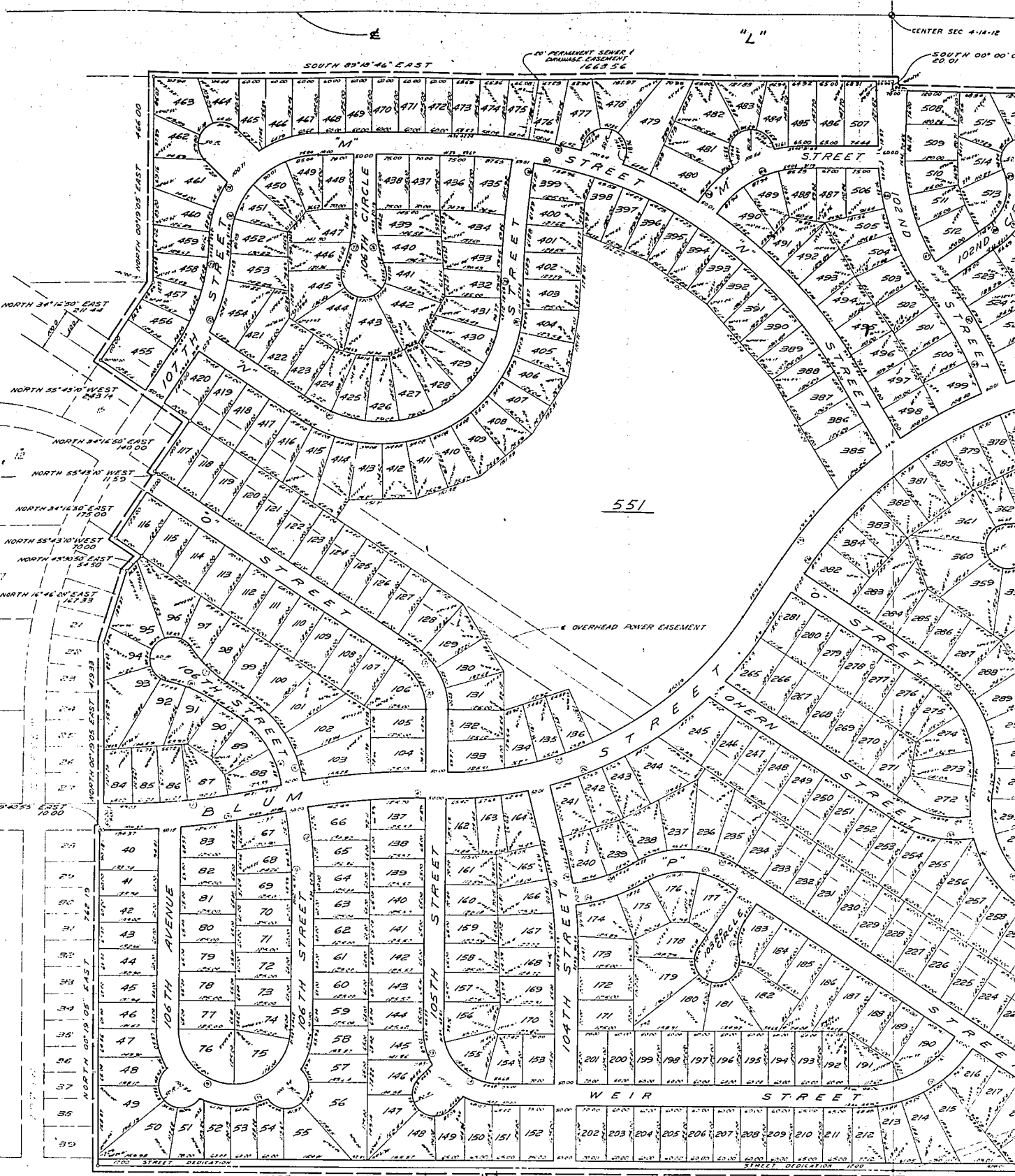


# MOCKINGBIRD

LOTS 40 THRO

A SUBDIVISION LOCATED IN THE RANGE 12 EAST OF THE 6TH P.

M O C K I N G B I R D

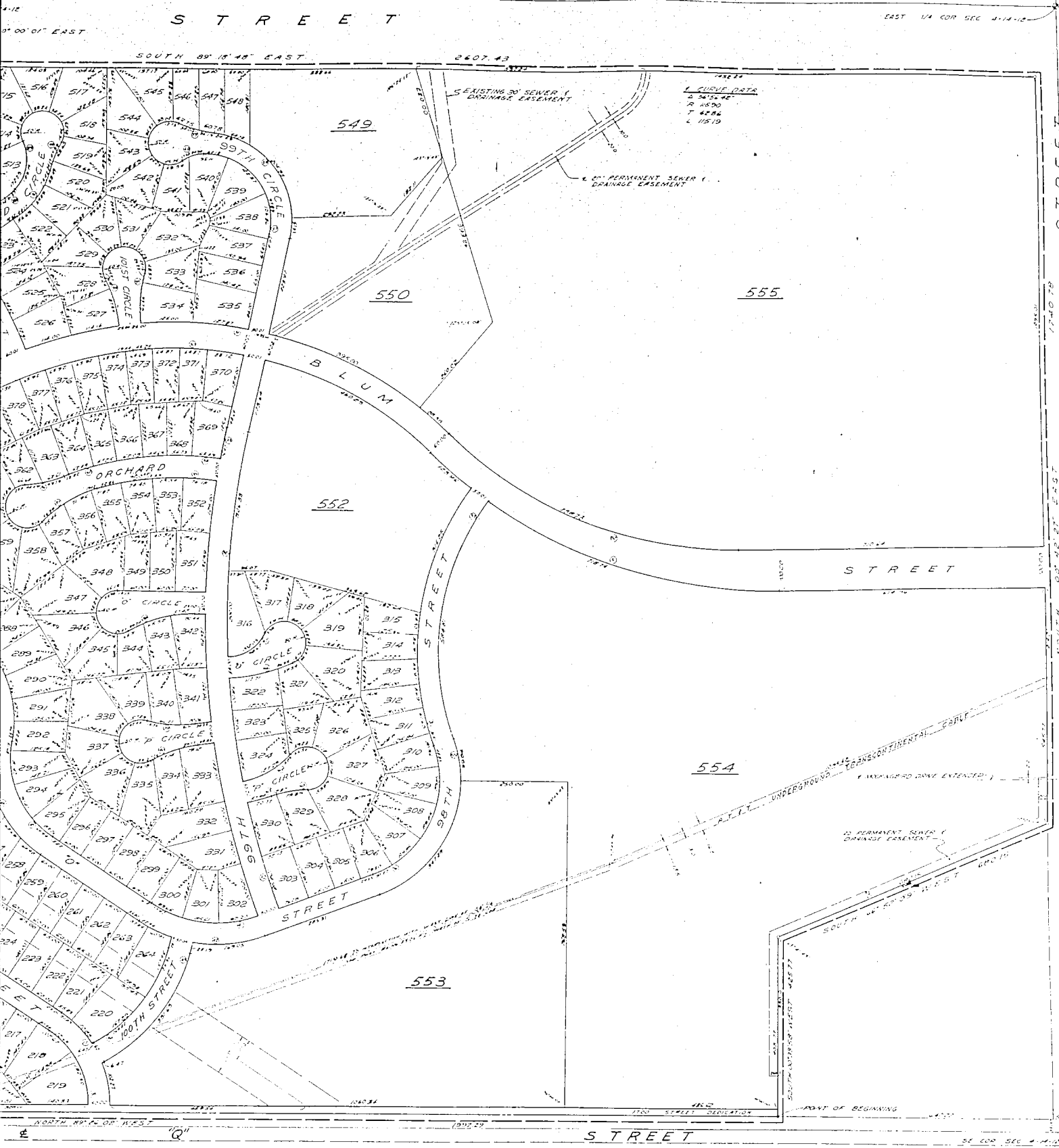


O A K H E I G H T S

# HILLS WEST

BOUGH 555 INCLUSIVE

ED IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 14 NORTH,  
6TH P.M., DOUGLASS COUNTY, NEBRASKA.



1. STUDY DATA  
 2. 5/25/24  
 3. 4/25/20  
 4. 4/24/24  
 5. 11/15/19

12 PERMANENT SEWER (DRAINAGE EASEMENT)

ADJ. OF BEGINNING

STREET

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

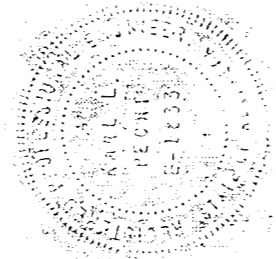
DATE: 5/18/68 [Signature]  
COUNTY TREASURER

GRADING ACKNOWLEDGEMENT

I CERTIFY THAT IN LIEU OF COMPLETION OF GRADING AND IN ACCORDANCE WITH CHAPTER 56.04 OF THE OMAHA MUNICIPAL CODE, A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE GRADING OF THE WITHIN SUBDIVISION AS REQUIRED BY SAID ORDINANCE.

DATE: 5-2-68 [Signature]  
REGISTERED ENGINEER

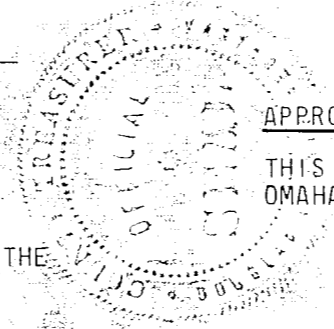
Karl C



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE OF THIS PLAT OF MOCKINGBIRD HILLS WEST, LOTS 40-555 INCLUSIVE ON THIS 22<sup>nd</sup> DAY OF May A.D., 1968

[Signature]  
CITY ENGINEER



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF MOCKINGBIRD HILLS WEST, LOTS 40-555 INCLUSIVE WAS APPROVED BY THE OMAHA PLANNING BOARD ON THIS 28 DAY OF JUNE A.D., 1968

[Signature]  
CHAIRMAN  
OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MOCKINGBIRD HILLS WEST LOTS 40-555 INCLUSIVE WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 11<sup>th</sup> DAY OF July A.D., 1968

[Signature] [Signature]  
MAYOR PRESIDENT OF COUNCIL

ATTEST: [Signature]  
CITY CLERK

CURVE DATA

NO	Δ	T	R	D	L
1	11°41'43"	172.57	1685.00	3.40034	343.94
2	11°41'43"	178.72	1745.00	3.28343	356.19
3	11°41'43"	186.40	1820.00	3.14812	371.50
4	11°41'22"	180.16	1760.00	3.25544	359.07
5	46°29'13"	121.75	283.46	20.21286	229.99
6	46°29'13"	100.27	233.46	24.54180	189.42
7	21°48'9"	57.68	299.50	19.13048	113.97
8	21°48'9"	57.68	299.50	19.13048	113.97
9	180°0'1"	∞	125.00	45.83660	392.70
10	180°0'1"	∞	175.00	32.74043	549.78
11	9°53'43"	91.43	1056.18	5.42481	182.41
12	9°53'43"	95.76	1106.18	5.17960	191.04
13	90°0'0"	175.00	175.00	32.74044	274.89
14	90°0'0"	125.00	125.00	45.83661	196.35
15	56°22'56"	165.29	308.39	18.57918	303.47
16	56°22'56"	138.49	258.39	22.17440	254.27
17	56°17'8"	138.33	258.61	22.15503	254.05
18	56°17'8"	111.59	208.61	27.46511	204.93
19	48°11'23"	44.72	100.00	57.29578	84.11
20	64°30'21"	141.98	225.00	25.46479	253.31
21	64°30'21"	110.43	175.00	32.74045	197.02
22	22°45'28"	73.46	365.00	15.69747	144.98
23	22°45'28"	83.52	415.00	13.80621	164.84
24	14°21'29"	119.03	945.00	6.06305	236.81
25	14°21'29"	112.73	895.00	6.40177	224.28
26	56°2'58"	457.75	860.00	6.66230	841.29
27	56°2'15"	425.70	800.00	7.16197	782.43
28	49°51'52"	455.57	980.00	5.84651	852.89
29	49°51'52"	483.46	1040.00	5.50921	905.11
30	50°31'26"	405.82	860.00	6.66231	758.35
31	50°31'26"	434.14	920.00	6.22780	811.26
32	32°53'53"	583.11	1975.00	2.90105	1134.01
33	32°53'54"	597.88	2025.00	2.82942	1162.72
34	31°53'16"	174.27	610.00	9.39275	339.49
35	22°48'23"	112.95	560.00	10.23139	222.91
36	17°50'45"	47.02	299.50	19.13048	93.28
37	30°6'15"	80.54	299.50	19.13048	157.36
38	31°1'31"	83.13	299.50	19.13048	162.18
39	21°48'9"	57.68	299.50	19.13048	113.97
40	21°48'9"	57.68	299.50	19.13048	113.97
41	54°10'16"	138.08	270.00	21.22066	255.28
42	54°10'16"	163.65	320.00	17.90496	302.55
43	47°30'11"	176.02	400.00	14.32394	331.63
44	47°30'11"	154.91	350.00	16.37022	290.18
45	66°3'48"	146.29	225.00	25.46476	259.43

CURVE DATA

NO	Δ	T	R	D	L
46	66°3'48"	178.80	275.00	20.83481	317.08
47	66°3'48"	178.80	275.00	20.83481	317.08
48	66°3'48"	146.29	225.00	25.46476	259.43
49	44°9'53"	78.94	194.57	29.44693	149.98
50	44°9'52"	99.22	244.57	23.42686	188.52
51	45°22'34"	471.25	1127.21	5.08295	892.71
52	45°22'34"	389.96	932.78	6.14245	738.73
53	56°18'52"	318.46	595.00	9.62955	584.41
54	56°21'29"	345.54	645.00	8.88307	634.44
55	89°53'13"	284.44	285.00	20.10377	447.12
56	89°53'13"	234.54	235.00	24.38116	368.67
57	103°38'50"	197.14	155.00	36.96502	280.39
58	96°47'29"	230.86	205.00	27.94916	346.30
59	16°29'15"	43.39	299.50	19.13048	86.19
60	35°25'52"	27.15	85.00	67.40651	52.56
61	15°14'11"	97.64	730.00	7.84874	194.13
62	09°34'38"	56.96	680.00	8.42585	113.66
63	6°42'6"	28.98	495.00	11.57490	57.90
64	36°38'50"	67.89	205.00	27.94916	131.12
65	16°30'6"	43.43	299.50	19.13048	86.26
66	20°46'11"	77.89	425.00	13.48138	154.06
67	59°30'37"	54.31	95.00	60.31135	98.67
68	39°19'29"	77.54	217.00	26.40359	148.94
69	13°17'24"	34.89	299.50	19.13044	69.47
70	56°2'14"	66.52	125.00	45.83672	122.25
71	56°2'14"	93.12	175.00	32.74050	171.16
72	33°35'36"	146.40	485.00	11.81356	284.36
73	33°35'36"	131.31	435.00	13.17144	255.05
74	90°0'0"	195.00	195.00	29.38248	306.31
75	90°0'0"	245.00	245.00	23.38604	384.84
76	21°48'9"	57.68	299.50	19.13048	113.97
77	21°48'9"	57.68	299.50	19.13048	113.97
78	8°34'55"	159.82	2130.00	2.68994	319.04
79	08°34'55"	163.57	2180.00	2.62825	326.53
80	123°40'58"	597.83	320.00	17.90493	690.77
81	123°40'58"	504.42	270.00	21.22066	582.84
82	59°11'51"	560.66	987.00	5.80504	1019.76
83	59°11'51"	589.07	1037.00	5.52515	1071.42
84	57°16'31"	152.90	280.00	20.46278	279.90
85	57°16'31"	125.60	230.00	24.91121	229.92
86	37°27'41"	180.28	531.67	10.77655	347.62
87	37°27'41"	159.93	471.67	12.14741	308.39
88	12°55'10"	15.85	140.00	40.92561	31.57
89	67°11'36"	69.75	105.00	54.56741	123.14
90	13°47'07"	36.20	299.50	19.13048	72.06
91	40°14'58"	69.62	190.00	30.15565	133.48
92	16°00'22"	132.22	940.41	6.09261	262.72
93	16°00'22"	123.78	880.41	6.50782	245.95
94	21°48'09"	57.68	299.50	19.13049	113.97
95	21°48'37"	57.70	299.50	19.13048	114.01

Pa 624

BOOK 1358 PAGES

ACKNOWLEDGEMENT OF NOTARYSTATE OF NEBRASKA  
COUNTY OF DOUGLAS) S.S.

ON THIS 30 DAY OF Apr. A.D., 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND SAID PERSONALLY CAME G. J. McALLISTER VICE - PRESIDENT OF THE UNITED STATES NATIONAL BANK, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Raymond S. Trumble  
NOTARY

MY COMMISSION EXPIRES ON THE 28 DAY OF Oct 19 69

ACKNOWLEDGE OF NOTARYSTATE OF NEBRASKA  
COUNTY OF DOUGLAS) S.S.

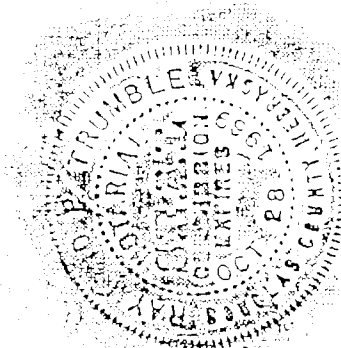
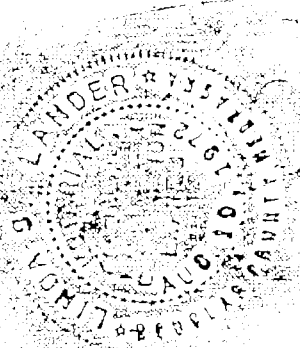
ON THIS 30<sup>th</sup> DAY OF April A.D., 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN P. LONG VICE PRESIDENT OF THE NEBRASKA SAVINGS AND LOAN ASSOCIATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Linda S. Linder  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 18<sup>th</sup> DAY OF August 1972

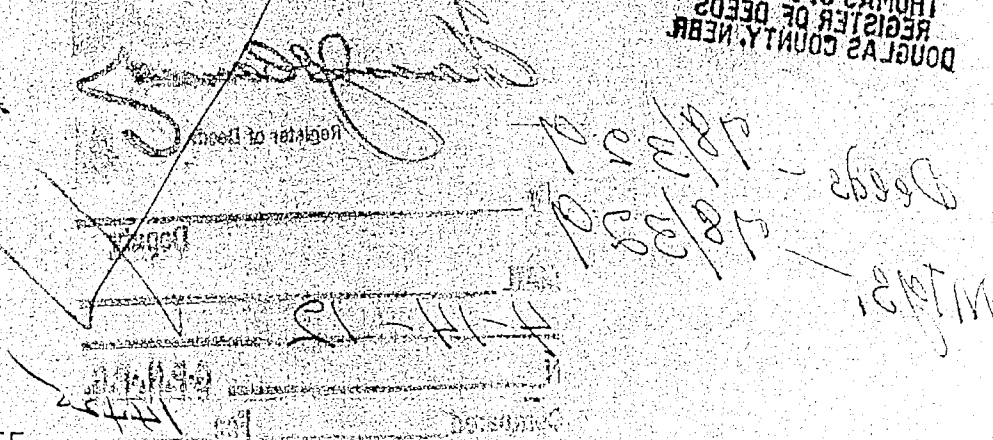
(now Mrs. Linda S. Linder Hartmann)



RECEIVED  
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DOUGLAS COUNTY, NEBRASKA  
REGISTER OF DEEDS  
THOMAS J. O'CONNOR

for Record in the office of the Register of Deeds of Douglas County, Nebraska  
Book 1358 Page 626



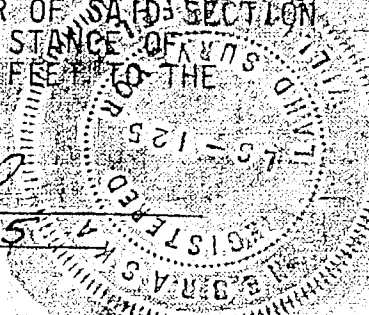
SURVEYORS CERTIFICATE

I CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS MOCKINGBIRD HILLS WEST AND IS LOCATED IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 33.0 FEET NORTHERLY OF AND 50.0 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°26'02" WEST (ASSUMED BEARING) ALONG A LINE 33.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 640.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'02" WEST A DISTANCE OF 1997.29 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°20'14" WEST ALONG A LINE 33.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1796.73 FEET; THENCE NORTH 00°19'05" EAST ALONG THE EASTERLY PERIMETER LINE OF MOCKINGBIRD HILLS WEST A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, A DISTANCE OF 762.19 FEET, THENCE SOUTH 89°40'55" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°19'05" EAST A DISTANCE OF 419.33 FEET; THENCE NORTH 16°46'28" EAST A DISTANCE OF 167.33 FEET; THENCE NORTH 43°30'50" EAST A DISTANCE OF 54.50 FEET; THENCE NORTH 55°43'10" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 34°16'50" EAST A DISTANCE OF 175.00 FEET; THENCE NORTH 55°43'10" WEST A DISTANCE OF 11.59 FEET; THENCE NORTH 34°16'50" EAST A DISTANCE OF 140.00 FEET; THENCE NORTH 55°43'10" WEST A DISTANCE OF 243.14 FEET; THENCE NORTH 34°16'50" EAST A DISTANCE OF 211.44 FEET; THENCE NORTH 00°19'05" EAST A DISTANCE OF 466.00 FEET; THENCE SOUTH 89°18'46" EAST ALONG THE SOUTH LINE OF THE "L" STREET RIGHT OF WAY; A DISTANCE OF 1663.56 FEET; THENCE SOUTH 00°00'01" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°18'48" EAST ALONG THE SOUTH LINE OF THE "L" STREET RIGHT OF WAY A DISTANCE OF 2607.43 FEET; THENCE SOUTH 00°42'27" EAST ALONG A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1740.78 FEET; THENCE SOUTH 66°52'09" WEST A DISTANCE OF 682.15 FEET; THENCE SOUTH 00°33'58" WEST A DISTANCE OF 425.77 FEET TO THE POINT OF BEGINNING.

DATE: April 23, 1968

William J. O'Connell  
LAND SURVEYOR L.S. 125



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MOCKINGBIRD HILLS INC. A NEBRASKA CORPORATION, PACESETTER INVESTMENT COMPANY, A NEBRASKA CORPORATION, AND FREEMAN CO. INC., A NEBRASKA CORPORATION, TRUSTEES, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND THE UNITED STATES NATIONAL BANK, STOCKYARDS NATIONAL BANK, AND NEBRASKA SAVINGS AND LOAN ASSOCIATION, A NEBRASKA CORPORATION (MORTGAGEES) HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS MOCKINGBIRD HILLS WEST, LOTS 40-555 INCLUSIVE, THE LOTS NUMBERED AS SHOWN AND WE 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 SHOWN HEREIN. THE ABOVE OR FOREGOING SUBDIVISION IS LOCATED IN A PART OF THE SOUTH ONE HALF OF SECTION 4, TOWNSHIP 14 NORTH RANGE 12 EAST OF THE 6TH P.M., AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HAND THIS 30 DAY OF APRIL A.D. 1968

PACESETTER INVESTMENT COMPANY

Ralph H. Heavrin  
RALPH H. HEAVRIN, PRESIDENT

ATTEST: Audrey J. Heavrin

MOCKINGBIRD HILLS INC.

Don Decker  
DON DECKER, PRESIDENT

Rene Decker  
ASSISTANT SECRETARY

NEBRASKA SAVINGS AND LOAN ASSOCIATION

John R. Long  
VICE PRESIDENT

ATTEST: Madeline M. Duffy  
Secretary

UNITED STATES NATIONAL BANK

G. M. Allister  
VICE PRESIDENT

ATTEST: Norm Lundgren

FREEMAN CO., INC.

F. Hoyte Freeman  
F. HOYTE FREEMAN, PRESIDENT

ATTEST: R. Jackman

STOCKYARDS NATIONAL BANK

R. R. Larsen  
VICE PRESIDENT

ATTEST: V. V. Hoelting  
Cashier

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) S.S.  
COUNTY OF DOUGLAS)

ON THIS 30 DAY OF April A.D., 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, CAME RALPH H. HEAVRIN, PRESIDENT OF PACESETTER INVESTMENT COMPANY, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Frances L. Horrigan  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10 DAY OF Aug 1968

ACKNOWLEDGE OF NOTARY

STATE OF NEBRASKA) S.S.  
COUNTY OF DOUGLAS)

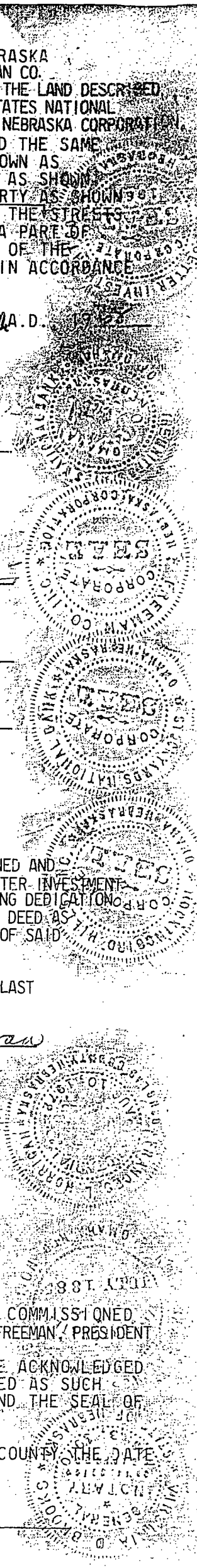
ON THIS 30th DAY OF April 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY PERSONALLY CAME F. HOYTE FREEMAN, PRESIDENT OF FREEMAN CO. INC., PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THEREBY AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Virginia D. Brooks  
NOTARY

MY COMMISSION EXPIRES ON THE 8th DAY OF Aug 1970

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ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS) S.S.

ON THIS 30 DAY OF Apr 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME DON DECKER PRESIDENT OF MOCKINGBIRD HILLS INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Raymond P. Trumbull  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28 DAY OF Oct 1969



ACKNOWLEDGEMENT OF NOTARY

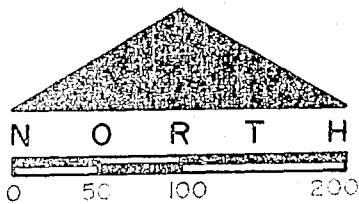
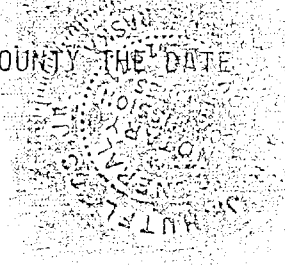
STATE OF NEBRASKA  
COUNTY OF DOUGLAS) S.S.

ON THIS 30 DAY OF APRIL A.D., 1968 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME A. R. LARSEN, VICE-PRESIDENT OF THE STOCKYARDS NATIONAL BANK PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK.

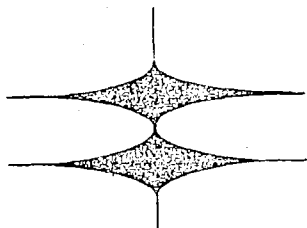
WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

R. H. Lutes Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10 DAY OF Nov 1971

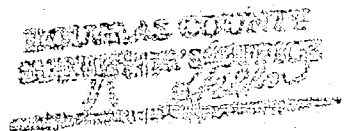


ERROR OF CLOSURE 1 IN 10,000  
DWG. NO. 196-65A2  
AUGUST 28, 1967  
REVISED DWG. NO. 1370S



**GOLLEHON & SCHEMMER, INC.**

ENGINEERS · PLANNER · ARCHITECTS  
OMAHA, NEBRASKA



18  
7 Aug 1968 AT 2:18 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

144 25