

PHEASANT RUN RE PLAT III

Lots 1 thru 38 Inclusive

DEED INDEX 86/451

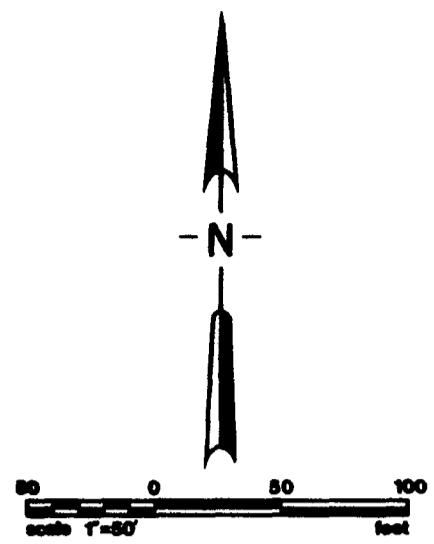
MTG INDEX 86/451

PLAT 1637/659

**PLAT IN BACK OF BOOK**

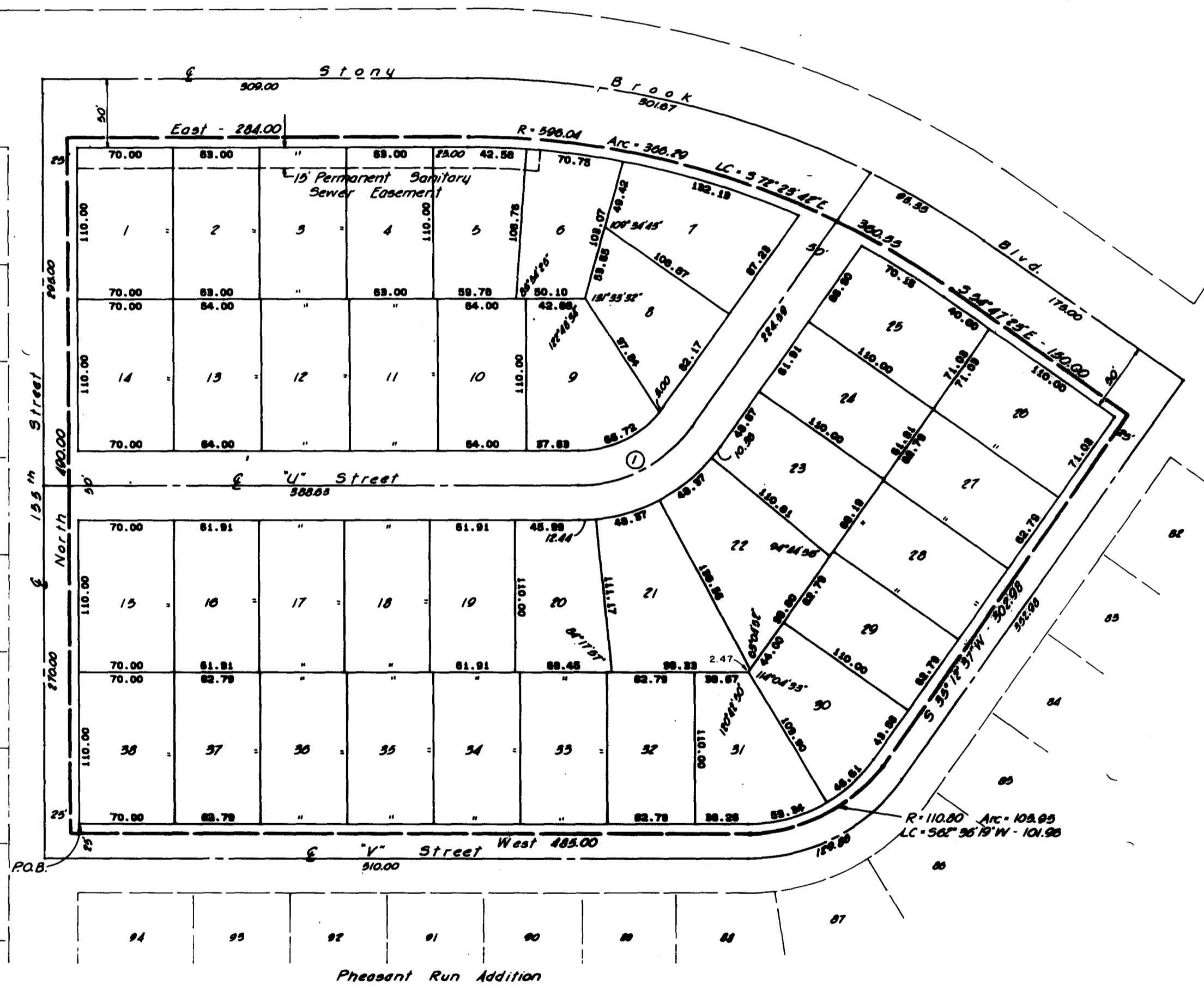
# PHEASANT RUN REPLAT III

Lots 1 thru 38 inclusive, being a replat of Lot 81 Pheasant Run, as platted and recorded, Douglas County, Nebraska.



Lot 800

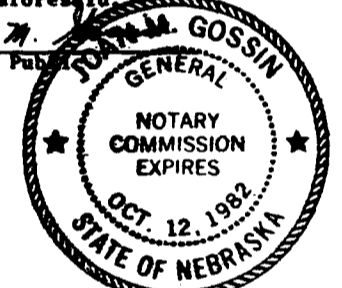
Curve Data  
①  $\Delta = 54^\circ 47' 23''$   
 $R = 100.00$   
 $T = 51.82'$   
 $L = 95.63'$



**DEDICATION**  
Know all men by these presents: THAT Reeder Development Inc., a Nebraska Corporation, sole owner and proprietor of the property described in the Surveyor's Certificate and embraced within this plat, has caused said land to be subdivided into lots and street to be numbered and named as shown, said subdivision to be hereafter known as Pheasant Run Replat III, and does hereby ratify and approve of the disposition of its property as shown on this plat, and does hereby grant the sanitary sewer easement, as shown hereon, to Sanitary and Improvement District No. 241, and does further grant perpetual easements to the Omaha Public Power District and Northwestern 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 line 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 lots is 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. 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, I do hereby set my hand this 6<sup>th</sup> day of June, 1979.  
*Bernard Reeder*  
Reeder Development Inc.  
Bernard Reeder, President

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA } SS  
COUNTY OF DOUGLAS }  
On this 6<sup>th</sup> day of June, 1979, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Bernard Reeder of Reeder Development Inc., personally known to me to be the identical person whose name is affixed to the Dedication of this Plat, and he acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the Corporation.  
Witness my hand and notarial seal the date last aforesaid.  
My commission expires Oct. 12, 1982.  
*John M. Gossin*  
Notary Public



**SURVEYOR'S CERTIFICATE**  
I hereby certify that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points and points of curvature in Pheasant Run Replat III, being a replat of all of Lot 81, Pheasant Run, as platted and recorded, Douglas County, Nebraska, and being further described as follows: Beginning at the S.W. Corner of said Lot 81, thence along the boundary of Lot 81 on the following described courses: NORTH (assumed bearing) 490.00 ft., thence EAST 284.00 ft., thence along a curve to the right with a radius of 595.04 ft., for an arc length of 300.29 ft., with a chord bearing S 72°23'42"E for 350.55 ft., thence S 54°47'23"E 150.00 ft., thence S 35°12'37"W 302.98 ft., thence along a curve to the right with a radius of 110.60 ft., for an arc length of 105.95 ft., with a chord bearing S 62°36'19"W for 101.96 ft., thence WEST 455.00 ft., to the point of beginning. Described tract contains 7.02 acres, more or less.

*William A. Farrell*  
William A. Farrell LS # 330  
Date 6-6-79

**APPROVAL OF CITY ENGINEER**  
I hereby approve this plat of PHEASANT RUN REPLAT III as to the design standards this 7 day of JUNE, 1979.  
*Jeffrey M. Bion*  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code.  
10/29/79  
*John M. Gossin*  
Notary Public

**APPROVAL OF OMAHA CITY COUNCIL**  
This plat of PHEASANT RUN REPLAT III was approved by the City Council of Omaha, this 9 day of June, 1979.  
*John M. Gossin*  
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 on the records of this office, this 6 day of June, 1979.  
*William A. Farrell*  
Douglas County Treasurer

**APPROVAL OF CITY PLANNING BOARD**  
This plat of PHEASANT RUN REPLAT III was approved by the City Planning Board of the City of Omaha, this 13th day of June, 1979.  
*John M. Gossin*  
Chairman, City Planning Board

**APPROVAL OF COUNTY SURVEYOR**  
I hereby reviewed the plat of PHEASANT RUN REPLAT III on this 31st day of October, 1979.  
*John M. Gossin*  
County Surveyor

65 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
31 DAY OF October, 1979 AT 2:13P C. HAROLD OSTLER, REGISTER OF DEEDS 125

FINAL PLAT

L. BLACK & ASSOCIATES  
CONSULTING ENGINEERS - LAND PLANNERS  
14544 W. CENTER RD. SUITE 200 OMAHA, NE 68144 (402) 333-2800

DATE 5-17-79  
DRAWN R.H.