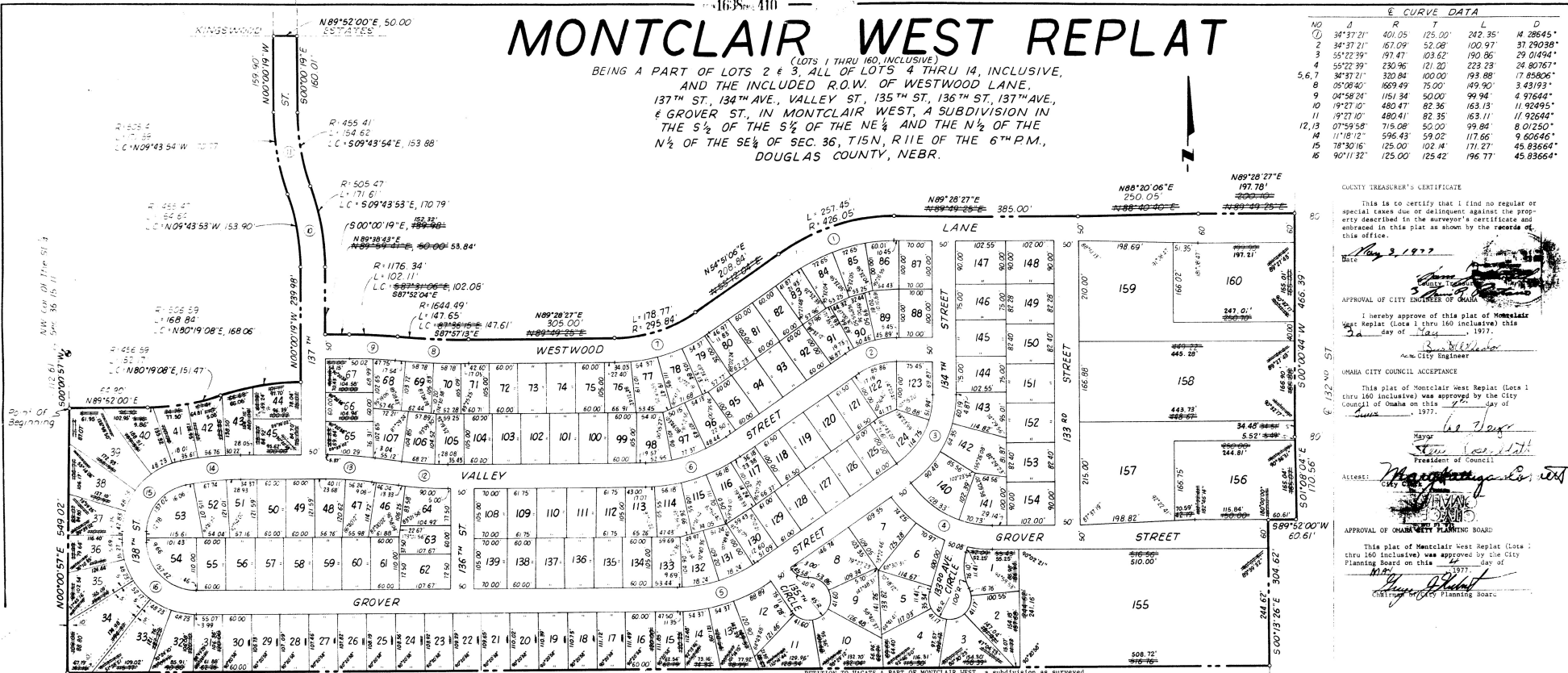


# MONTCLAIR WEST REPLAT

BEING A PART OF LOTS 2 & 3, ALL OF LOTS 4 THRU 14, INCLUSIVE, AND THE INCLUDED R.O.W. OF WESTWOOD LANE, 137<sup>TH</sup> ST., 134<sup>TH</sup> AVE., VALLEY ST., 135<sup>TH</sup> ST., 136<sup>TH</sup> ST., 137<sup>TH</sup> AVE., & GROVER ST., IN MONTCLAIR WEST, A SUBDIVISION OF THE S 1/2 OF THE S 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SEC. 36, T15N, R11E OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBR.



NO	A	R	T	L	D
1	34°37'21"	401.05	125.00'	242.35'	N 286°45'
2	34°37'21"	167.00	52.00'	100.97'	S 72°50'38"
3	55°22'39"	17.47	03.62'	190.86'	S 29°01'54"
4	55°22'39"	230.96	121.20'	223.23'	S 28°07'61"
5, 6, 7	34°37'21"	320.84	100.00'	193.88'	S 17°58'06"
8	05°08'40"	169.49	75.00'	149.90'	S 43°19'31"
9	00°58'28"	191.34	50.00'	99.94'	S 92°56'41"
10	19°27'10"	480.47	82.35'	163.13'	S 11°24'25"
11	19°27'10"	480.41	82.35'	163.11'	S 11°26'44"
12, 13	07°59'58"	716.08'	50.00'	99.84'	S 01°25'00"
14	11°18'12"	596.33'	59.02'	117.66'	S 8°26'46"
15	78°30'15"	125.00'	102.41'	171.27'	S 45°58'06"
16	90°11'32"	125.00'	125.42'	196.77'	S 45°33'64"

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular special taxes due or delinquent against the property described in this plat as shown by the records of this office.

Date: May 3, 1977

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Montclair West Replat (Lots 1 thru 160 inclusive) this day of May, 1977.

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Council of Omaha on this 11 day of May, 1977.

Mayor: Harvey  
President of Council: James

APPROVAL OF OMAHA PLANNING BOARD

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Planning Board on this 11 day of May, 1977.

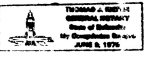
PETITION TO VACATE A PART OF MONTCLAIR WEST, a subdivision as surveyed, placed and recorded in Douglas County, Nebraska, and to replot and dedicate said area as Montclair West Replat. The undersigned, Royalwood Estates, Inc., a Nebraska Corporation, and Center Bank, being the sole owners and mortgage 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 replot said tract as Montclair West Replat; and in connection therewith make the following dedication:

Known by all these presents, we Royalwood Estates, Inc., a Nebraska Corporation, owners and Center Bank, Mortgagee, 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 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, avenues and circles and do hereby grant the sewer and drainage easements to the City of Omaha, all as shown on this plat, and we do further grant a perpetual Easement to the Omaha Public Power District, and N.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair, and renew, poles, wires, cross-arms, towers and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current if light, heat, and power and for the transmission of signals and sounds of all kinds and the reception thereof, 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 owned, placed and recorded as said Sixteen (16') foot Easement is not occupied by utility facilities and if required by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said Easement save that 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 set our names this 3rd day of May, 1977.

James Attorney  
Royalwood Estates, Inc.

James Attorney  
Center Bank



ELLIOTT & ASSOCIATES

MONTCLAIR WEST REPLAT

OMAHA, NEBR.

FINAL PLAT

Oct. 1979

REFUKE

REFILE

MONTCLAIR WEST REPLAT

( Lots 1 through 160 Incl.)

Being a part of Lots 2 & 3 , all of lots 4 thru 14 Inc. and  
the included R.O. W. of Westwood Lane.

DEED INDEX 84/596 (CORRECTED)

PLAT 1638/410

PLAT IN BACK OF BOOK

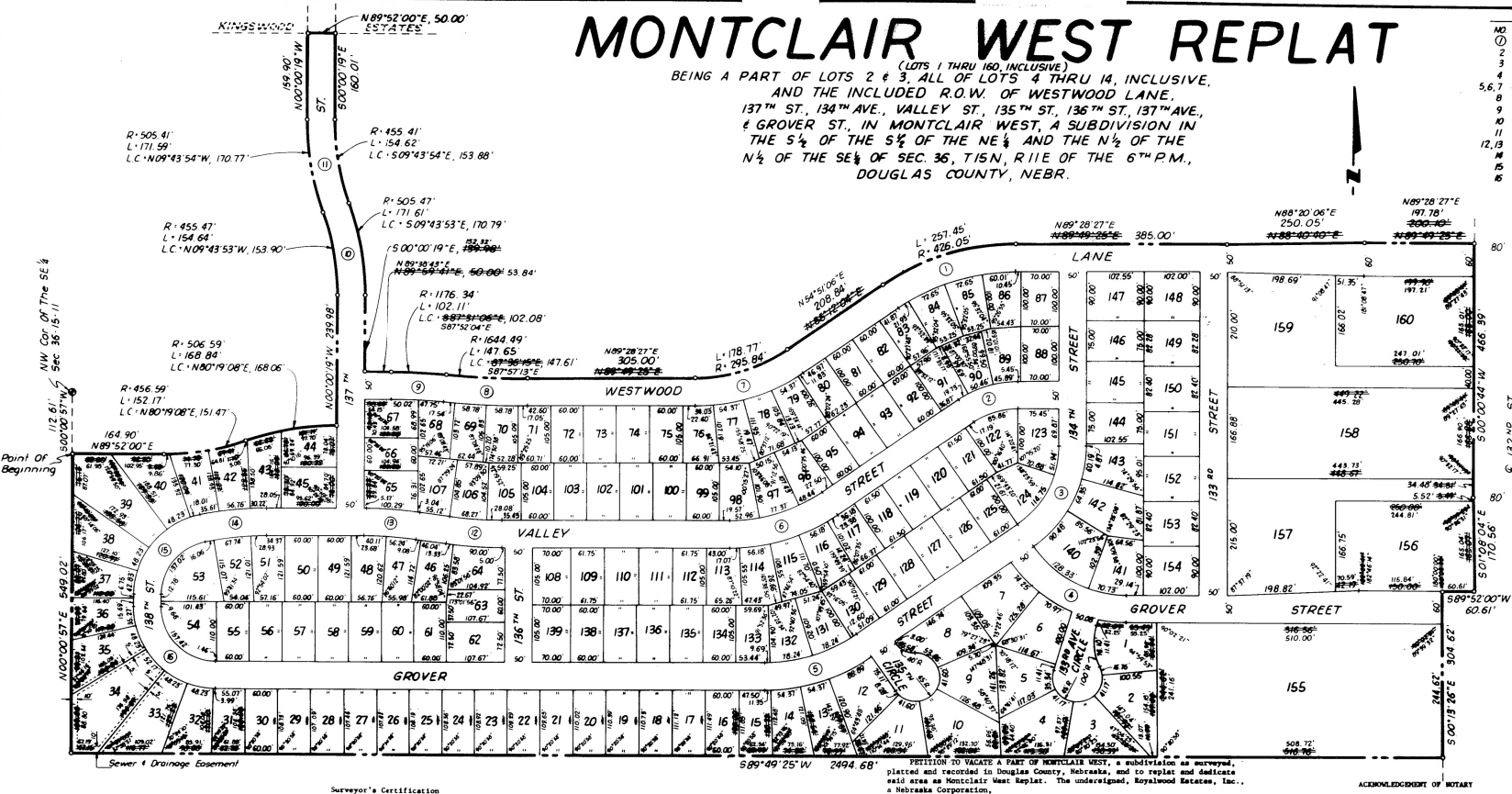
39

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
8 DAY OF November 19 19 AT 2:49 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

43.75

# MONTCLAIR WEST REPLAT

(LOTS 1 THRU 160, INCLUSIVE)  
 BEING A PART OF LOTS 2 & 3, ALL OF LOTS 4 & 7 THRU 14, INCLUSIVE,  
 AND THE INCLUDED R.O.W. OF WESTWOOD LANE,  
 137TH ST., 134TH AVE., VALLEY ST., 135TH ST., 136TH ST., 137TH AVE.,  
 & GROVER ST., IN MONTCLAIR WEST, A SUBDIVISION IN  
 THE S½ OF THE S½ OF THE NE¼ AND THE N½ OF THE  
 N½ OF THE SE¼ OF SEC. 36, T15N, R11E OF THE 6TH P.M.,  
 DOUGLAS COUNTY, NEBR.



**ε CURVE DATA**

NO	d	R	T	L	D
1	34° 37' 21"	401.05'	125.00'	242.35'	M. 28645*
2	34° 37' 21"	167.09'	52.06'	100.97'	37. 29038*
3	55° 22' 39"	191.47'	403.67'	190.86'	29. 01494*
4	55° 22' 39"	230.96'	121.20'	223.22'	24. 00767*
5, 6, 7	34° 37' 21"	320.84'	100.00'	193.98'	17. 88906*
8	05° 09' 40"	669.49'	75.00'	499.30'	3. 43193*
9	04° 59' 28"	151.34'	50.00'	99.94'	4. 97644*
10	19° 27' 40"	480.47'	82.36'	463.13'	11. 92915*
11	19° 27' 40"	480.41'	82.35'	463.11'	11. 92844*
12, 13	07° 59' 58"	715.08'	50.00'	99.84'	8. 01250*
14	11° 18' 12"	596.43'	59.02'	171.66'	9. 60646*
15	18° 30' 16"	125.00'	102.42'	171.27'	45. 85664*
16	90° 11' 32"	125.00'	125.42'	176.71'	45. 85664*

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.

*[Signature]*  
 COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Montclair West Replat (Lots 1 thru 160 inclusive) this day of May, 1977.

*[Signature]*  
 A.C. City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Council of Omaha on this 30 day of May, 1977.

*[Signature]*  
 Mayor

APPROVAL OF OMAHA PLANNING BOARD

This plat of Montclair West Replat (Lots 1 thru 160 inclusive) was approved by the City Planning Board on this 30 day of May, 1977.

*[Signature]*  
 Chairperson

**DEED**

INTENTION TO VACATE A PART OF MONTCLAIR WEST, a subdivision as surveyed, located and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Montclair West Replat. The undersigned, Royalwood Estates, Inc., a Nebraska Corporation, 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 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 nothing and to replat said tract as Montclair West Replat; and in connection therewith make the following dedications:

**DEED**

Known by all these presents, we Royalwood Estates, Inc., a Nebraska Corporation, Omaha, and Center Bank, the certification of survey and embraced within this plat here named said land to be subdivided into lots and acreage to be further described in said subdivision to be hereinafter known as Montclair West Replat and we do hereby grant and agree of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the streets, easements and other areas as shown on this plat, all as shown on this plat, and we do hereby grant to the City of Omaha, all as shown on this plat, the sewer and drainage easements to the City of Omaha, all as shown on this plat, and we do hereby grant to the City of Omaha Public Power District, and R.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, and repair gas, water, sewer, and telephone lines and other utilities, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying on transmission of electric current for light, heat and power and for the transmission of signals and messages of all kinds and the reception thereof, all, over through, under and across a Five (5') foot wide strip of land abutting all front and side boundary 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 corner lots. The rear corner lots to be herein defined as lots 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )

On this 30 day of MAY, 1977, before me, the undersigned, a Notary Public in and for said County personally came Willard B. Seldin, President of Royalwood Estates, Inc., and IRENE C. MOFFETTS, 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 Seal 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 written.

*[Signature]*  
 Notary Public

My Commission expires the 9 day of JUNE, 1977



W.W. Elliott  
 Dec 29 77

*[Signature]*  
 Willard B. Seldin  
 President, Royalwood Estates, Inc.

*[Signature]*  
 Irene C. Moffetts  
 Center Bank

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE 4375 VOLUME OF THE PUBLIC RECORDS IN DOUGLAS COUNTY, NEBRASKA  
 DAY OF November, 1977, A.M. 2:48 P.M. C. HAROLD USLEER, REGISTER OF DEEDS

Elliott & Associates  
 1001 18th Street  
 Omaha, Nebraska 68102

MONTCLAIR WEST REPLAT  
 OMAHA, NEBR.

(Corrected)  
 FINAL PLAT  
 Oct. 1978

NO. 11-100  
 REC'D NOV 11 1977  
 FILE NO. 7649  
 H.R.H.