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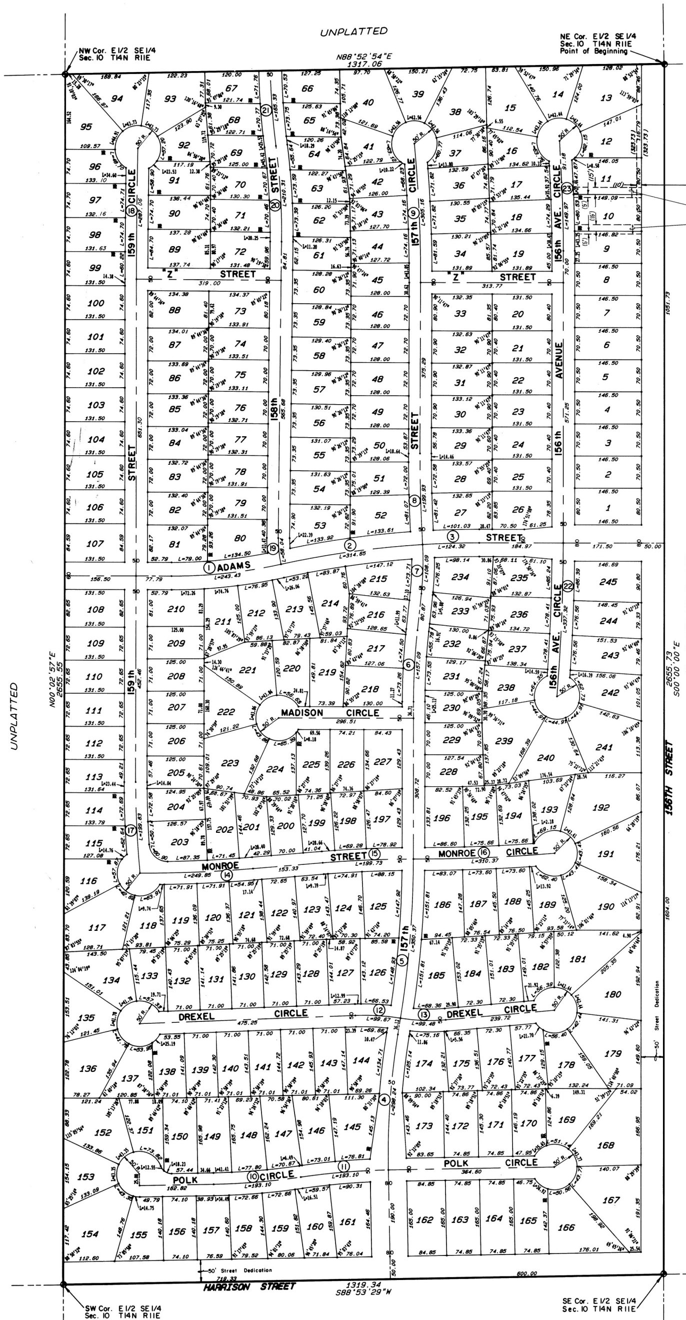
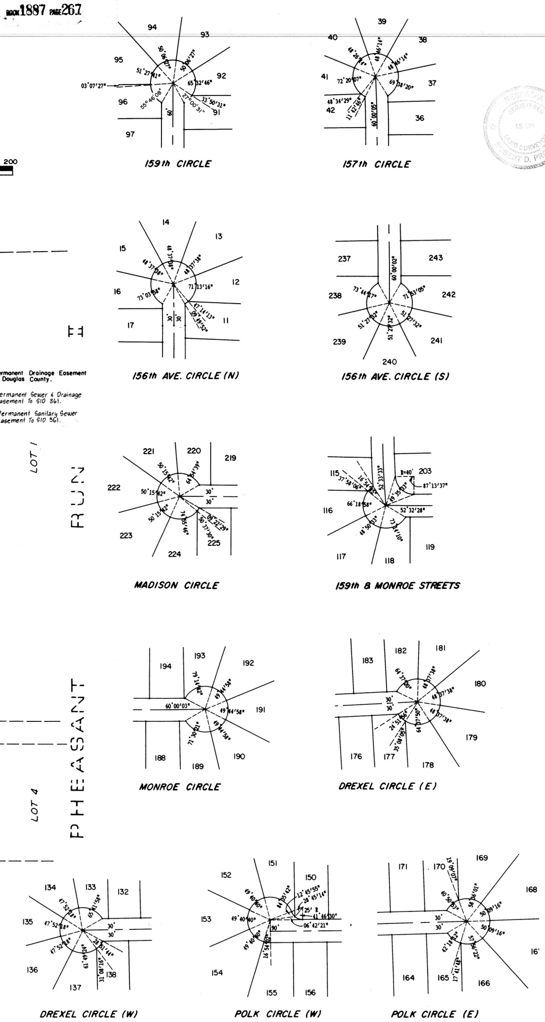
MILLARD OAKS

LOTS 1 THROUGH 245, INCLUSIVE, BEING A PLATTING OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA





STREET CENTERLINE CURVE DATA

Curve #	Delta	Radius	Tangent	Length	Degree
1	12°34'21"	1109.37'	122.21'	243.43'	5.1647°
2	08°58'36"	2008.33'	157.65'	314.65'	2.8529°
3	03°32'48"	2008.33'	62.18'	124.32'	2.8529°
4	10°15'22"	1666.11'	149.52'	298.24'	3.4389°
5	09°08'51"	2194.57'	175.56'	350.37'	2.6108°
6	06°04'57"	1479.78'	78.62'	157.09'	3.8719°
7	09°37'45"	643.16'	54.17'	108.09'	8.9085°
8	03°44'36"	3060.16'	100.00'	199.93'	1.8723°
9	05°33'21"	3147.07'	152.70'	305.16'	1.8206°
10	07°22'33"	1500.00'	96.68'	193.10'	3.8197°
11	07°22'33"	1500.00'	96.68'	193.10'	3.8197°
12	11°27'19"	498.51'	50.00'	99.67'	11.4934°
13	14°19'06"	398.07'	50.00'	99.48'	14.3934°
14	04°55'54"	2902.70'	125.00'	249.85'	1.9739°
15	04°52'57"	2343.86'	99.93'	199.73'	2.4445°
16	04°51'44"	3657.47'	155.28'	310.37'	1.5665°
17	05°44'21"	1994.99'	100.00'	199.83'	2.8720°
18	01°11'50"	13736.90'	143.54'	287.07'	0.4171
19	13°09'24"	252.77'	29.15'	58.04'	22.6672°
20	08°04'01"	1493.74'	105.33'	210.31'	3.8357°
21	06°18'55"	1500.00'	82.75'	165.33'	3.8197°
22	04°35'19'	4211.98'	168.75'	337.32'	1.3603°
23	02°55'55"	2930.60'	75.00'	149.97'	1.9551°

NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 167, 168, 179, 180, 181, 190, 191, 192, 241 THROUGH 245, AND 1 THROUGH 13 WILL NOT HAVE PERMANENT DIRECT ACCESS TO 156TH STREET.
7. LOTS 154 THROUGH 161, AND 162 THROUGH 167 WILL NOT HAVE PERMANENT DIRECT ACCESS TO HARRISON STREET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein described and that permanent monuments have been placed at all angle points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets of said subdivision to be known as MILLARD OAKS, Lots 1 through 245, inclusive being a platting of the East 1/2 of the Southeast 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of the said East 1/2 of the Southeast 1/4 of Section 10; thence South 00°00'00" East (assumed bearings) for 2655.73 feet to the Southeast corner of the said East 1/2 of the Southeast 1/4 of Section 10; thence South 88°53'29" West for 1319.34 feet to the Southwest corner of the said East 1/2 of the Southeast 1/4 of Section 10; thence North 00°02'57" East for 2655.55 feet to the Northwest corner of the said East 1/2 of the Southeast 1/4 of Section 10; thence North 88°52'54" East for 1317.06 feet to the Point of Beginning. Contains 80.35 acres.

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

Robert D. Proett, L.S. 379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, MILLARD OAKS LIMITED PARTNERSHIP, a Nebraska Limited Partnership, and RAYMOND L. HUELSKAMP and MARY E. HUELSKAMP (husband and wife), N. P. DODGE, JR. and KATHLEEN C. DODGE (husband and wife), GEORGE D. WALSH and LINDA J. WALSH (husband and wife), W. L. MORRISON, JR. and BARBARA M. MORRISON (husband and wife), CAROLE M. BATSON and WILLIAM S. BATSON (wife and husband), OWNERS, and FIRST NATIONAL BANK OF OMAHA, a Nebraska Corporation, MORTGAGEE, being the sole Owners and Mortgagee 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 MILLARD OAKS; 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 the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, downguys 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, 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. 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 to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

MILLARD OAKS LIMITED PARTNERSHIP,
A Nebraska Limited Partnership, OWNER

By: DODGE LAND COMPANY
A Nebraska Corporation, General Partner

W. L. MORRISON, JR., President

FIRST NATIONAL BANK OF OMAHA, A Nebraska Corporation, MORTGAGEE

By: ______________

RAYMOND L. HUELSKAMP — MARY E. HUELSKAMP

N. P. DODGE, JR. — KATHLEEN C. DODGE

GEORGE D. WALSH — LINDA J. WALSH

W. L. MORRISON, JR. — BARBARA M. MORRISON

CAROLE M. BATSON — WILLIAM S. BATSON

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 19 day of March, 1990, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared W. L. MORRISON, JR. who is personally known to me to be the identical person whose name is affixed to the above instrument as President of DODGE LAND COMPANY, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sue Knight, Notary Public

GENERAL NOTARY-State of Nebraska SUE KNIGHT My Comm. Exp. Sept. 28, 1992

State of Nebraska)
) SS
County of Douglas)

On this 19 day of March, 1990, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above named Robert J. Harak, of FIRST NATIONAL BANK OF OMAHA, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said bank.

Witness my hand and official seal the date last aforesaid.

Tracy Urbanek, Notary Public

GENERAL NOTARY-State of Nebraska TRACY URBANEK

State of Nebraska)
) SS
County of Douglas)

On this 19 day of March, 1990, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared RAYMOND L. HUELSKAMP and MARY E. HUELSKAMP (husband and wife), N. P. DODGE, JR. and KATHLEEN C. DODGE (husband and wife), GEORGE D. WALSH and LINDA J. WALSH (husband and wife), W. L. MORRISON, JR. and BARBARA M. MORRISON (husband and wife), CAROLE M. BATSON and WILLIAM S. BATSON (wife and husband); who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge the execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Sue Knight, Notary Public

GENERAL NOTARY-State of Nebraska SUE KNIGHT My Comm. Exp. Sept. 28, 1992

COUNTY ENGINEER CERTIFICATE

This plat of MILLARD OAKS was reviewed by the Douglas County Engineer's office.

Date: APRIL 4, 1990 — Douglas County Engineer

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

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 27 day of JULY, 1990.

Douglas County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of MILLARD OAKS (Lots 1 through 245 inclusive) as to the design standards this 9th day of April, 1990.

City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chaper 53 of the Omaha Municipal Code.

Date: Nov 14, 1990 — City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of MILLARD OAKS was approved by the City Planning Board of the City of Omaha this 11 day of APRIL, 1990.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of MILLARD OAKS was approved and accepted by the City Council of Omaha on this 26th day of June, 1990.

President — City Clerk — Mayor

FINAL PLAT

lamp, rynearson & associates, inc.
architects engineers surveyors planners
14747 california street omaha, nebraska 68154-1952 402-496-2498

MILLARD OAKS

designer: LMS/RAB
draftsman: HMB
revisions
job number: 89059-6929
date: 19 MAR 90
sheet 1 of 1

MILLARD OAKS G5 #47

BK 1887 PG 267

DEED 1990 14445

THIS PAGE INCLUDED FOR

INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

NAME OF ADDITION

BOOK 1887 PAGE 267

MILLARD OAKS

LEGAL DESCRIPTION

LOTS 1-245 inc.

being replat of E 1/2 SE 1/4 SEC 10-14-11

DEEDS _____ COMPUTER ONLY

MORTGAGE _____ COMPUTER ONLY

PLAT _____ BOOK 1887 PAGE 267

PLAT CABINET 4-65

FIELD BOOK M1-25550

PLAT IN BACK OF BOOK

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

15 DAY OF NOVEMBER 19 90 AT 4:04 P. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS