

THE PLANTATION

Lots 1-28 Inclusive

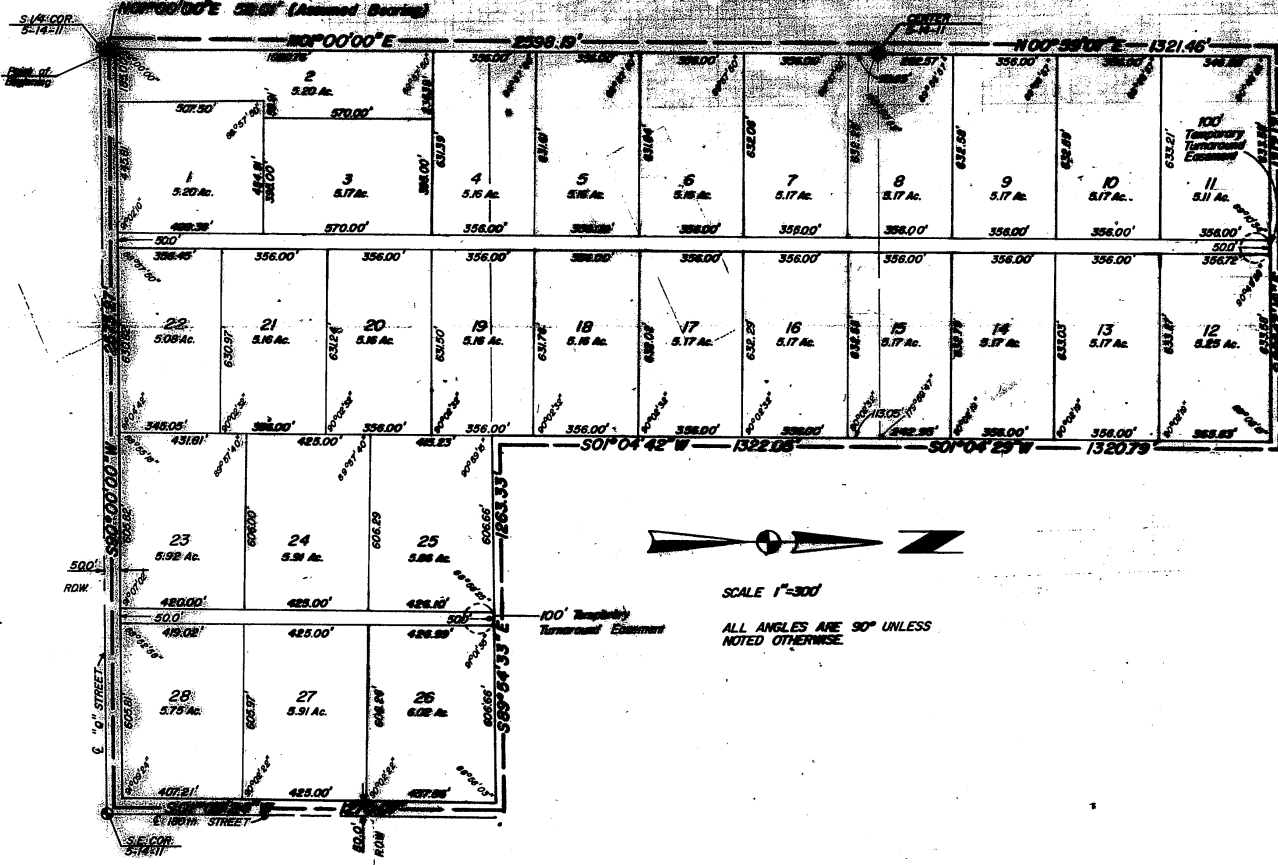
E $\frac{1}{2}$ S5-14 North Range 11

Deeds	84_277
Mtg.	84-277
Plat	1560-13

PLAT IN BACK OF BOOK

THE PLANTATION

AN ADDITION IN THE EAST ONE HALF OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



SCALE 1"=300'

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

WE, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ERNEST H. ROHWER AND ROY J. ROHWER AND PERSONALLY KNOW TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE EXECUTION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

Inez V. Rohwer
INEZ V. ROHWER

Ernest H. Rohwer
ERNEST H. ROHWER

Roy J. Rohwer
ROY J. ROHWER

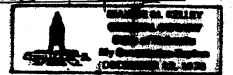
Arnold W. Rohwer
ARNOLD W. ROHWER

Ernest H. Rohwer Exec
ERNEST ROHWER, EXECUTOR OF THE WILL OF ALVIN H. ROHWER, DECEASED

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 23rd DAY OF December, 1946, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ERNEST H. ROHWER AND ROY J. ROHWER AND PERSONALLY KNOW TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE EXECUTION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NEBRASKA
DOUGLAS
ON THIS DAY OF December, 1946, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARNOLD W. ROHWER AND INEZ V. ROHWER AND PERSONALLY KNOW TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE EXECUTION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.



36 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTERED DEEDS FILE IN DOUGLAS COUNTY, NEBRASKA 10,25
28 DAY OF December, 1946. C. HAROLD OSTLER, REGISTER OF DEEDS

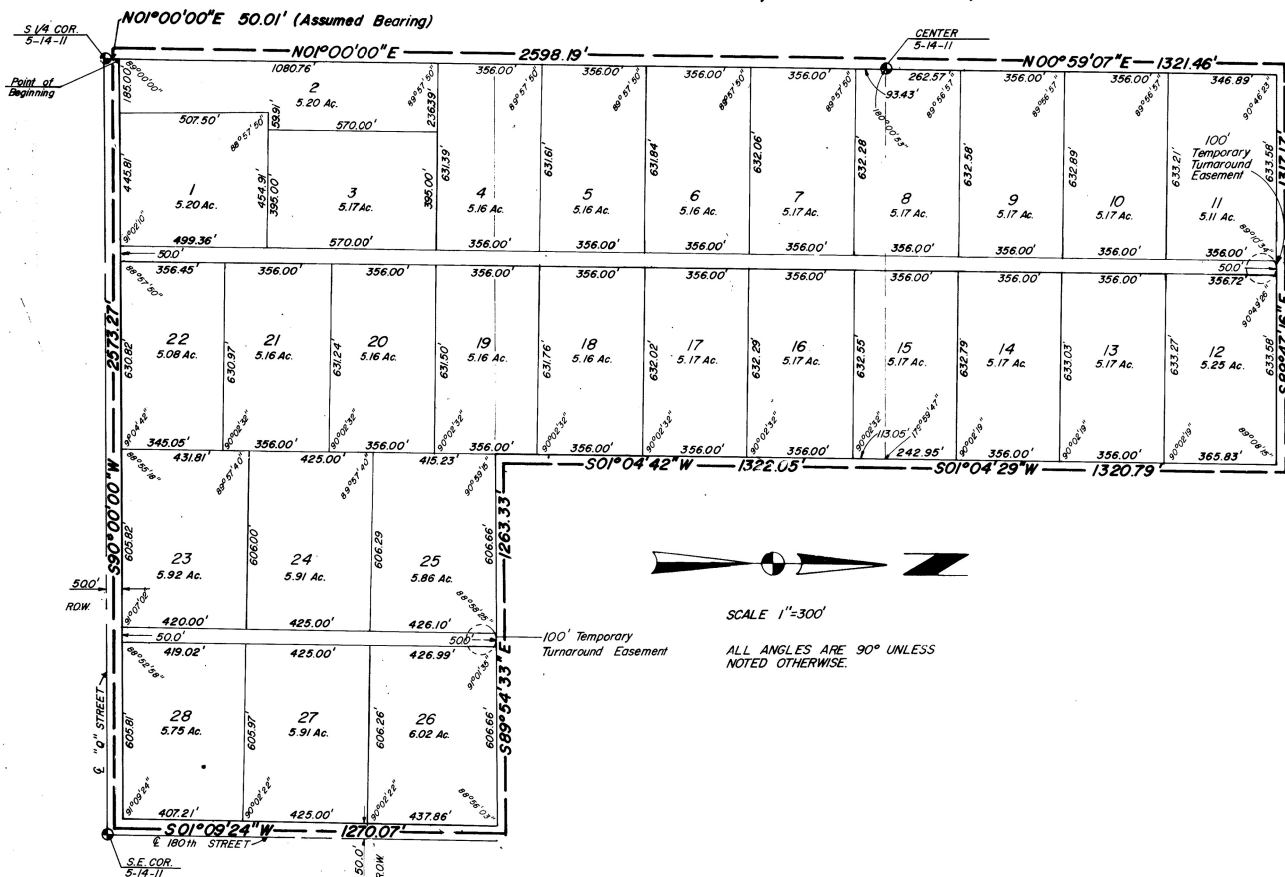


W.B.D. LAND CORP.
1334 Madison
Omaha, Nebraska 68107

Design Engineering, Inc.

LAND SURVEYORS - ENGINEERS - PLANNERS
1103 GALVIN RD. SOUTH - BELLEVUE, NEBRASKA 68006
402-291-6100

THE PLANTATION
 AN ADDITION IN THE EAST ONE HALF OF SECTION
 5, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH
 P.M., DOUGLAS COUNTY, NEBRASKA.



SCALE 1"=300'

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, INEZ V. ROHWER, ERNEST H. ROHWER, ROY J. ROHWER, ARNOLD W. ROHWER AND ERNEST ROHWER, EXECUTOR OF THE WILL OF ALVIN H. ROHWER, DECEASED, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITH THE SURVEYOR'S CERTIFICATE, AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN: SAID ADDITION TO BE HERINAFTER KNOWN AS THE PLANTATION AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. 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 SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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 HEREBY GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 23rd DAY OF December 1976.

Inez V. Rohwer
 INEZ V. ROHWER

Ernest H. Rohwer
 ERNEST H. ROHWER

Roy J. Rohwer
 ROY J. ROHWER

Arnold W. Rohwer
 ARNOLD W. ROHWER

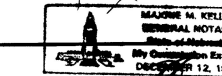
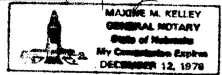
Ernest H. Rohwer, Exec
 ERNEST ROHWER, EXECUTOR OF THE WILL OF ALVIN H. ROHWER, DECEASED

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 23rd DAY OF December, 1976, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ERNEST H. ROHWER AND ROY J. ROHWER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 MY COMMISSION EXPIRES 12-12-78

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 23rd DAY OF December, 1976, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARNOLD W. ROHWER AND INEZ V. ROHWER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 MY COMMISSION EXPIRES 12-12-78



SURVEYOR'S CERTIFICATE
 I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE MADE AN ACCURATE GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND PLACED PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN THE PLANTATION (LOTS 1 THRU 28 INCLUSIVE) AN ADDITION IN THE EAST ONE HALF OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 5, THENCE N01°00'00"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N01°00'00"E A DISTANCE OF 2598.19 FEET TO THE CENTER OF SECTION 5, THENCE N00°59'07"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1321.46 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE S89°47'16"E A DISTANCE OF 1317.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE S01°04'29"W A DISTANCE OF 1320.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE S01°04'42"W A DISTANCE OF 1322.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE S89°54'33"E A DISTANCE OF 1263.33 FEET TO A POINT ON THE WEST R.O.W. LINE OF 180TH STREET, THENCE S01°09'24"W PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SECTION 5, A DISTANCE OF 1270.07, TO A POINT ON THE NORTH R.O.W. LINE OF "Q" STREET, THENCE S90°00'00"W PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SECTION 5, A DISTANCE OF 2573.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 155.01 ACRES.

Doyle A. Wineland
 DOYLE A. WINELAND L.S.223

W & D LAND CORP.
 13314 Madison
 Omaha, Nebraska 68137

Design Engineering, Inc.

LAND SURVEYORS - ENGINEERS - PLANNERS

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