

MONTCLAIR WEST REPLAT

LOTS 161 thru 258 Inc.,

Being a replat of Lot 1, part of Lots 2 & 3, Montclair West, a Subdivision Located in S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 36 T15N, R11E of the 6th PM. Douglas County, Ne.

DEED INDEX

MTG INDEX

PLAT 1610/397

PLAT IN BACK OF BOOK

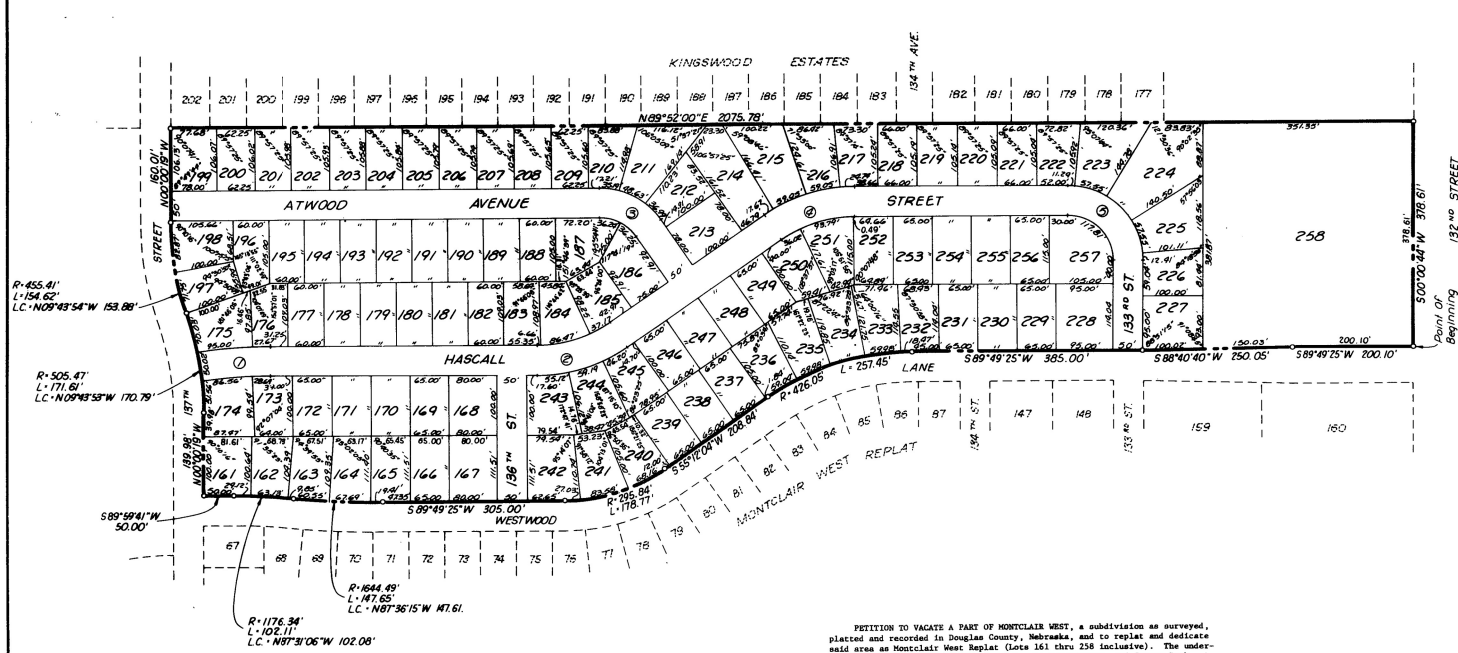
Recorded on:

#68 November 6, 1978 at 1:49PM \$28.25

MONTCLAIR WEST REPLAT

(LOTS 161 THRU 258 INCLUSIVE)

BEING A REPLAT OF LOT 1, PART OF LOTS 2 & 3, MONTCLAIR WEST, A SUBDIVISION LOCATED IN THE S 1/4 OF THE S 1/4 OF THE NE 1/4 OF SEC. 36, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.



STATION	B	T	L	D
08°30'30"	801.10'	59.59'	118.96'	7.15214"
34°37'21"	240.63'	75.00'	145.41'	23.81075"
55°22'39"	100.00'	52.48'	96.55'	57.29580"
34°37'21"	240.63'	75.00'	145.41'	23.81075"
90°00'00"	100.00'	100.00'	157.08'	57.29580"

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.

July 24, 1978

James M. Brown
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Montclair West Replat (Lots 161 thru 258 inclusive) as to the Design Standards this 25 day of JULY, 1978.

James M. Brown
City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Montclair West Replat (Lots 161 thru 258 inclusive) was approved by the City Council of Omaha on this 3rd day of October, 1978.

James M. Brown
City Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Montclair West Replat (Lots 161 thru 258 inclusive) was approved by the City Planning Board on this 29 day of August, 1978.

James M. Brown
Chairman of City Planning Board

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 21 day of July, 1978, before me, the undersigned, a Notary Public in and for said County personally came *William B. Sedley*, President of Royalwood Estates, Inc., and *James M. Brown*, City Engineer of the Center Bank, to me personally known to be the officers and the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the voluntary acts and deeds of said corporations and that the Corporate Seals of the said corporations were thereto affixed by their authority.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

James M. Brown
Notary Public

My Commission expires the 27 day of July, 1982.

Surveyor's Certification

I certify that I 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 to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, single points and ends of all curves in Montclair West Replat (Lots 161 thru 258 inclusive), a replat of lot 1 and part of lots 2 and 3 in Montclair West, a subdivision located in the South 1/2 of the South 1/2 of the NE 1/4 of Section 36, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the North right-of-way line of Westwood Lane and the West right-of-way line of 132nd Street; thence along said North right-of-way line of Westwood Lane on the following described courses; thence S89°49'25"W (assumed bearing) a distance of 200.10 feet; thence S88°40'40"W, a distance of 250.05 feet; thence S89°49'25"W, a distance of 385.00 feet; thence Southwesterly on a curve to the left with a radius of 426.05 feet, a distance of 257.45 feet; thence S55°12'04"W, a distance of 208.84 feet; thence Westerly on a curve to the right with a radius of 295.84 feet, a distance of 178.77 feet; thence S89°49'25"W, a distance of 303.00 feet; thence Westerly on a curve to the right with a radius of 1,644.49 feet, a distance of 147.65 feet; thence Westerly on a curve to the left with a radius of 1,176.34 feet, a distance of 102.11 feet; said curve having a long chord which bears N87°31'06"W, a distance of 102.08 feet; thence S89°49'43"W, a distance of 50.00 feet to the point of intersection of said North right-of-way line of Westwood Lane and the East right-of-way line of 137th Street; thence along said East right-of-way line of 137th Street on the following described courses; thence S89°49'25"W, a distance of 178.77 feet; thence S89°49'25"W, a distance of 171.61 feet; said curve having a long chord which bears S05°47'41"W, a distance of 455.41 feet; thence S89°49'25"W, a distance of 153.88 feet; thence S89°49'25"W, a distance of 170.79 feet; thence Northerly on a curve to the right with a radius of 455.41 feet, a distance of 154.62 feet; said curve having a long chord which bears N09°41'54"W, a distance of 153.88 feet; thence S89°49'25"W, a distance of 160.01 feet to a point on the North line of said South 1/2 of the South 1/2 of the NE 1/4 of Section 36; thence S89°52'00"W, along said North line of the South 1/2 of the South 1/2 of the NE 1/4 of Section 36, a distance of 2,075.78 feet to a point on said West right-of-way line of 132nd Street; thence S00°00'04"W, along said West right-of-way line of 132nd Street, a distance of 378.61 feet to the Point of Beginning.

W. W. Elliott
L.S. 205
Date 7-17-78

PETITION TO VACATE A PART OF MONTCLAIR WEST, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Montclair West Replat (Lots 161 thru 258 inclusive). The undersigned, Royalwood Estates, Inc., a Nebraska Corporation, and Center Bank, being the sole owners and mortgage holders of all the real estate embraced within said Montclair West, petition that the portion of said subdivision being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Montclair West Replat (Lots 161 thru 258 inclusive); and in connection therewith make the following dedication:

DEDICATION

Known by all these presents, we Royalwood Estates, Inc., a Nebraska Corporation, owners, and Center Bank, Mortgagees, of the property described in the certification of survey 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 hereinafter known as Montclair West Replat (Lots 161 thru 258 inclusive) 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 and avenues as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, and F.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair, and renew, poles, wires, 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 and the reception on, over, through, under and across a Five foot (5') wide strip of land abutting all front and side boundary lot lines; an Eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a Sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior land abutting the rear boundary lines of lots forming the outer perimeter of the above described addition. Said Sixteen foot (16') wide easement will be reduced to an Eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways. No permanent buildings or retaining 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.

IN WITNESS WHEREOF, we do set our names this 21 day of July, 1978.

William B. Sedley Attest: *James M. Brown*
Royalwood Estates, Inc. President Center Bank

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code.

August 28, 1978

James M. Brown



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

DAY OF July, 1978

C. HAROLD USITLER, REGISTER OF DEEDS



ELLIOTT & ASSOCIATES

100 Bldg. - 800 W. CENTER RD. - OMAHA, NE 68104 - (402) 383-7333

MONTCLAIR WEST REPLAT

OMAHA, NEBR.

FINAL PLAT

SCALE 1" = 100'	DATE 6-21-78	DRAWN BY H.P.H.
PROJECT NO. 7649	SHEET 1	