

BOOK **1624** PAGE **165**

OAKDALE WOODS

Lots 1 thru 19 Inclusive

Being a platting of part of the SW $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 27 and part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28 and part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, & part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, all in T15N, R12E of the 6th PM, Douglas County, Nebr.

DEED INDEX 86/9

MTG INDEX 86/9

PLAT 1624/165

**PLAT IN BACK OF BOOK**

#47

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

22 DAY OF May 1979 AT 10:16<sup>A</sup> M. C. HAROLD OSTLER, REGISTER OF DEEDS

✓  
8.76

# OAKDALE WOODS

LOTS 1 THRU 19 INCLUSIVE  
 BEING A PLATTING OF PART OF THE SW 1/4 OF THE SW 1/4  
 OF SEC. 27 & PART OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28  
 & PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 33, & PART OF  
 THE NW 1/4 OF THE NW 1/4 OF SEC. 34, ALL IN T15N, R12E  
 OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.

| CURVE DATA |            |         |         |         |
|------------|------------|---------|---------|---------|
| NO.        | A          | T       | L       | D       |
| 1          | 77°24'07"  | 100.00' | 80.12'  | 135.09' |
| 2          | 168°16'20" | 100.00' | 728.01' | 286.71' |
| 3          | 32°54'18"  | 600.00' | 177.19' | 344.58' |
| 4          | 26°44'11"  | 267.70' | 63.62'  | 124.92' |

| R.O.W. CURVE DATA |           |         |        |
|-------------------|-----------|---------|--------|
|                   |           |         |        |
| 1                 | 15°19'53" | 290.20' | 77.65' |
| 2                 | 11°57'45" | 285.20' | 25.69' |
| 3                 | 49°19'57" | 45.00'  | 20.67' |
| 4                 | 36°01'41" | 45.00'  | 14.63' |

### 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, easements and rods of all curves in the subdivision. I have also placed a monument and rods of all curves in the subdivision. I have also placed a monument and rods of all curves in the subdivision. I have also placed a monument and rods of all curves in the subdivision.

Beginning at the Southeast corner of Lot 16, Timberlane Estates, a subdivision located in said SW 1/4 of the SW 1/4 Section 27, said point also being on the westerly right-of-way line of 95th Street; thence S 45° 24' 47" E (assumed bearing) along said westerly right-of-way line of 95th Street, a distance of 141.20 feet to the Northerly corner of Lot 3, Timberlane Estates, a subdivision located in said SW 1/4 of the SW 1/4 of Section 27, and said SW 1/4 of the SW 1/4 of Section 34; thence S 00° 37' 50" E, along the West line of Lots 3, 2 and 1, Timberlane Estates, a distance of 459.45 feet to the point of intersection of said West line of Lot 1, Timberlane Estates and the Northerly right-of-way line of West Center Road; thence along said Northerly right-of-way line of West Center Road, on the following described course; thence N 79° 11' 10" W, a distance of 160.00 feet; thence N 78° 00' 18" W, a distance of 225.13 feet; thence S 76° 54' 28" W, a distance of 19.33 feet; thence N 11° 54' 54" W, a distance of 34.60 feet; thence S 78° 00' 18" W, a distance of 10.00 feet; thence S 11° 54' 54" W, a distance of 10.40 feet; thence N 76° 54' 28" W, a distance of 190.12 feet; thence S 11° 54' 54" W, a distance of 55.50 feet; thence S 78° 00' 18" W, a distance of 10.00 feet; thence S 11° 54' 54" W, a distance of 55.30 feet; thence N 76° 54' 28" W, a distance of 5.40 feet; thence Northerly, on a curve to the left with a radius of 284.72 feet, a distance of 125.70 feet, said curve having a long chord which bears N 78° 31' 56" W, a distance of 125.70 feet to the point of intersection of said Northerly right-of-way line of West Center Road and the East line of Lot 14, Block 13, Rockbrook, a subdivision located in said SW 1/4 of the SE 1/4 of Section 33 and said SW 1/4 of the SE 1/4 of Section 28; thence N 00° 00' 00" E, along the East line of Lots 14, 13, 12, 11, Block 13, Rockbrook, a distance of 378.18 feet, to the point of intersection of said East line of Lot 11, Block 13, Rockbrook and the South line of said Lot 18, Timberlane Estates, and the westerly extension thereof; thence S 89° 29' 18" E, along said South line of Lot 18, Timberlane Estates, and the westerly extension thereof; a distance of 723.25 feet to the Point of Beginning.

*Don W. Elliott*  
 Don W. Elliott L.S. 205  
 10-5-78 Date

**DEDICATION**

Known by all these presents, I, D. David Slobburg, Trustee, of the property described in the certification of survey and embraced within this plat have caused said land to be subdivided into lots and circles to be numbered and named as shown, said subdivision to be hereinafter known as Oakdale Woods (Lots 1 thru 19 inclusive) on this plat, and I hereby dedicate to the public for public use the streets and circles as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, and M. H. 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 thereover, 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 lines; an eight foot (8') wide strip of land abutting all front 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 rear exterior lots in herein defined as those 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, and I do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all outside streets. 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 5<sup>TH</sup> day of October, 1978.

*D. David Slobburg, Trustee*  
 D. David Slobburg, Trustee

**COUNTY TREASURER'S CERTIFICATE**

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

Date: 10-11-78  
*[Signature]*  
 County Treasurer

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of Oakdale Woods (Lots 1 thru 19 inclusive) as to the Design Standards this 11 day of October, 1978.

*[Signature]*  
 City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 36 of the Omaha Municipal Code.

May 16, 1979  
 Date  
*[Signature]*  
 City Engineer

**ACKNOWLEDGMENT OF NOTARY**

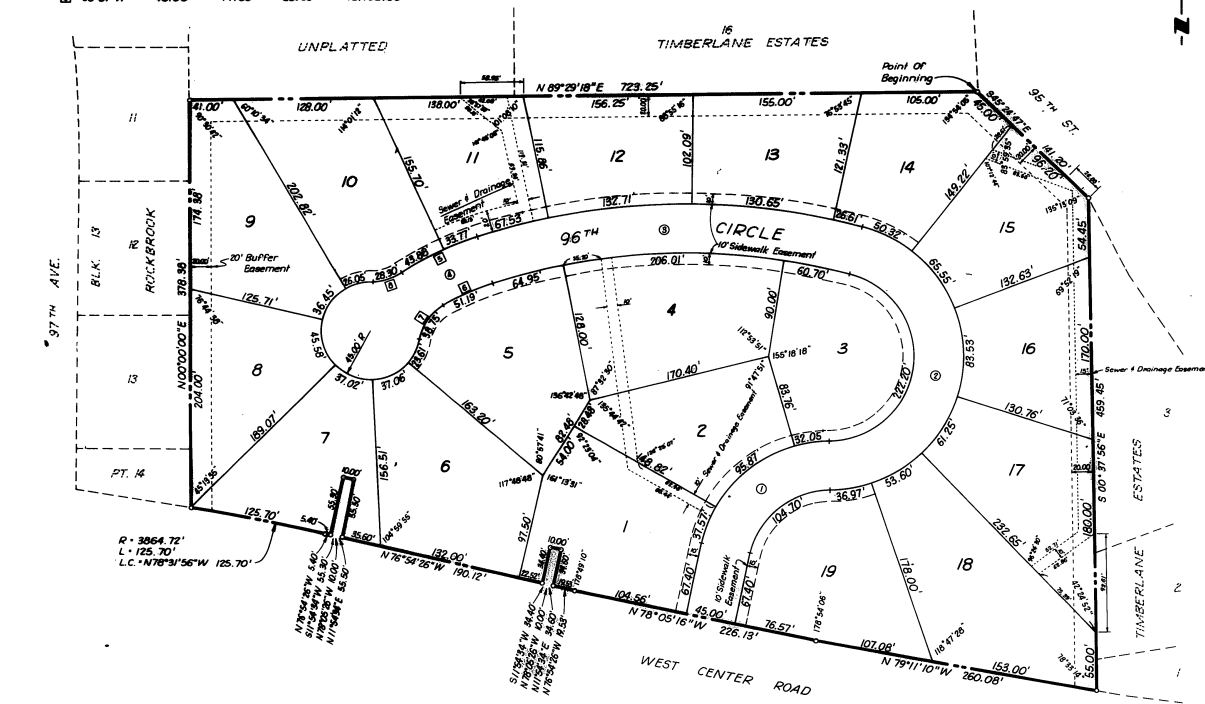
STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF DOUGLAS )

On this 5<sup>TH</sup> day of October, 1978, before me, the undersigned, a Notary Public in and for said County personally came D. David Slobburg, to me personally known to be the identical person to whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

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

*[Signature]*  
 Notary Public

No Commission expires the 14<sup>TH</sup> day of Jan, 1979.



**APPROVAL OF OMAHA CITY PLANNING BOARD**

This plat of Oakdale Woods (Lots 1 thru 19 inclusive) was approved by the City Planning Board on this 11<sup>TH</sup> day of OCTOBER, 1978.

*[Signature]*  
 Chairman of City Planning Board

**OMAHA CITY COUNCIL ACCEPTANCE**

This plat of Oakdale Woods (Lots 1 thru 19 inclusive) was approved by the City Council of Omaha on this 7<sup>TH</sup> day of November, 1978.

*[Signature]*  
 Mayor

*[Signature]*  
 President of Council

ATTEST: *[Signature]*

#491 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 22 DAY OF May, 1979 AT 10:16 AM. C. HAROLD OSTLER, REGISTER OF DEEDS

# BOOK 1624

ELLIOTT & ASSOCIATES  
 OMAHA, NEBR.  
 OAKDALE WOODS  
 FINAL PLAT  
 SHEET 178 OF 180  
 DATE 9-22-78  
 DRAWN BY P.A.R.H.