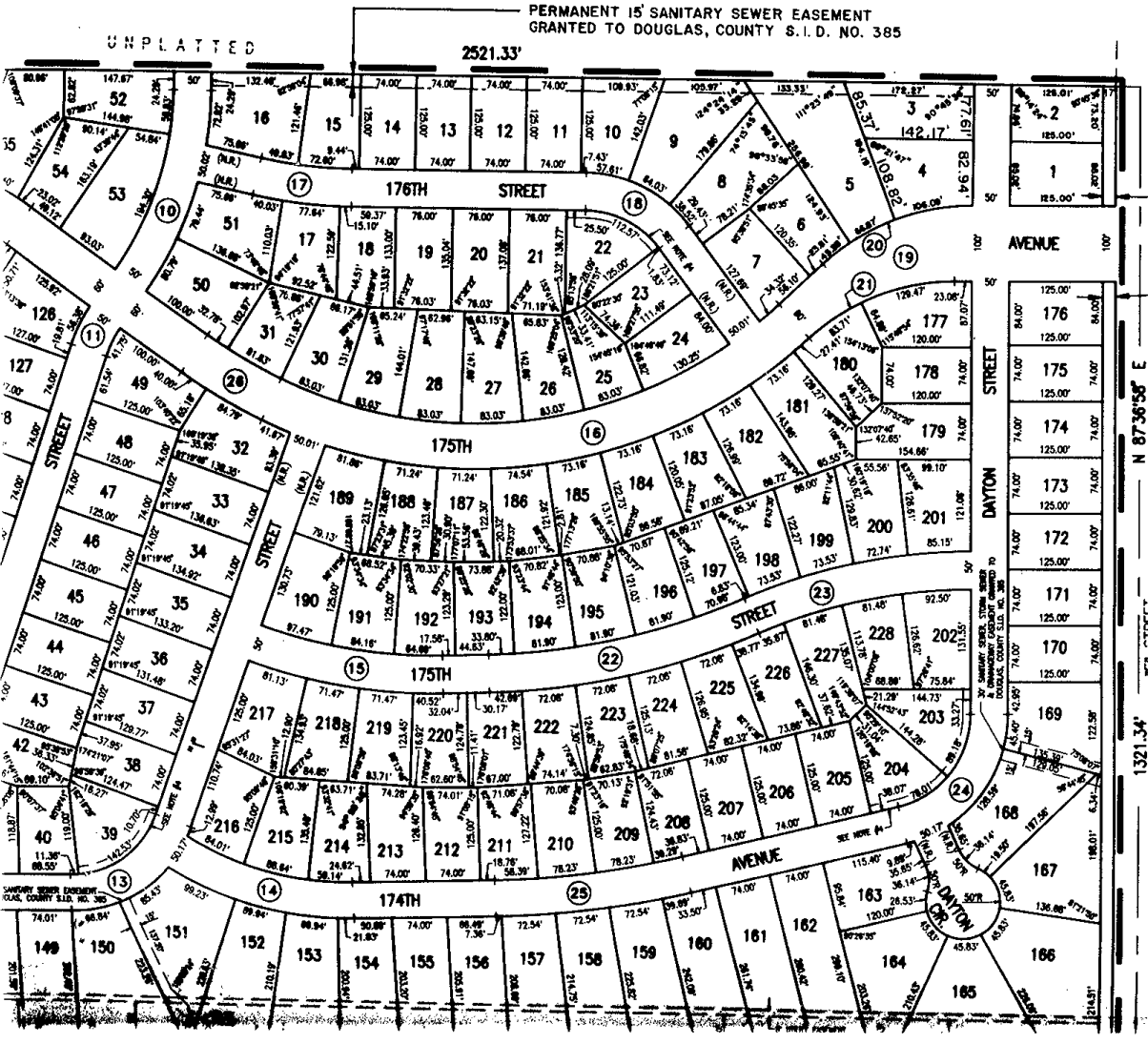
Robert Clark
Robert Clark, LS-419



Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith and Charles G. Smith

DEDICATION

Know all men by these presents that we WEST BAY, INC., Owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as DICKINSON'S LANDING (Lots 1 thru 229, inclusive), and I do hereby ratify and approve of the disposition of my property as shown on the plat, and I do hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat. I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in

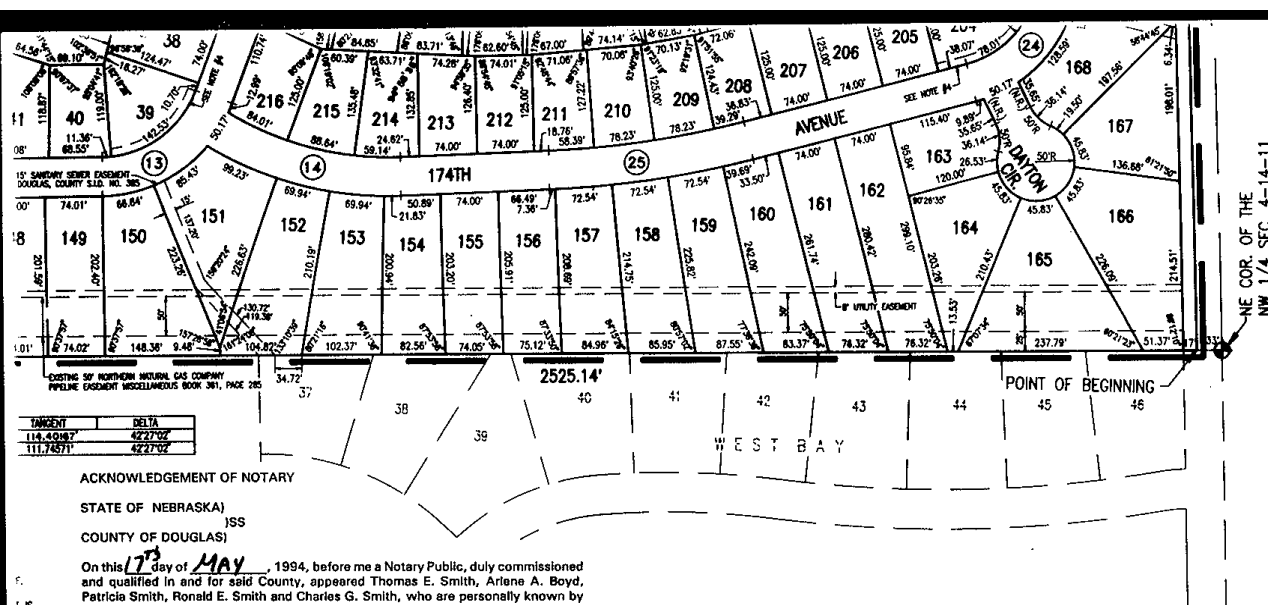


17' ADJACENT DATE 17' ADJACENT DATE
N 87°36'58" E
1321.34'
COR. OF THE 1/4 SEC. 4-14-11



ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)965-4700

ON'S LANDING
OMAHA, NEBRASKA



Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith and Charles G. Smith

DEDICATION

Know all men by these presents that we WEST BAY, INC., Owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as DICKINSON'S LANDING (Lots 1 thru 229, Inclusive), and I do hereby ratify and approve of the disposition of my property as shown on the plat, and I do hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat. I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, 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 on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots except as shown on Lots 110, 111, 112, 139 thru 162, Inclusive, and Lots 164, 165 and 166 to avoid conflict with the existing gas pipeline; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and I do further grant a perpetual easement 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-foot (5') 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.

In witness whereof, I do set my hand this 22 day of Feb, 1993.

[Signature]
 THOMAS E. SMITH, President of WEST BAY, INC.

[Signature]
 Thomas E. Smith

[Signature]
 Charles G. Smith

[Signature]
 Ronald E. Smith

[Signature]
 Arlene A. Boyd

[Signature]
 Patricia Smith

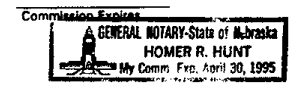
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ISS
 COUNTY OF DOUGLAS)

On this 22 day of Feb, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas E. Smith, who is personally known by 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, as said officer and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
 Notary Public



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of DICKINSON'S LANDING (lots 1 thru 229, Inclusive) as to the Design Standards this 25 day of Feb, 1993.

[Signature]
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 83 of the Omaha Municipal Code.

[Signature] 5-13-94
 CITY ENGINEER Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of DICKINSON'S LANDING (Lots 1 thru 229, Inclusive) was approved by the City Planning Board on this 3rd day of March, 1993.

[Signature]
 CHAIRMAN OF CITY PLANNING BOARD

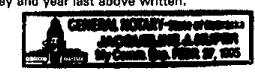
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ISS
 COUNTY OF DOUGLAS)

On this 17 day of MAY, 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas E. Smith, Arlene A. Boyd, Patricia Smith, Ronald E. Smith and Charles G. Smith, who are personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
 Notary Public



REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE

This plat of the DICKINSON'S LANDING (Lots 1 thru 229, Inclusive) was reviewed by the office of the Douglas County Engineer on this 21 day of Feb, 1993.

[Signature]
 DOUGLAS COUNTY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of DICKINSON'S LANDING (Lots 1 thru 229, Inclusive) was approved by the City Council of Omaha on this 22 day of June, 1993.

[Signature]
 MAYOR

[Signature]
 CITY CLERK

[Signature]
 PRESIDENT OF COUNCIL



[Signature]

DICKINSON'S LANDING
 OMAHA, NEBRASKA
FINAL PLAT

| | | | | |
|---------|--------|-----|-----|-----|
| 92053 | 2-1-93 | ALS | JRY | ARY |
| 1"=100' | | | | |

