BOOK 1546 PAGE 406

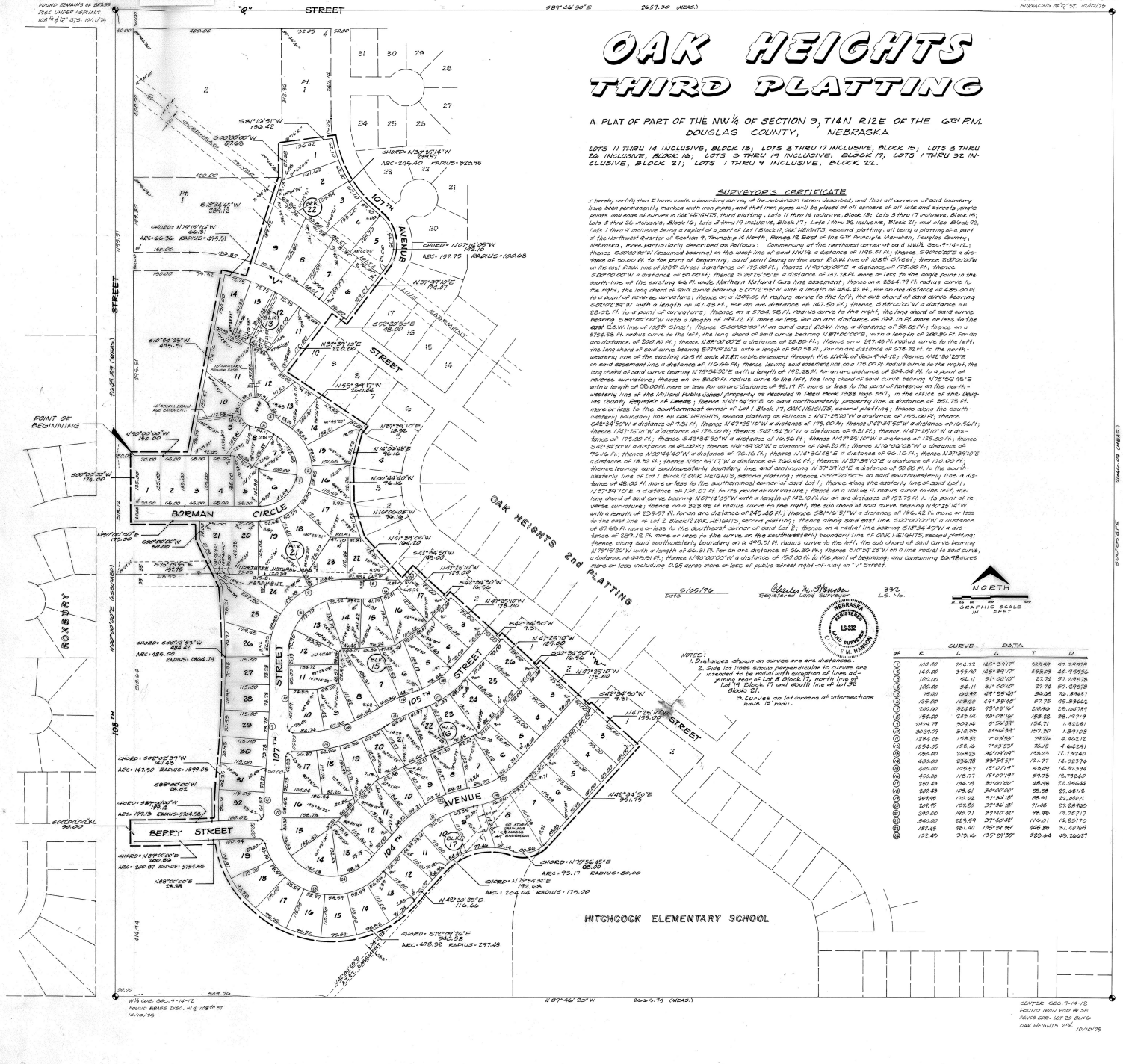
NW COR. SEC. 9-14-12 FOUND REMAINS OF BRASS DISC UNDER ASPHALT 108th & "Q" STS. 10/1/75

N¼ COR. SEC. 9-14-12 FOUND 1" IRON BAR IN OLD BRICK SURROUNDING 3" "Q" ST. 10/10/75

OAK HEIGHTS THIRD PLATTING

A PLAT OF PART OF THE NW¼ OF SECTION 9, T14N R12E OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA

LOTS 11 THRU 14 INCLUSIVE, BLOCK 13; LOTS 3 THRU 17 INCLUSIVE, BLOCK 15; LOTS 3 THRU 26 INCLUSIVE, BLOCK 16; LOTS 3 THRU 19 INCLUSIVE, BLOCK 17; LOTS 1 THRU 32 INCLUSIVE, BLOCK 21; LOTS 1 THRU 4 INCLUSIVE, BLOCK 22.



NW COR. SEC. 9-14-12 FOUND BRASS DISC. IN & 108th ST. 10/10/75

CENTER SEC. 9-14-12 FOUND IRON ROD @ 0.25 FENCE COR. LOT 20 BLK 6 OAK HEIGHTS 2nd. 10/10/75

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein described, and that all corners of said boundary have been permanently marked with iron pipes, and that iron pipes will be placed at all corners of all lots and streets, angle points and ends of curves in OAK HEIGHTS, third platting, Lots 11 thru 14 inclusive, Block 13; Lots 3 thru 17 inclusive, Block 15; Lots 3 thru 26 inclusive, Block 16; Lots 3 thru 19 inclusive, Block 17; Lots 1 thru 32 inclusive, Block 21; and also Block 22, Lots 1 thru 4 inclusive being a replat of a part of Lot 1 Block 12, OAK HEIGHTS, second platting, all being a platting of a part of the Northwest Quarter of Section 9, Township 14 North, Range 12 East of the 6th Principle Meridian, Douglas County, Nebraska; more particularly described as follows: Commencing at the northwest corner of said NW¼ Sec. 9-14-12; thence S 00°00'00"W (assumed bearing) on the west line of said NW¼ a distance of 1195.61 ft.; thence S 90°00'00"E a distance of 50.00 ft. to the point of beginning, said point being on the east R.O.W. line of 108th Street; thence S 00°00'00"W on the east R.O.W. line of 108th Street a distance of 175.00 ft.; thence N 45°00'00"E a distance of 175.00 ft.; thence S 00°00'00"W a distance of 50.00 ft.; thence S 39°25'55"E a distance of 137.78 ft. more or less to the angle point in the south line of the existing 66 ft. wide Northern Natural Gas line easement; thence on a 2864.79 ft. radius curve to the right, the long chord of said curve bearing S 50°12'53"W with a length of 452.42 ft. for an arc distance of 485.00 ft. to a point of reverse curvature; thence on a 1399.05 ft. radius curve to the left, the sub chord of said curve bearing S 60°02'34"W with a length of 147.43 ft., for an arc distance of 147.50 ft.; thence S 88°00'00"W a distance of 28.02 ft. to a point of curvature; thence on a 5704.58 ft. radius curve to the right, the long chord of said curve bearing S 89°46'00"W with a length of 199.12 ft. more or less, for an arc distance of 199.13 ft. more or less to the east R.O.W. line of 108th Street; thence S 00°00'00"W on said east R.O.W. line a distance of 50.00 ft.; thence on a 5704.58 ft. radius curve to the left, the long chord of said curve bearing N 89°00'00"E with a length of 200.84 ft. for an arc distance of 200.87 ft.; thence N 88°46'00"E a distance of 28.28 ft.; thence on a 1399.05 ft. radius curve to the left, the long chord of said curve bearing S 72°07'26"E with a length of 540.58 ft., for an arc distance of 546.32 ft. to the northwesterly line of the existing 16.5 ft. wide AT&T cable easement through the NW¼ of Sec. 9-14-12; thence N 42°36'25"E on said easement line a distance of 1164.64 ft.; thence leaving said easement line on a 175.00 ft. radius curve to the right, the long chord of said curve bearing N 75°54'32"E with a length of 192.68 ft. for an arc distance of 204.04 ft. to a point of reverse curvature; thence on an 80.00 ft. radius curve to the left, the long chord of said curve bearing N 75°54'46"E with a length of 88.00 ft. more or less for an arc distance of 98.17 ft. more or less to the point of tangency on the northwesterly line of the Midland Public School property as recorded in Deed Book 1388 Page 867, in the office of the Douglas County Register of Deeds; thence N 42°34'50"E on said northwesterly property line a distance of 851.75 ft. more or less to the southernmost corner of Lot 1 Block 17, OAK HEIGHTS, second platting; thence along the southwesterly boundary line of OAK HEIGHTS, second platting as follows: N 47°25'10"W a distance of 195.32 ft.; thence S 42°34'50"W a distance of 9.51 ft.; thence N 47°25'10"W a distance of 175.00 ft.; thence S 42°34'50"W a distance of 16.50 ft.; thence N 47°25'10"W a distance of 126.00 ft.; thence S 42°34'50"W a distance of 9.51 ft.; thence, N 47°25'10"W a distance of 175.00 ft.; thence S 42°34'50"W a distance of 16.50 ft.; thence N 47°25'10"W a distance of 125.00 ft.; thence S 42°34'50"W a distance of 46.00 ft.; thence N 47°25'10"W a distance of 160.20 ft.; thence N 16°50'08"W a distance of 96.16 ft.; thence N 00°44'40"W a distance of 96.16 ft.; thence N 16°36'48"E a distance of 96.16 ft.; thence N 37°39'10"E a distance of 18.32 ft.; thence N 55°39'17"W a distance of 260.44 ft.; thence N 37°39'10"E a distance of 170.00 ft.; thence leaving said southwesterly boundary line and continuing N 37°39'10"E a distance of 50.00 ft. to the southwesterly line of Lot 1 Block 12 OAK HEIGHTS, second platting; thence S 55°20'50"E on said southwesterly line a distance of 48.00 ft. more or less to the southernmost corner of said Lot 1; thence along the easterly line of said Lot 1, N 37°39'10"E a distance of 174.07 ft. to its point of curvature; thence on a 106.68 ft. radius curve to the left, the long chord of said curve bearing N 07°16'25"W with a length of 92.10 ft. for an arc distance of 97.75 ft. to its point of reverse curvature; thence on a 323.95 ft. radius curve to the right, the sub chord of said curve bearing N 30°25'14"W with a length of 239.67 ft. for an arc distance of 245.40 ft.; thence S 81°16'51"W a distance of 190.42 ft. more or less to the east line of Lot 2 Block 12 OAK HEIGHTS, second platting; thence along said east line S 00°00'00"W a distance of 61.68 ft. more or less to the southeast corner of said Lot 2; thence on a radial line bearing S 18°38'45"W a distance of 289.12 ft. more or less to the curve, on the southwesterly boundary line of OAK HEIGHTS, second platting; thence along said southwesterly boundary on a 495.51 ft. radius curve to the left, the sub chord of said curve bearing N 75°15'00"W with a length of 80.39 ft. for an arc distance of 80.47 ft. thence S 70°52'23"W on a line radial to said curve, a distance of 495.51 ft.; thence N 90°00'00"W a distance of 150.00 ft. to the point of beginning, and containing 26.78 acres more or less including 0.25 acres more or less of public street right-of-way on "V" Street.

8/05/76
Date

Charles M. Hanson
Registered Land Surveyor

332
L.S. No.

NEBRASKA REGISTERED LAND SURVEYOR LS-332 C. M. HANSON

NOTES:
1. Distances shown on curves are arc distances.
2. Side lot lines shown perpendicular to curves are intended to be radial with exception of lines adjoining rear of Lot 8 Block 17, north line of Lot 14 Block 17 and south line of Lot 32 Block 21.
3. Curves on lot corners of intersections have 18' radii.

CURVE DATA

#	R	L	Δ	T	D
1	100.00	204.22	145°39'17"	362.59	97.29578
2	140.00	355.80	145°39'17"	693.23	60.91556
3	100.00	54.11	31°00'00"	27.74	57.29578
4	100.00	54.11	31°00'00"	27.74	57.29578
5	75.00	64.92	49°35'40"	34.58	76.39437
6	125.00	108.20	49°39'40"	57.75	45.83662
7	250.00	356.88	49°03'16"	191.49	22.92831
8	150.00	245.04	93°03'16"	158.22	38.19714
9	2979.79	309.14	6°56'33"	154.71	1.92281
10	3029.79	314.55	6°56'33"	157.30	1.89108
11	1284.05	158.32	7°03'53"	79.26	4.46212
12	1334.05	152.16	7°03'53"	76.18	4.64291
13	450.00	528.23	34°09'09"	138.23	12.73240
14	400.00	239.28	35°54'57"	124.97	14.32596
15	400.00	109.57	15°07'19"	55.09	14.32596
16	450.00	118.77	15°07'19"	59.75	12.73240
17	257.49	134.79	30°00'00"	68.98	22.26448
18	257.49	108.61	24°09'00"	55.06	22.26412
19	257.49	176.92	37°36'15"	92.51	22.26471
20	201.95	190.50	37°36'15"	71.48	27.28965
21	201.95	190.71	37°40'45"	98.95	27.25717
22	340.00	223.69	37°40'45"	116.01	16.85170
23	182.49	491.40	154°28'55"	646.86	31.40769
24	152.49	313.16	154°28'55"	403.04	63.26457

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THE BARON CORPORATION (a Nebraska Corporation) owner, and the PACKERS NATIONAL BANK (a Nebraska Corporation), mortgagees, being respectively the fee owner and mortgage holder of the land described within the Surveyor's Certificate, and embraced within this plat, have caused said land to be subdivided into lots, blocks and streets, to be numbered and named as shown, said subdivision to be hereafter known as OAK HEIGHTS THIRD PLATTING, 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 for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend therein wires for the carrying and transmission of electric current for light, heat and power, and for all telephone and telegraph and message service over, upon and under a 6-foot strip of land adjoining the rear and side boundary lines of said lots, with exception of the rear lot lines of Lots 3 thru 19, Block 17, the westerly lines of Lots 25 thru 32, Block 21, the easterly lines of Lot 21, Block 21, the north lines of Lots 1 thru 8 Block 21, the northwesterly lines of Lots 9 thru 11, Block 21, and the westerly lines of Lots 1, 2 and 9, Block 22, where said license for a 10-foot strip of land is granted, and except the westerly line of Lot 14, Block 13 and the northerly line of Lot 1, Block 22 where said license for a 7-foot strip of land is granted, (these easements apply only to land within said subdivision) said license being granted for the use and benefit of all present and future owners of lots in said subdivision; provided, however, that said side lot line easements are granted upon the specific condition that if both said utility companies fail to construct poles, wires or conduits along any of said side lot lines within 36 months of the date hereof, or if any poles, wires or conduits are constructed, but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings, trees, retaining walls or bona fide walls shall be placed in 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.

THE BARON CORPORATION
By: [signature] President
By: [signature] Secretary

PACKERS NATIONAL BANK
By: [signature] Vice President
By: [signature] Cashier

ACKNOWLEDGMENTS OF NOTARY

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 5th day of March, 1976, before me, a notary public, duly commissioned and qualified, in and for said county, appeared David E. Abboud and Anthony Abboud, who are personally known by me to be, respectively, the President and Secretary of THE BARON CORPORATION (a Nebraska Corporation), and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on the 12th day of November, 1979

GENERAL NOTARY STATE OF NEBRASKA JOHN E. SCHAFER Commission Expires November 12, 1979

[signature] Notary Public

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 21st day of March, 1976, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Donald L. Daniels and John E. Knoflet, who are personally known by me to be, respectively, the 1st Vice President and the President of the PACKERS NATIONAL BANK (a Nebraska Corporation), and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on the 21 day of April, 1979

COTTIE BENS General Notary State of Nebraska My Commission Expires Apr 21, 1979

[signature] 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 24 day of March, 1976.

[signature] Deputy

[signature] Douglas County Treasurer

APPROVAL OF CITY ENGINEER

This plat of OAK HEIGHTS THIRD PLATTING is approved by the undersigned City Engineer on this 23rd day of March, 1976.

[signature] City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of OAK HEIGHTS THIRD PLATTING is approved by the City Planning Board of the City of Omaha, Nebraska this 28 day of APRIL, 1976.

[signature] Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of OAK HEIGHTS THIRD PLATTING is approved and accepted by the City Council of Omaha, Nebraska this 27th day of April, 1976.

[signature] Mayor

[signature] City Clerk

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

RECEIVED
1976 JUN 15 PM 2:12
D. BASIL D'ELLE
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA } ss
Douglas County }
Entered in Numerical Index and filed for Record, and Recorded in the Register of Deeds of said County and State of Nebraska in Book 1546 Page 406

Register of Deeds

Deed 43
Book 83-707
Page
Mach 1976 BK 83-777
N.
Compared
Fee $3.00

OMAHA ENGINEERING COMPANY
972 SOUTH 72ND STREET
OMAHA, NEBRASKA 68114
PHONE 402/397-7171
"SPECIALISTS IN LAND PLANNING"