LIN-13

book 1674 page 705

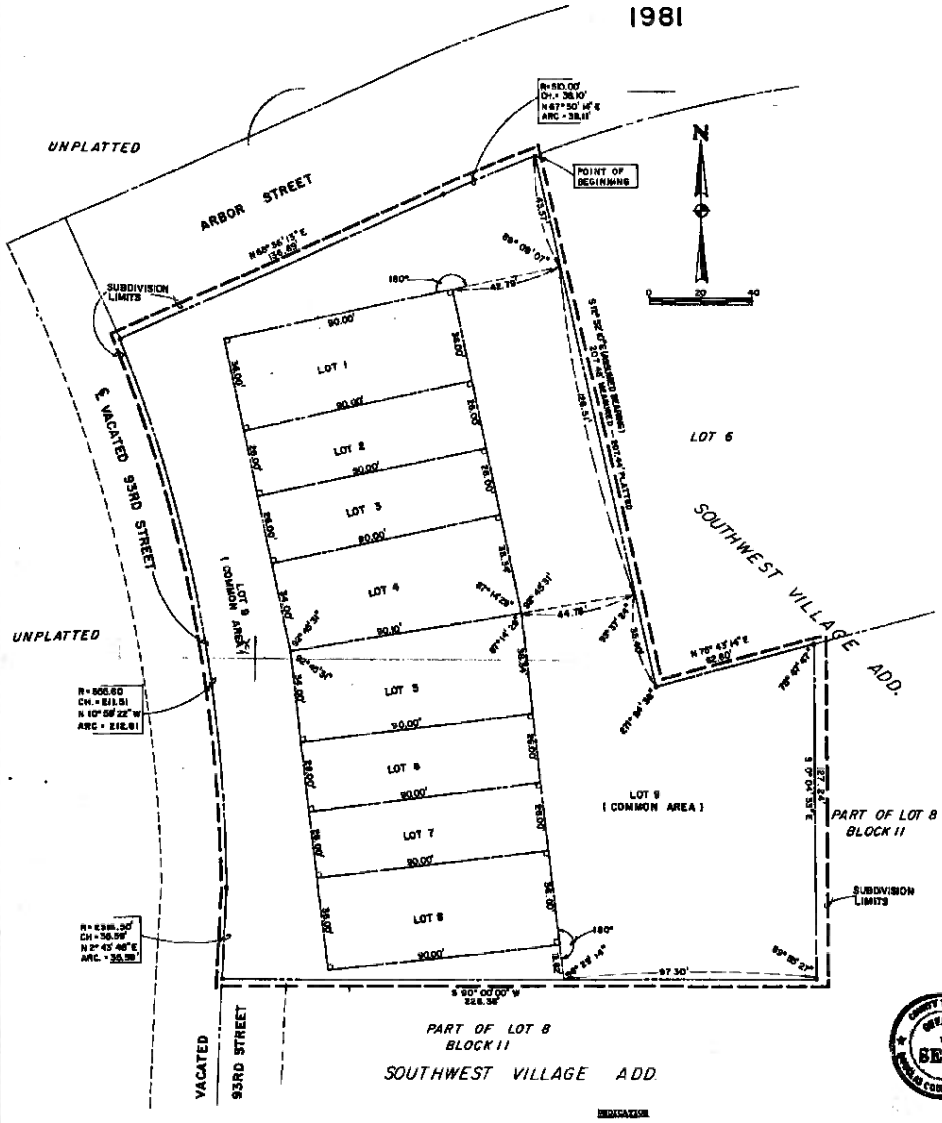
FAIRWAY VILLAS

(lots 1 through 9 inclusive)

A REPLAT OF ALL OF LOT 7 & PART OF LOT 8 OF THE REPLAT OF BLOCK 11 SOUTHWEST VILLAGE ADDITION TO THE CITY OF OMAHA, NEBRASKA TOGETHER WITH THE E 1/2 OF VACATED 93RD STREET LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 12 EAST

DOUGLAS COUNTY, NEBRASKA

1981



SURVEYOR'S CERTIFICATE

I, Dean R. Helmbrecht, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed and staked with iron pins all corners of all lots, streets, angle points, and the terminal points of all curves, as shown on this plat of Fairway Villas, the limits and boundaries of said plat are as follows:

A tract of land being a replat of all of Lot 7 and part of Lot 8 of the Replat of Block 11, Southwest Village Addition to the City of Omaha, Nebraska together with the east one half (E 1/2) of vacated 93rd Street adjacent to said Lot 7 and part of said Lot 8, all located in the Southwest Quarter (SW 1/4) of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska. The limits and boundaries of said tract of land (Fairway Villas) are more particularly described as follows:

Beginning at the northeast corner of said Lot 7, said point being on the southerly right-of-way (R.O.W.) line of Arbor Street as platted and recorded; thence S14°52'47"E (Assumed Bearing), along the easterly property line of said Lot 7, a distance of 267.49 feet to the southeasterly corner of said Lot 7, said corner being a point on the northerly property line of said Lot 9; thence N79°43'14"E, along said northerly property line of Lot 9, a distance of 82.80 feet; thence S26°06'33"E a distance of 127.24 feet; thence S80°00'00"W a distance of 228.39 feet to a point on the centerline of vacated 93rd Street; thence northwesterly, along said centerline, on a curve to the right, said curve having a radius of 2314.90 feet, a long chord of 38.89 feet bearing N8°43'48"W and an arc length of 38.89'; thence northeasterly, along said centerline, on a curve to the left, said curve having a radius of 838.60 feet, a long chord of 211.51 feet bearing N10°39'32"E and an arc length of 212.01 feet to a point on the westerly extension of the northerly property line of said Lot 7; thence N83°26'13"E, along the northerly property line of said Lot 7 and its westerly extension (said property line also being, the northerly R.O.W. line of Arbor Street), a distance of 134.49 feet; thence northeasterly, along said northerly property line, on a curve to the right, said curve having a radius of 810.00 feet, a long chord of 38.10 feet bearing N67°50'16"E and an arc length of 38.11 feet to the point of beginning; said tract of land contains 1.254 acres more or less.

Date may 21 1981

Dean R. Helmbrecht
Registered Land Surveyor L.S. No. 366

NEBRASKA REGISTERED LAND SURVEYOR L.S. 366 DEAN R. HELMBRECHT

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.

Dated this 26th day of June, 1981, A.D.

Sam J. Kowell, County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Fairway Villas (lots 1 through 9 inclusive) as to the Design Standards this 4th day of June, 1981.

City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code this 21 day of May, 1981.

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Fairway Villas was approved by the City Planning Board of the City of Omaha this 4th day of June, 1981, A.D.

Chairman

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Fairway Villas was approved and accepted by the City Council of Omaha this ____ day of ____, 1981, A.D.

Mayor

City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, John R. Maenner, President, and Robert P. Morgan, Secretary, of Fairway Villas, Inc., a Nebraska Corporation, sole owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots said subdivision to be known as Fairway Villas, the lots to be numbered as shown (lots 1 through 9 inclusive), and we approve the disposition of the property as shown on this plat. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, and any company which has been granted a franchise to provide a cable television system in the area of this plat, their successors and assigns, to erect and operate, maintain, repair and renew underground cable-ways-conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under and across all of Lot 9. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants, and other related facilities, and be extend thereon pipes for the transmission of gas and water on, through, under and across all of Lot 9. No permanent buildings or retaining walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, driveways for ingress and egress to Lots 1 through 8 and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

IN WITNESS WHEREOF, we do hereby set our hands this 4th day of May, 1981, A.D.

FOR FAIRWAY VILLAS, INC.

John R. Maenner, President

Robert P. Morgan, Secretary

CORPORATION ACKNOWLEDGEMENT

State of Nebraska
County of Douglas ss

On this 4th day of May, 1981, A.D. before me a Notary Public in and for said County, personally came the above named John R. Maenner, President, and Robert P. Morgan, Secretary, of Fairway Villas, Inc., a Nebraska Corporation, who are personally known by me to be the identical persons whose names are affixed to the instrument as President and Secretary of said Corporation, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

Notary Public

GORDON L. DUNCAN GENERAL NOTARY My Comm. Exp. Feb. 1, 1983

Prepared By
KIRKHAM MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS
K.M.A. - 8010-81

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

RECEIVED
1981 JUN 25 PM 3:44
REGISTER OF DEEDS