

FINAL PLAT

MONTCLAIR OF WESTWOOD SOUTH REPLAT

BOOK 1924 PAGE 357

LOTS 1 THROUGH 12, INCLUSIVE

A REPLAT OF LOT 97, MONTCLAIR OF WESTWOOD SOUTH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NE.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED OR FOUND IRON PIPES AT ALL CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND THE END OF ALL CURVES IN MONTCLAIR OF WESTWOOD SOUTH REPLAT, A REPLAT OF LOT 97 MONTCLAIR OF WESTWOOD SOUTH, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST CORNER OF SAID LOT 97 AT THE INTERSECTION OF AUGUSTA AVENUE AND WESTWOOD LANE; THENCE SOUTH 52°04'11" WEST A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 930.00-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 60.04 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 50°13'13" WEST AND A CHORD DISTANCE OF 60.03 FEET); THENCE NORTH 37°55'49" WEST A DISTANCE OF 119.94 FEET; THENCE SOUTH 89°00'34" WEST A DISTANCE OF 319.98 FEET; THENCE NORTH 00°00'44" EAST A DISTANCE OF 126.00 FEET; THENCE NORTH 03°48'04" WEST A DISTANCE OF 184.27 FEET; THENCE NORTH 15°46'09" EAST A DISTANCE OF 83.72 FEET; THENCE NORTH 57°05'29" WEST A DISTANCE OF 110.33 FEET; THENCE NORTH 32°54'31" EAST A DISTANCE OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG A 970.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 299.39 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 46°46'21" EAST AND A CHORD DISTANCE OF 298.20 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 37°55'49" EAST A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.669 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SELDIN DEVELOPMENT & MANAGEMENT COMPANY, A NEBRASKA CORPORATION OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THIS PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN UTILITIES DISTRICT, 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 CABLES, CONDUITS, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRE 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 THEIR RECEPTION, AND PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, OVER, THROUGH, UNDER AND ACROSS THE FRONT AND SIDE FIVE FEET (5'), AND THE REAR EIGHT FEET (8') OF THE PROPERTY LINES OF ALL NUMBERED LOTS; THESE EASEMENTS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY NAME THIS 9th DAY OF October, 1987.

Theodore M. Seldin
THEODORE M. SELDIN
VICE-PRESIDENT, SELDIN DEVELOPMENT & MANAGEMENT COMPANY



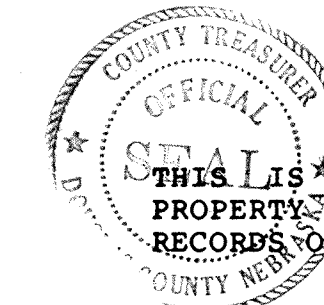
Myron R. Kauss
MYRON R. KAUSS
LS 286

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

ON THIS 9th DAY OF Oct, 1987, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME THEODORE M. SELDIN, VICE-PRESIDENT OF SELDIN DEVELOPMENT & MANAGEMENT COMPANY TO ME PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 6/30/91
William Drummond Draxson
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 THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 14 DAY OF OCT, 1987.

Don G. Hinkle
DEPUTY
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, ON THIS 9th DAY OF November, 1987.

Randy Schumann
CITY ENGINEER

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

February 2, 1988
DATE
Randy Schumann
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 12th DAY OF November, 1987.

Michael D. Jolley
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

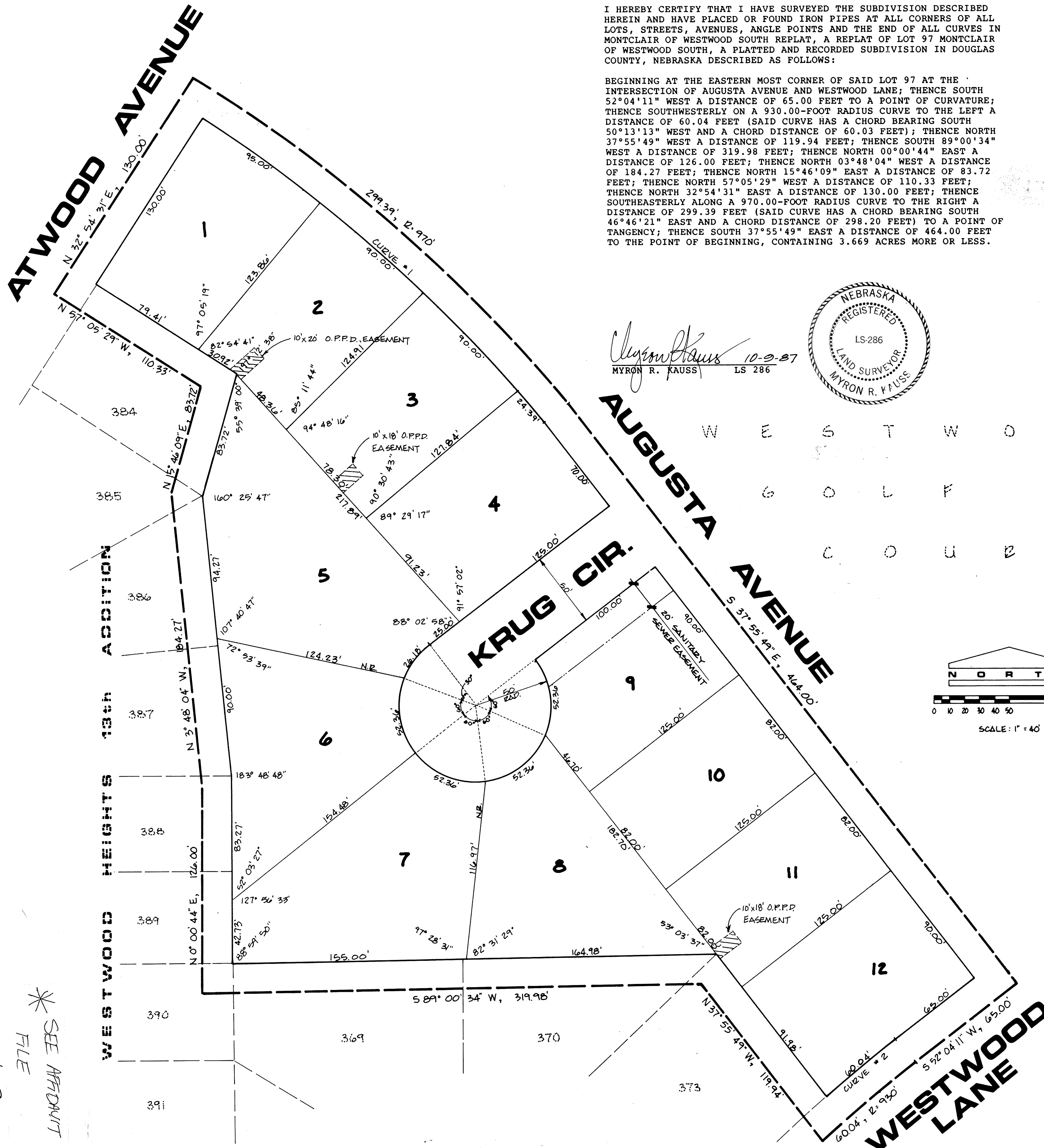
THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 26th DAY OF January, 1988.

Rennie Smith Mayor
Frank Culy President
John J. Brown City Clerk

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 22nd DAY OF October, 1987.

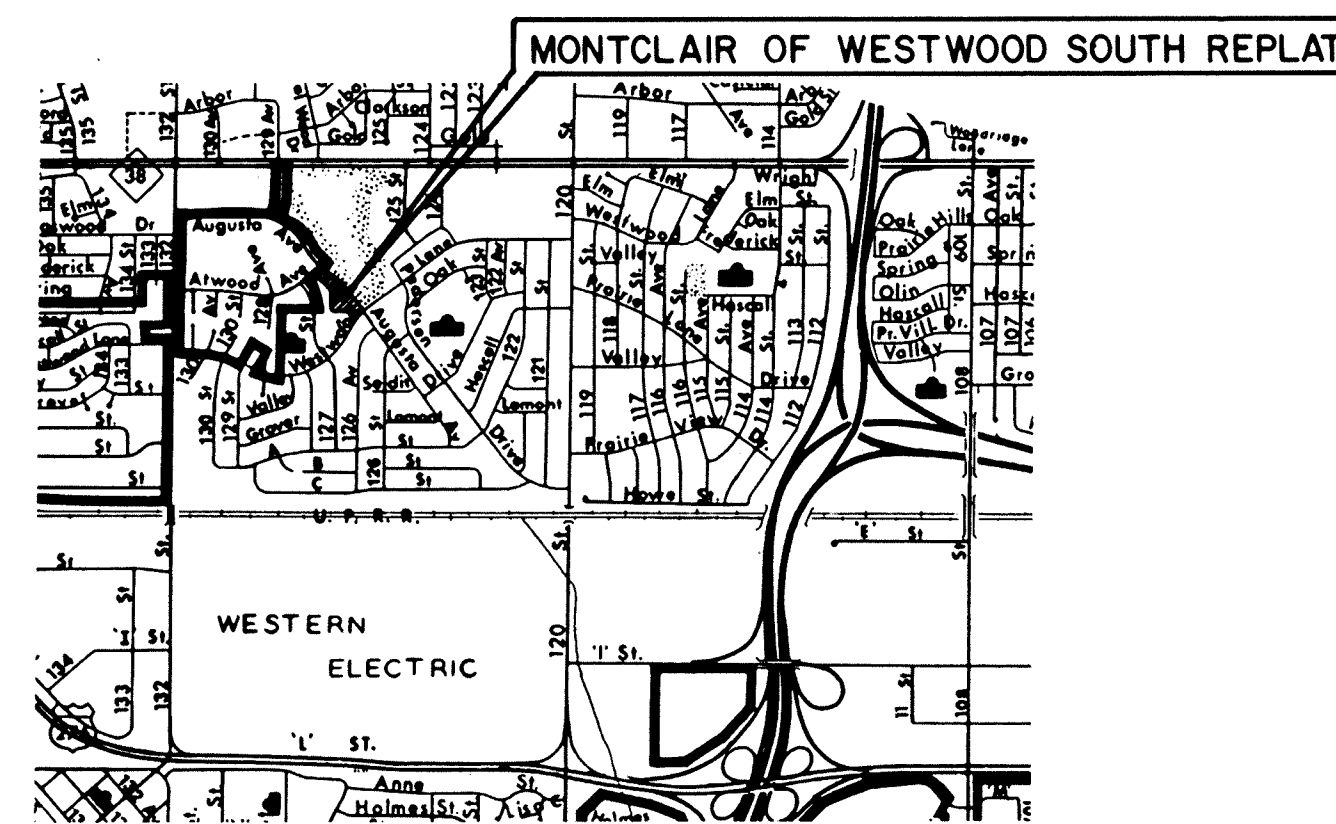
Tom Doyle
DOUGLAS COUNTY SURVEYOR



CURVE DATA					
CURVE	RADIUS	Δ	T	L	C
1	970.00	17° 41' 04"	190.89'	299.39'	298.20'
2	930.00	11° 08' 52"	98.53'	60.04'	60.03'

SEE PLAT FOR AFFIDAVIT OF CORRECTION

- 1) ALL ANGLES ARE 90°, UNLESS OTHERWISE NOTED.
- 2) DISTANCES ON CURVES ARE ARC DISTANCES.
- 3) N.R. DENOTES NOT RADIAL TO RADIUS POINT.



VICINITY MAP
NO SCALE

RECEIVED
MAY 29 3 20 PM '82
GEORGE J. BUSLEWIGZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

FILE
F3#39

PROJECT NO. 78854 DATE 9-21-87 BOOK 35 PAGE 43 SCALE AS SHOWN
DRAWN M.J. OEHME CHECKED M.R. KAUSS SHEET 1 OF 1

BOUNDARY LINE SURVEYS
MIKE KAUSS & ASSOCIATES, INC.
2412 S. 120TH ST. OMAHA, NE 68144

AFFIDAVIT OF CORRECTION

CURVE DATA					
CURVE	RADIUS	Δ	T	L	C
1	970.00'	17° 41' 04"	150.89'	299.89'	298.20'
2	430.00'	1° 00' 26"	92.53'	65.04'	65.03'
2	930.00'	3° 41' 56"	30.03'	60.04'	60.03'

AFFIDAVIT

CORRECTION TO MONTCLAIR OF WESTWOOD SOUTH REPLAT, A REPLAT OF LOT 97, MONTCLAIR OF WESTWOOD SOUTH, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

I, MYRON R. KAUSS, DO HEREBY SUBMIT THE ABOVE DRAWING IN ORDER TO CORRECT AN ERROR IN THE CURVE DATA SUMMARY ON THE FINAL PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, AS RECORDED IN BOOK 1924, PAGE 357 OF THE RECORDS IN THE REGISTER OF DEEDS OFFICE, DOUGLAS COUNTY, NEBRASKA.

I CERTIFY THAT I AM THE IDENTICAL PERSON WHOSE NAME APPEARS IN THE SURVEYORS CERTIFICATE OF SAID MONTCLAIR OF WESTWOOD SOUTH REPLAT.

Myron R. Kauss

 MYRON R. KAUSS, PLS 286

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

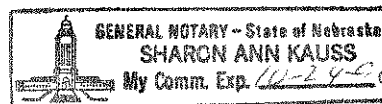
ON THE 14 DAY OF JANUARY, 1993, BEFORE ME, A NOTARY PUBLIC DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY APPEARED MYRON R. KAUSS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE AFFIDAVIT.

WITNESS MY HAND AND OFFICIAL SEAL AT OMAHA, NEBRASKA, ON THE DATE LAST AFORESAID.

COMMISSION EXPIRES: 10-24-96

Sharon Ann Kauss

 NOTARY PUBLIC



Vault File: P920F3 MONTCLAIR OF WESTWOOD SOUTH REPLAT #39, F33 Hold This Copy
 hand Rad. Copy to Me