

LINDEN PLACE

A CLUSTER SUBDIVISION

LOTS 1 THRU 70, INCLUSIVE, BEING A REPLATTING OF LOT 300,  
PHEASANT RUN, A SUBDIVISION AS SURVEYED, PLATTED AND RECORD-  
ED IN DOUGLAS COUNTY, NEBRASKA.

|              |           |          |
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| MORTGAGE     | BOOK 89   | PAGE 475 |
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**PLAT IN BACK OF BOOK**

80 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
31 DAY OF October, 1984 AT 4:10 P. C. HAROLD GSTLER, REGISTER OF DEEDS 4050

# LINDEN PLACE

A CLUSTER SUBDIVISION

LOTS 1 THRU 70, INCLUSIVE

BEING A REPLATTING OF LOT 300, PHEASANT RUN, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

NOTE: THERE WILL NOT BE ANY DIRECT VEHICULAR ACCESS ONTO 'G' STREET OVER THE NORTH LOT LINE OF LOTS 9 THRU 17, INCLUSIVE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES IN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LINDEN PLACE, LOTS 1 THRU 70 INCLUSIVE, BEING A REPLATTING OF LOT 300, PHEASANT RUN, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID LOT 300; THENCE SOUTH (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 300, 844.44 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 300 ON A 530.09 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING  $S17^{\circ}54'04''W$ , CHORD DISTANCE 325.87 FEET, AN ARC DISTANCE OF 331.24 FEET; THENCE  $N54^{\circ}21'00''W$  ON THE SOUTH LINE OF SAID LOT 300, 150.27 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 300 ON A 697.08 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING  $N71^{\circ}55'49''W$ , CHORD DISTANCE 421.09 FEET, AN ARC DISTANCE OF 427.77 FEET TO A POINT OF TANGENCY; THENCE  $N89^{\circ}30'37''W$  ON THE SOUTH LINE OF SAID LOT 300, 463.57 FEET; THENCE  $N00^{\circ}28'12''E$  ON THE WEST LINE OF SAID LOT 300, 732.41 FEET; THENCE EAST ON THE NORTH LINE OF SAID LOT 300, 200.00 FEET; THENCE  $N00^{\circ}28'12''E$  ON THE WEST LINE OF SAID LOT 300, 200.00 FEET; THENCE EAST ON THE NORTH LINE OF SAID LOT 300, 878.49 FEET TO THE POINT OF BEGINNING.

MAY 11, 1984  
DATE

James D. Warner  
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE BENCHMARK HOMES, INC. (A NEBRASKA CORPORATION), BEING THE OWNERS; AND REALBANC, INC. (A NEBRASKA CORPORATION), BEING THE MORTGAGEE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED, AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LINDEN PLACE, AND WE DO 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 AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, AND ANY COMPANY WHICH HAS BEEN GRANTED A PERPETUAL EASEMENT TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPTION, ON OVER, TRENCH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND 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 AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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.

BENCHMARK HOMES, INC.

REALBANC, INC.

PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 1984, BY Jack Cominski of Benchmark Homes, Inc., a Nebraska Corporation, ON BEHALF OF THE CORPORATION.

Candice N. Moore  
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 1984, BY A. Haddock of Realbanc, Inc., a Nebraska Corporation, ON BEHALF OF THE CORPORATION.

Candice N. Moore  
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 THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 4th DAY OF June, 1984.

Candice N. Moore  
GENERAL NOTARY - State of Nebraska  
My Comm. Exp. Nov 30 1986

Candice N. Moore  
GENERAL NOTARY - State of Nebraska  
My Comm. Exp. Nov 30 1986

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF LINDEN PLACE ON THIS 1st DAY OF June, 1984.

James H. Howell  
DOUGLAS COUNTY TREASURER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

October 29, 1984  
DATE

Randy P. Neumann  
CITY ENGINEER

Randy P. Neumann  
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF LINDEN PLACE WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 15th DAY OF June, 1984.

James A. Black  
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LINDEN PLACE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 11 DAY OF September, 1984.

James A. Black  
CHAIRMAN

James A. Black  
CHAIRMAN

REVIEW BY DOUGLAS COUNTY SURVEYOR

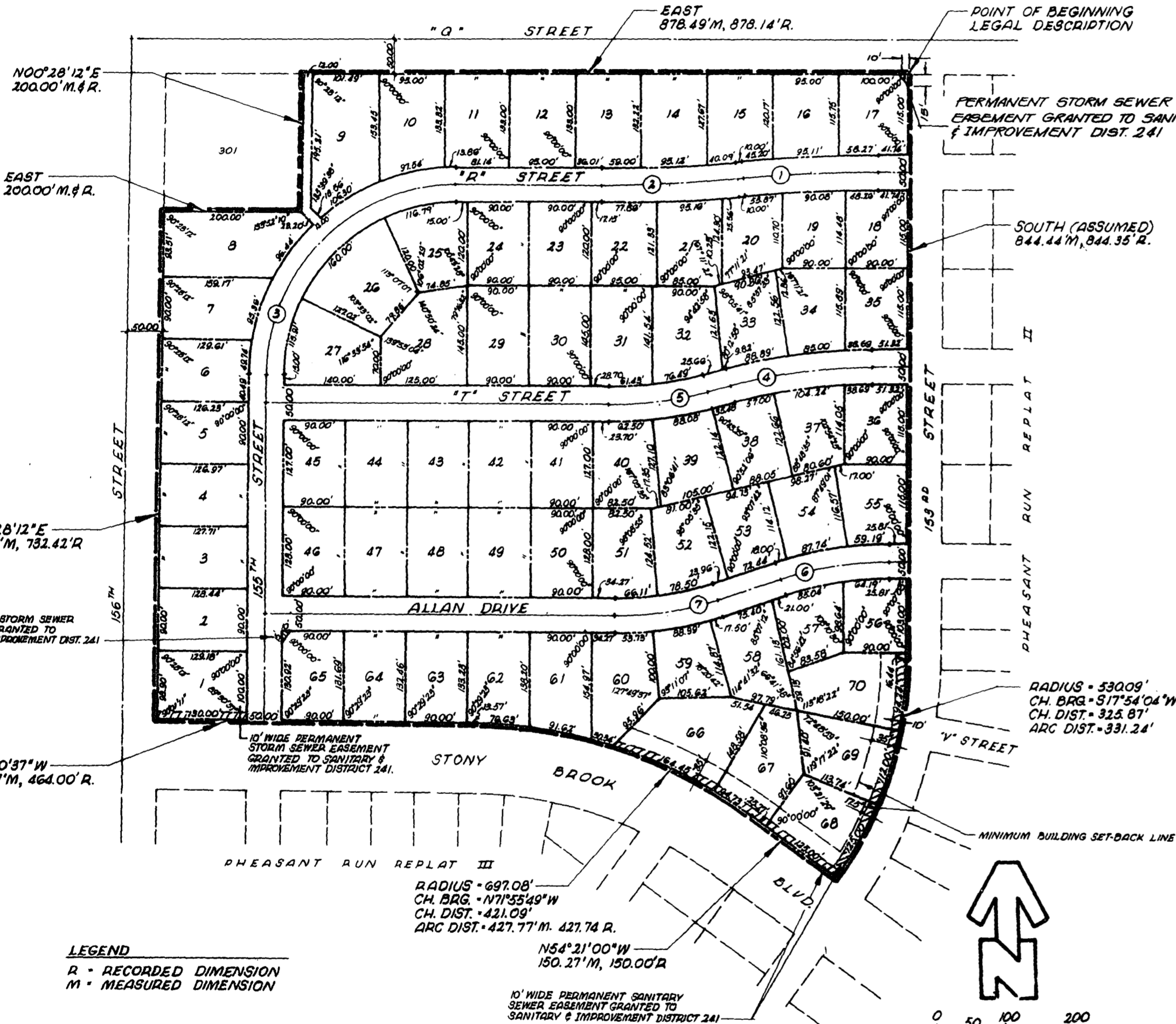
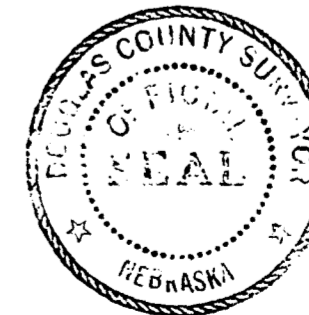
THIS PLAT OF LINDEN PLACE WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 11 DAY OF May, 1984.

Michael Boyle  
CITY CLERK

Barrie Simon  
CITY CLERK

Ronald A. Grewer  
CITY CLERK

James D. Warner  
DOUGLAS COUNTY SURVEYOR



LEGEND  
R - RECORDED DIMENSION  
M - MEASURED DIMENSION

CENTERLINE CURVE DATA

|                 |                 |                  |                  |                  |                  |                  |
|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| 1. Δ = 5°00'00" | 2. Δ = 5°00'00" | 3. Δ = 90°00'00" | 4. Δ = 14°30'00" | 5. Δ = 14°30'00" | 6. Δ = 18°00'00" | 7. Δ = 18°00'00" |
| D = 2.545391    | D = 2.545391    | D = 20.834936    | D = 7.030159     | D = 10.051394    | D = 11.459160    | D = 11.813567    |
| T = 98.26       | T = 98.26       | T = 275.00       | T = 103.68       | T = 72.51        | T = 79.19        | T = 76.82        |
| L = 196.40'     | L = 196.40'     | L = 431.97'      | L = 206.25'      | L = 146.25'      | L = 157.08'      | L = 132.37'      |
| R = 2,250.52'   | R = 2,250.52'   | R = 275.00'      | R = 815.00'      | R = 570.00'      | R = 500.00'      | R = 485.00'      |

30 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 4050  
31 DAY OF October 1984 AT 4:10P  
G. HAROLD OSTLER, REGISTER OF DEEDS

SCALE AS SHOWN  
DATE MAY 1984  
DRAWN BY RAH  
CHECKED BY  
REVISION

LINDEN PLACE  
LINDEN PLAT  
FINAL PLAT

THOMPSON, DRESSER & DOERNER  
Consulting Engineers & Land Surveyors

Job No. 122-115