



1994 445 DEED



16651 94 446-451





RECEIVED

Dec 21 12 57 PM '94

WOODS

PLAT  
2 OF THE NW 1/4 OF SECTION  
DOUGLAS COUNTY, NEBRASKA

GEORGE J. ELLIOTT  
REGISTERED SURVEYOR  
DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

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 Farmington Woods (Lots 1 thru 129, inclusive), being a platting of part of the North 1/2 of the NW 1/4 of Section 14, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

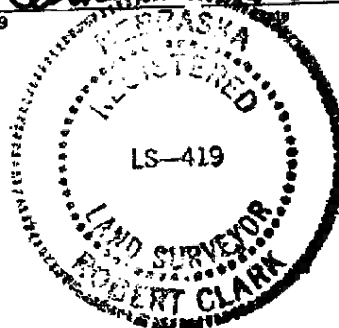
Beginning at the Northwest corner of Lot 463, Pepperwood, a subdivision located in said NW 1/4 of Section 14, said point also being on the East right-of-way line of 156th Street; thence N00°00'07"E (assumed bearing) along said East right-of-way line of 156th Street, a distance of 1287.94 feet to the point of intersection of said East right-of-way line of 156th Street and the South right-of-way line of Blondo Street; thence N89°55'13"E along said South right-of-way line of Blondo Street, a distance of 1311.06 feet; thence S00°04'47"E along said South right-of-way line of Blondo Street, a distance of 17.00 feet to the Northwest corner of Lot "Q", Eldorado, a subdivision located in said Section 14; thence along the Westerly boundary line of said Eldorado on the following described courses; thence S13°18'09"E, a distance of 813.48 feet; thence S31°18'08"E, a distance of 120.00 feet; thence S18°18'09"E, a distance of 50.00 feet; thence S31°18'08"E, a distance of 230.00 feet; thence S00°11'46"E, a distance of 128.74 feet to the Southwest corner of Lot "P" in said Eldorado, said point also being on the North line of Lot 439, said Pepperwood; thence S89°48'10"W along the North boundary line of said Pepperwood, a distance of 1696.30 feet to the point of beginning.

as shown) as to

in compliance with Chapter

21-94

*Robert Clark* March 27, 1993  
Robert Clark, LS-419



DEDICATION

Know all men by these presents that I, Charles G. Smith, Trustee 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 FARMINGTON WOODS (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of our property as shown on this plat, and I 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 lots; 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 lots. 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 26 day of *MAR* 1993.

*Charles G. Smith*  
By: Charles G. Smith, Trustee

against the  
at as shown



reviewed by  
1993.



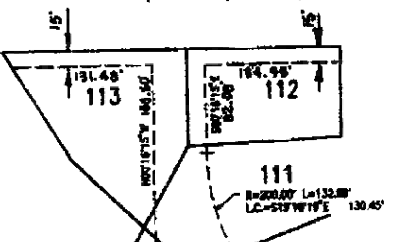
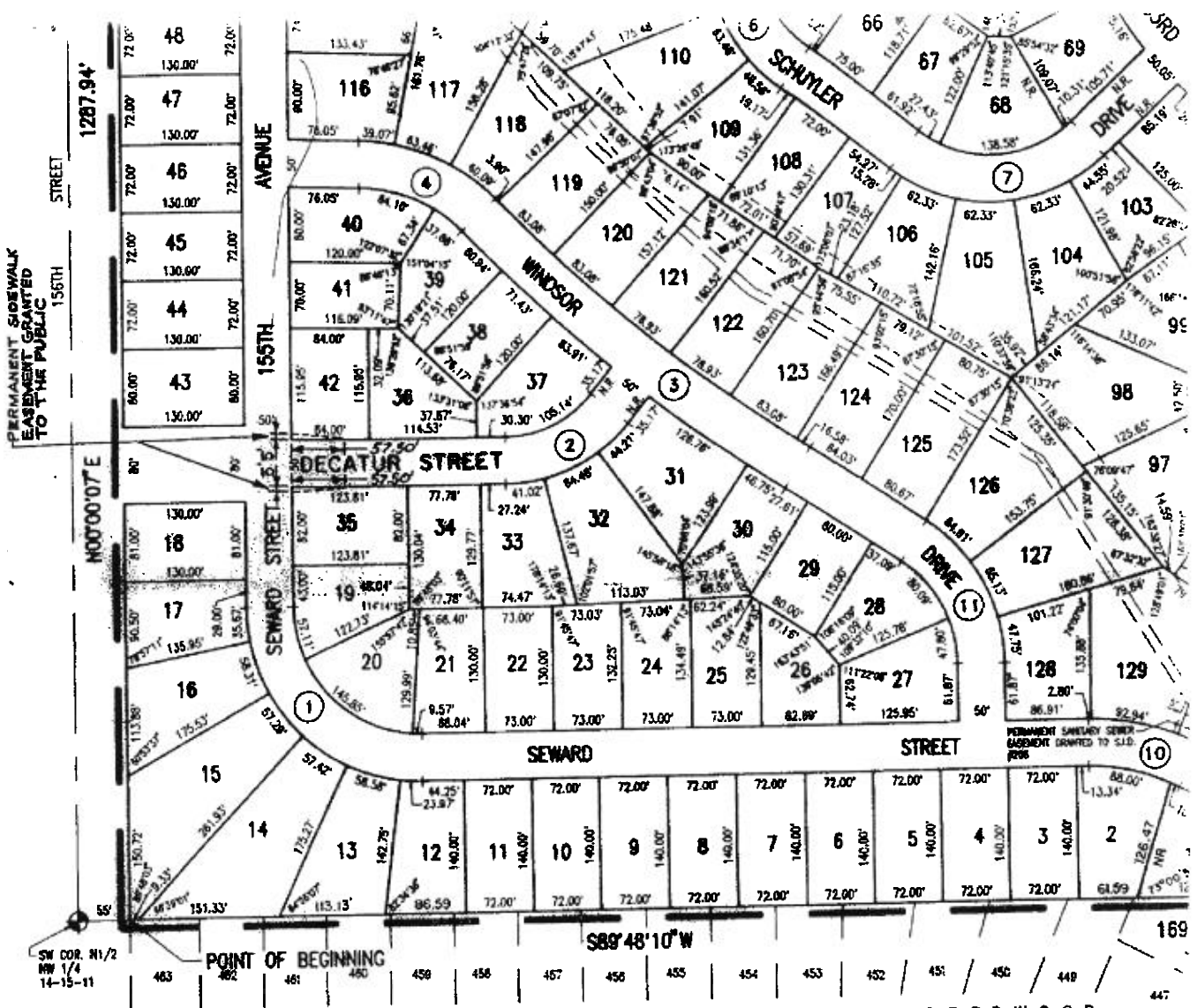
ELLIOTT & ASSOCIATES

5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

FARMINGTON WOODS

OMAHA, NEBRASKA

FINAL PLAT



Curve Data

CURVE	INCHES	LENGTH	TANGENT	DELTA
1	100.000'	200.000'	100.000'	90°
2	100.000'	200.000'	100.000'	90°
3	100.000'	200.000'	100.000'	90°
4	100.000'	200.000'	100.000'	90°
5	100.000'	200.000'	100.000'	90°
6	100.000'	200.000'	100.000'	90°
7	100.000'	200.000'	100.000'	90°
8	100.000'	200.000'	100.000'	90°
9	100.000'	200.000'	100.000'	90°
10	100.000'	200.000'	100.000'	90°
11	100.000'	200.000'	100.000'	90°

R.O.W. CURVE DATA

CURVE	INCHES	LENGTH	TANGENT	DELTA
12	363.632'	150.3192'	76.1262'	22.27°
13	333.632'	136.2804'	68.6387'	23.56°
14	482.5867'	192.6801'	98.8968'	19.27°
15	482.5867'	192.6801'	98.8968'	19.27°
16	332.8504'	54.4380'	27.3441'	17.23°
17	182.8884'	25.8088'	12.8528'	21.53°
18	482.5867'	187.1988'	84.5805'	21.53°
19	482.5867'	187.1988'	84.5805'	21.53°
20	221.5181'	48.4778'	24.8452'	12.90°
21	171.5181'	14.5208'	7.3888'	9.45°

**DETAIL OF PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT**  
 ANY ABOVE-GROUND OBSTRUCTIONS INCLUDING STRUCTURES, FENCES, LANDSCAPING AND EARTHEN FILLS WILL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENT AREA.

**NOTES**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE NORMAL TO CURVED STREETS UNLESS SHOWN AS NONNORMAL (N.A.).
3. A PERMANENT 10 FEET (10') WIDE SIDE DISTANCE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.L.D. NO. 208 IN LOT 114. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 10 INCHES MAY BE PLACED WITHIN SAID EASEMENT.
4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 156TH STREET FROM LOTS 15 THRU 18 & 43 THRU 51, TO BLOMSTAD STREET FROM LOTS 51 THRU 61 & 71, 72.

OMAHA CITY COUNCIL  
 This plat of FARMER  
 City Council of Omaha

MAYOR

ATTEST  
 CITY CLERK

I hereby approve this plat of FARMINGTON WOODS (lots numbered as shown) as to the Design Standards this 8<sup>th</sup> day of JUNE, 1993.

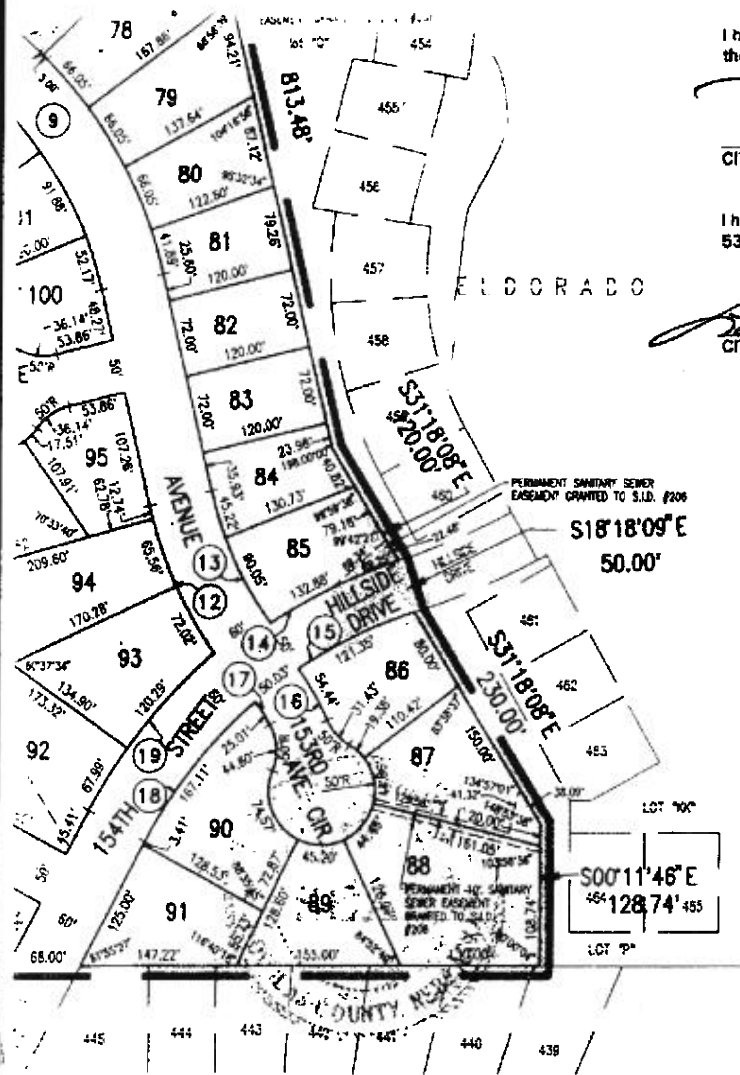
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

CITY ENGINEER

Date

Randy Reumann 12-21-94

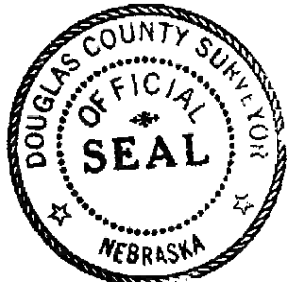


Notes #  
950  
MC-1925  
0160000  
New  
COUNCIL VP  
J.P. PV

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.

Louis R. Pentone 7/13/93  
COUNTY TREASURER DATE  
as advised by  
5-11-94



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the FARMINGTON WOODS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 20<sup>th</sup> day of March, 1993.

Ronald Wiley  
DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY COUNCIL

This plat of FARMINGTON WOODS (lots numbered as shown) was approved by the City Council on this 27<sup>th</sup> day of July, 1993.

[Signature]  
PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of FARMINGTON WOODS (lots numbered as shown) was approved by the City Planning Board on this 7<sup>th</sup> day of April, 1993.

[Signature]  
CHAIRMAN OF CITY PLANNING BOARD

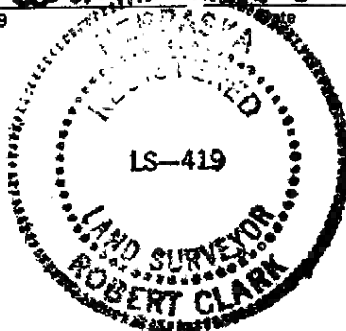
WOODS (lots numbered as shown) as to  
J.E. 1993.

has been made for compliance with Chapter

Date 12-21-94

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Robert Clark March 27, 1993  
Robert Clark, LS-419

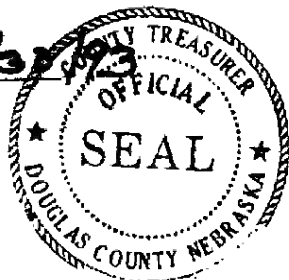


**DEDICATION**

Know all men by these presents that I, Charles G. Smith, Trustee 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 FARMINGTON WOODS (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of our property as shown on this 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 lots; 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 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 26 day of MAR 1993.

Charles G. Smith  
By: Charles G. Smith, Trustee



is due or delinquent against the  
embraced in this plat as shown

as shown) was reviewed by  
day of March, 1993.

**ACKNOWLEDGEMENT OF NOTARY**

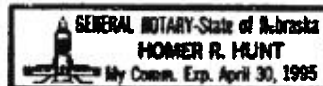
STATE OF NEBRASKA)  
) SS  
COUNTY OF DOUGLAS)

On this 26 day of MAR, 1993, before me, the undersigned, a Notary Public in and for said County, personally came Charles G. Smith, Trustee, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

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

Homer R. Hunt  
Notary Public

My commission expires \_\_\_\_\_



ELLIOTT &

FARMINGTON WOODS

FINAL PLAT

3-17-93  
92037  
R/S