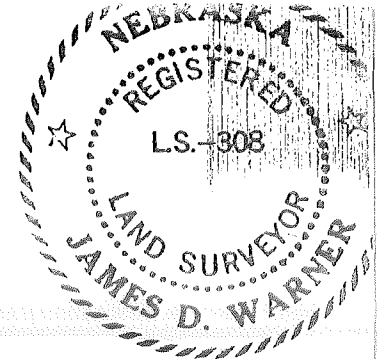


LINDEN PLACE

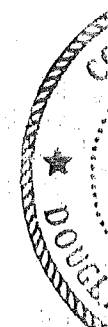
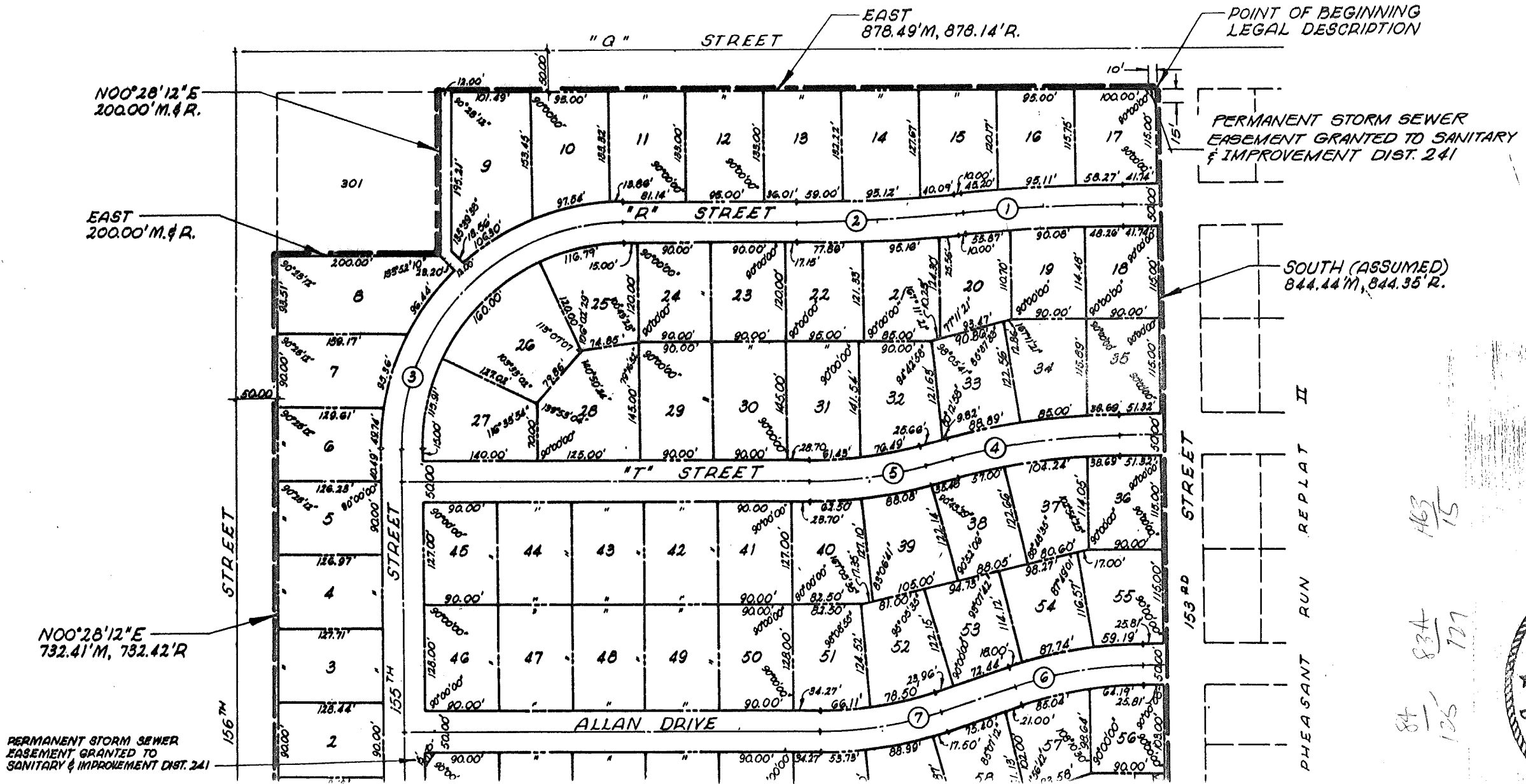
A CLUSTER SUBDIVISION

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 "Q" 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°54'04"W, CHORD DISTANCE 325.87 FEET, AN ARC DISTANCE OF 331.24 FEET; THENCE N54°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°55'49"W, CHORD DISTANCE 421.09 FEET, AN ARC DISTANCE OF 427.77 FEET TO A POINT OF TANGENCY; THENCE N89°30'37"W ON THE SOUTH LINE OF SAID LOT 300, 463.57 FEET; THENCE N00°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°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 MORTGAGE 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 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, 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 RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, 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.

[Signature]
PRESIDENT

[Signature]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas

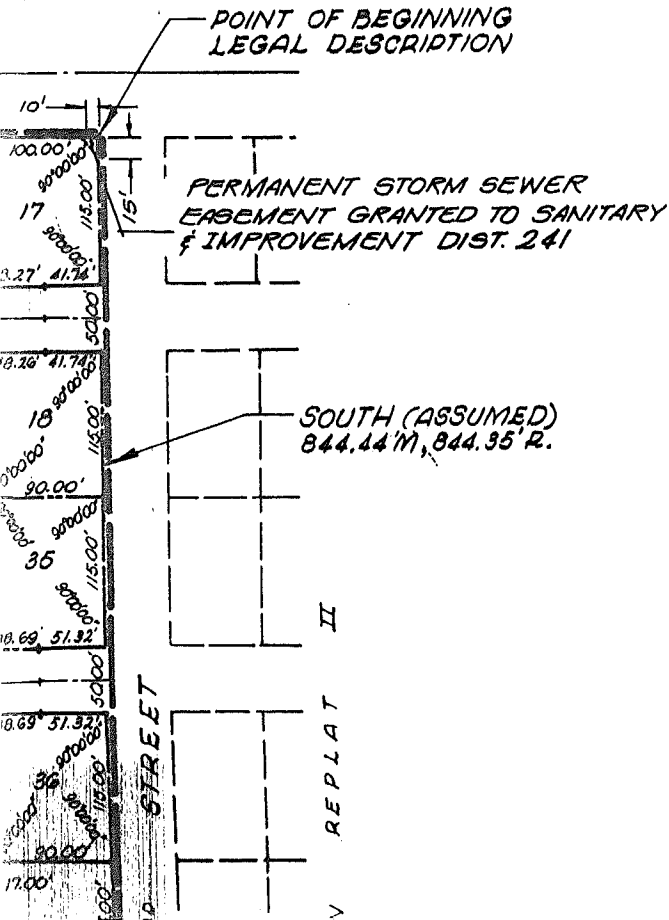
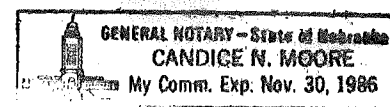
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 1984, BY Jack Gembiski OF Benchmark Homes, Inc., A Nebraska CORPORATION, ON BEHALF OF THE CORPORATION.

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas

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



SCALE AS SHOWN	DATE	DRAWN BY	CHECKED BY
	MAY 1984	RAH	
LINDEN PLACE			
LEGAL PLAT			

SURVEYOR'S CERTIFICATE

BY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES HAVE BEEN SET AT ALL CORNERS OF AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES IN SAID SUBDIVISION TO MAIN AS LINDEN PLACE, LOTS 1 THRU 70 INCLUSIVE, BEING A REPLACING OF LOT 300, PLYMOUTH BLVD, A SUBDIVISION AS LINDEN PLACE, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AT THE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT 300; THENCE SOUTH (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 300, 844.44 FEET TO A POINT OF CURVE; THENCE ON THE EAST LINE OF SAID LOT 300 ON A 530.09 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S17°54'04"W, CHORD DISTANCE 1011.24 FEET; THENCE SOUTH (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 300, 150.27 FEET TO A POINT OF CURVE; THENCE ON THE SOUTH LINE OF SAID LOT 300 ON A 697.08 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N71°55'49"W, CHORD DISTANCE 9 FEET, AN ARC DISTANCE OF 427.77 FEET TO A POINT OF TANGENCY; THENCE N89°30'37"W ON THE SOUTH LINE OF SAID LOT 300, CHORD BEARING N00°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 EAST 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 BEGINNING.

1984

 REGISTERED LAND SURVEYOR

INDICATION

BY THESE PRESENTS, THAT WE BENCHMARK HOSES, INC. (A NEBRASKA CORPORATION), BEING THE OWNERS; AND REALBANC, INC. (A CORPORATION), BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBARRASSED WITHIN THIS USED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED, AS SHOWN, SAID SUBDIVISION TO BE MAIN AS LINDEN PLACE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE X TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO R. DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM AND THEIR RECEIPTS, TO ELECT, OPERATE, MAINTAIN, REPAIR AND RENEW CROSSARS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING 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 TEN EXTERIOR LOTS IS HEREIN DEFINED AS THESE LOTS FORMING THE OUTER PERIMETER OF THE SAID ADDITION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REFINED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT PERMANENT BUILDINGS, TREES, REMAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAID PERMANENT BUILDINGS, TREES, LANDSCAPING AND OTHER PURPOSSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR GRANTED.

REALBANC, INC.

ACKNOWLEDGEMENT OF NOTARY

3, INC.

 1984

 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May 1984, BY _____ OF Realbanc Home, Inc., a Nebraska CORPORATION, ON BEHALF OF THE SAID CORPORATION.

_____ NOTARY PUBLIC

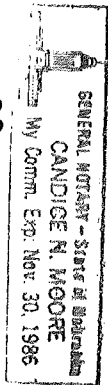
ACKNOWLEDGEMENT OF NOTARY

SAID

 1984

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

_____ NOTARY PUBLIC



COUNTY TREASURER'S CERTIFICATE

CITY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST SAID PROPERTY DESCRIBED IN THE SURVEYOR'S PLAT AND ERASED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 17th DAY OF June 1984.

_____ BOULEVARD COUNTY TREASURER

APPROVAL OF CITY ENGINEER

THE THE PLAT OF LINDEN PLACE ON THIS 1st DAY OF June 1984.

_____ CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

BY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE NEBRASKA MUNICIPAL CODE.

_____ CITY PLANNING BOARD

LINDEN PLACE WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 13th DAY OF June 1984.

_____ CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

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

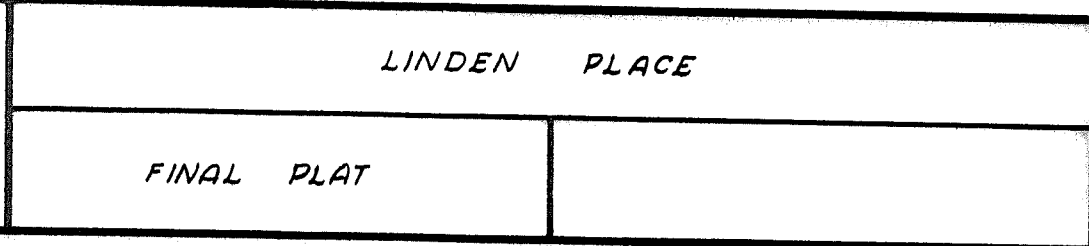
_____ CITY CLERK

_____ PRESIDENT

REVIEW BY DOUGLAS COUNTY SURVEYOR

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

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



30
 31 DAY OF October 1997
 ENTERED IN MUNICIPAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN
 M. G. HAROLD

CENTRALINE CURVE DATA

1. Δ. 5°00'00"	D. 2.545891	T. 98.26'	L. 196.40'	R. 2,250.52'
2. Δ. 5°00'00"	D. 2.545891	T. 98.26'	L. 196.40'	R. 2,250.52'
3. Δ. 90°00'00"	D. 20.684836	T. 275.00'	L. 431.97'	R. 275.00'
4. Δ. 14°30'00"	D. 7.030159	T. 103.68'	L. 206.25'	R. 815.00'
5. Δ. 14°30'00"	D. 10.051894	T. 72.51'	L. 144.25'	R. 570.00'
6. Δ. 18°00'00"	D. 11.459160	T. 79.19'	L. 157.08'	R. 500.00'
7. Δ. 18°00'00"	D. 11.813567	T. 76.82'	L. 152.37'	R. 485.00'

LEGEND
 R - RECORDED DIMENSION
 M - MEASURED DIMENSION

