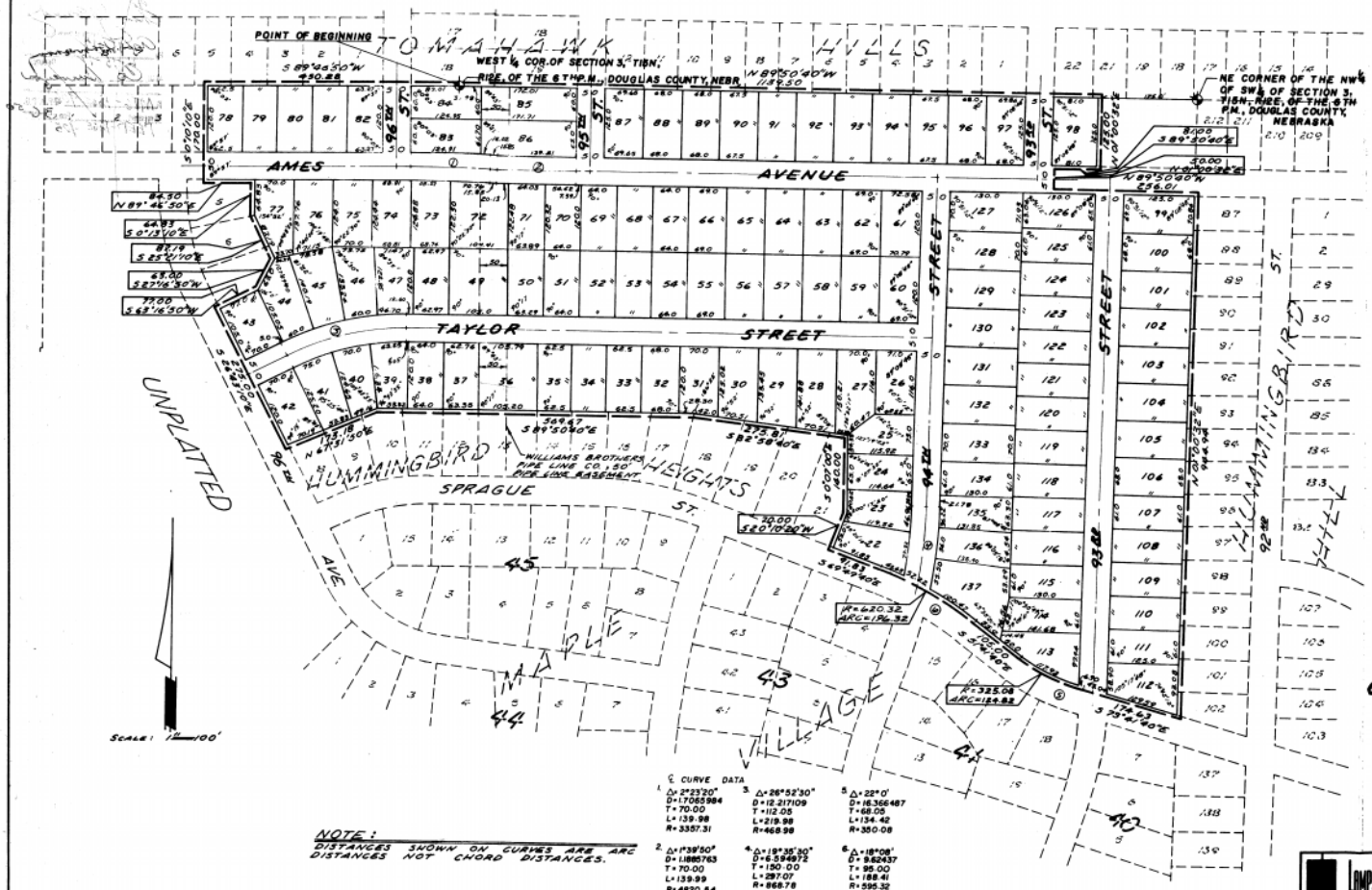
HUMMINGBIRD HEIGHTS

LOTS 22 THROUGH 137, INCLUSIVE

BEING A PLATTING OF PART OF THE NW1/4 OF THE SW1/4 OF SECTION 3 AND PART OF THE NE1/4 OF THE SE1/4 OF SECTION 4, ALL IN T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



NOTE: DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.

℄ CURVE DATA

1. Δ= 2°23'20" D=1.7068984 T=70.00 L=139.98 R=3357.31
2. Δ=1°39'50" D=1.1885763 T=70.00 L=139.99 R=4820.54
3. Δ=26°52'30" D=12.217109 T=112.05 L=219.98 R=468.98
4. Δ=19°35'30" D=6.554972 T=150.00 L=297.07 R=868.78
5. Δ=22°0' D=16.366487 T=68.05 L=134.42 R=350.08
6. Δ=18°08' D=9.82437 T=95.00 L=188.41 R=595.32

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described herein, and that permanent markers have been placed at all corners on the boundary of this plat, and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent markers will be placed on the interior; said subdivision to be hereafter known as HUMMINGBIRD HEIGHTS; Lots 22 through 137, inclusive; being a platting of part of the SW 1/4 of the SW 1/4 of Section 3 and part of the NE 1/4 of the SE 1/4 of Section 4; all in T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, to-wit: Beginning at the West 1/4 corner of said Section 3; thence S 89° 46' 50" W along the North line of the said NE 1/4 of the SE 1/4 of Section 4, 450.28 feet; thence S 0° 10' 10" E, 170.00 feet; thence N 89° 46' 50" E, 84.50 feet; thence S 0° 13' 10" E, 64.93 feet; thence S 25° 21' 10" E, 87.19 feet; thence S 27° 16' 50" W, 63.00 feet; thence S 63° 16' 50" W, 77.00 feet; thence S 26° 43' 10" E, 275.00 feet; thence N 67° 31' 50" E, 173.18 feet; thence S 89° 50' 40" E, 569.67 feet; thence S 82° 58' 40" E, 275.81 feet; thence S 0° 07' 00" E, 140.00 feet; thence S 20° 10' 20" W, 70.00 feet; thence S 69° 49' 40" E, 91.83 feet to a point of curve; thence Southeasterly on a curve to the right (radius being 620.32 feet), an arc distance of 196.32 feet; thence S 51° 41' 40" E, 105.00 feet to a point of curve; thence Southeasterly on a curve to the left (radius being 325.08 feet), an arc distance of 124.82 feet; thence S 73° 41' 40" E, 174.63 feet ; thence N 01° 00' 32" E, 944.94 feet; thence N 89° 50' 40" W, 256.01 feet; thence N 01° 00' 32" E, 50.00 feet; thence S 89° 50' 40" E, 81.00 feet; thence N 01° 00' 32" E, 125.00 feet to a point on the North line of the said NW 1/4 of the SW 1/4 of Section 3; thence S 89° 50' 40" W along the said North line, 1139.50 feet to the point of beginning. (The said North line of the NW 1/4 of the SW 1/4 of Section 3 assumed N 89° 50' 40" W in direction.)

MARCH 29, 1968
Date

Ivan O. Reid, Land Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Robert H. Petersen (Trustee), Owner, and The First National Bank of Omaha (a Nebraska corporation), being, respectively, the sole owner and mortgage holder of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as HUMMINGBIRD HEIGHTS, and We do hereby ratify and approve of the disposition of our property as shown on this plat; and We do hereby dedicate to the public, for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits, and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said subdivision), said license being granted for the use and benefit of all present and future owners of lots in said subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both said utility companies fail to construct poles, wires or conduits along any of said side lot lines within 30 months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the 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.

THE FIRST NATIONAL BANK OF OMAHA

Robert H. Petersen (Trustee)

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 10th day of April, 1968, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Robert H. Petersen, Trustee, and [illegible], who are personally known by me to be, respectively, the [illegible] and [illegible] of The First National Bank of Omaha (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

Notary Public

My commission expires on June 16, 1973

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 10th day of April, 1968, before me, a notary public, duly commissioned and qualified, in and for said county, appeared ROBERT H. PETERSEN (Trustee), who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

Notary Public

My commission expires on May 15th, 1969

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 this 22nd day of APRIL, 1968.

Deputy

Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of HUMMINGBIRD HEIGHTS, on this 15th day of May, 1968.

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of HUMMINGBIRD HEIGHTS was approved by the City Planning Board of the City of Omaha, this 22nd day of May, 1968.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of HUMMINGBIRD HEIGHTS was approved and accepted by the City Council of Omaha on this 18th day of June, 1968.

Mayor

President

DOUGLAS COUNTY SURVEYOR'S OFFICE

Wm Green

LAMP, RYNEARSON & ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
OMAHA, NEBRASKA

SCALE: AS SHOWN
DRAWN BY: RWL
DATE: 3-25-68
REVISIONS:

HUMMINGBIRD HEIGHTS (2ND PLATTING)

FINAL PLAT

DRAWING NUMBER 59-11