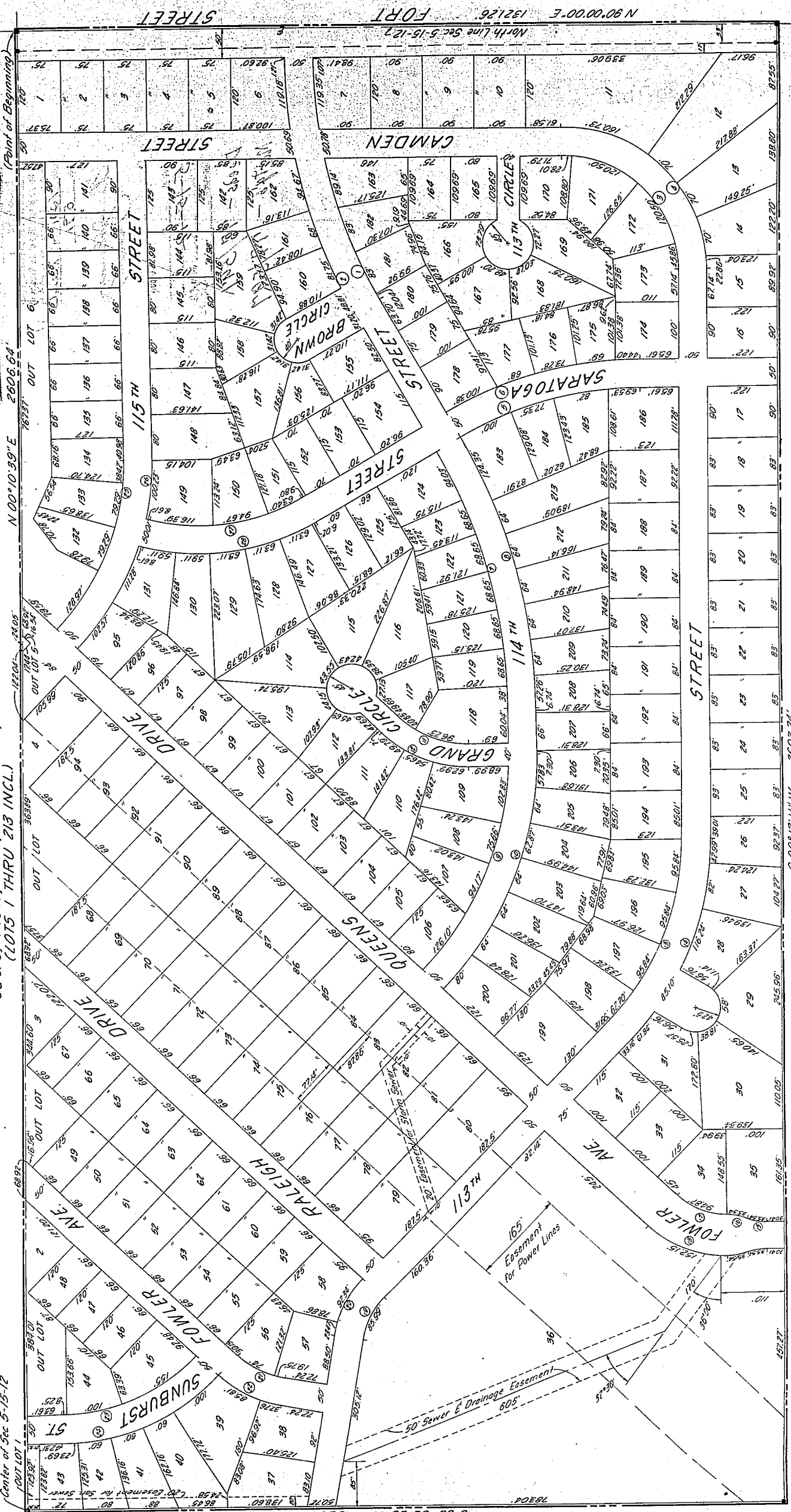


# ROANOKE ESTATES

A SUBDIVISION IN THE N 1/2  
SEC. 5, T15N, R12E, DOUGLAS CO., NEBR.  
(LOTS 1 THRU 213 INCL.)

SCALE 1" = 100'

N 1/4 Cor. Sec. 5-15-12  
(Point of Beginning)



5 89° 57' 28" W 1320.11

CURVE DATA

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

5 00° 12' 11" W 2603.74

CURVE DATA

	$\Delta$	T	R	D	L
1	29°38'19"	223.66'	845.38'	6.7775°	437.31'
2	29°38'19"	236.89'	895.38'	6.3990°	463.18'
3	90°12'11"	200.72'	200.00'	28.6479°	314.87'
4	90°12'11"	250.90'	250.00'	22.9183°	393.59'
5	30°00'00"	168.30'	628.11'	9.1219°	328.88'
6	30°00'00"	181.70'	678.11'	8.4493°	355.06'
7	30°00'00"	243.30'	908.01'	6.3100°	475.44'
8	30°00'00"	256.70'	958.01'	5.9807°	501.61'
9	43°27'49"	220.03'	552.03'	10.3791°	418.76'
10	43°27'49"	239.96'	602.03'	9.5171°	456.69'
11	43°27'49"	72.03'	180.71'	31.7059°	137.08'
12	43°27'49"	87.97'	220.71'	25.9598°	167.43'
13	43°27'49"	184.03'	461.71'	12.4095°	350.24'
14	43°27'49"	203.96'	511.71'	11.1969°	388.18'
15	20°21'51"	17.96'	100.00'	57.2958°	35.54'
16	20°21'51"	17.96'	100.00'	57.2958°	35.54'
17	43°27'49"	50.05'	125.57'	45.8110°	94.87'
18	43°27'49"	79.95'	200.57'	28.5664°	152.15'
19	34°10'00"	44.32'	144.20'	39.7336°	85.99'
20	34°10'00"	59.68'	194.20'	29.5035°	115.80'
21	34°10'00"	48.32'	157.22'	36.4431°	93.75'
22	34°10'00"	63.68'	207.22'	27.6497°	123.57'
23	46°20'00"	139.30'	325.54'	17.6002°	263.25'
24	46°20'00"	160.70'	375.54'	15.2569°	303.69'
25	43°40'00"	171.36'	427.71'	13.3959°	325.97'
26	43°40'00"	191.39'	477.71'	11.9938°	364.08'
27	44°49'29"	144.69'	350.82'	16.3320°	274.46'
28	44°49'29"	165.31'	400.82'	14.2946°	313.58'

FINAL PLAT  
ROANOKE ESTATES

PREPARED BY  
NIXON ENGINEERING CO., INC.  
8316 BLONDO ST. OMAHA, NEBR.

REVISIONS

Drawn By: H.T. Approved By: D.W.E.

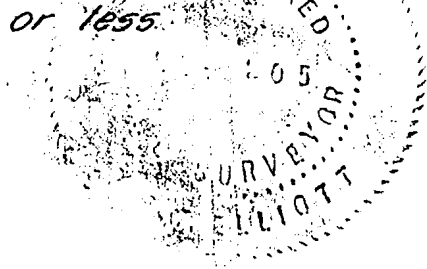
Checked By: L.B. Date: 8-15-66

# SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that the dimensions have been computed for all lots and streets in Roanoke Estates, an addition in the north 1/2 of Section 5, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, said addition being formerly the west 1/2 of the northeast 1/4 of said section 5, more particularly described as follows:

Beginning at the north 1/4 corner of Sec. 5, T15N, R12E of the 6th P.M., thence north 90°00'00" east (assuming the north line of said section 5 to be due east and west) along the centerline of Fort Street, a distance of 1321.26 feet; thence south 00°12'11" west a distance of 2603.74 feet; thence south 89°52'28" west along the east-west 1/4 line of said section 5 a distance of 1320.11 feet to the center of said section 5; thence north 00°10'39" east along the north-south 1/4 line of said section 5 a distance of 2606.64 feet to the point of beginning.

The above described tract contains 78.99 acres more or less.



*Don W. Elliott*

Don W. Elliott  
Registered Land Surveyor  
LS-205

# DEDICATION

Know all men by these presents that we, <sup>Kuno J. Bauermeister and Edna B. Bauermeister, husband and wife,</sup> Dial Construction Company Inc, owners of the property described in the certification of survey and embraced within this plat, have caused said land to be sub-divided into lots and streets, to be numbered and named as shown, said sub-division to be hereafter known as Roanoke Estates 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, 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 thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service, over, upon or under a five (5) foot strip of land adjoining the rear and side boundary lines of all lots in Roanoke Estates.

In witness whereof we do set our names this 23 day of Aug., 1966.

*Kuno J. Bauermeister*

Kuno J. Bauermeister

*Edna B. Bauermeister*

Edna B. Bauermeister

*Ewel J. Karnes*

Dial Construction Co. Inc.  
Ewel J. Karnes, President

*Donald F. Day*

Donald F. Day, Secretary

# ACKNOWLEDGEMENT OF NOTARY

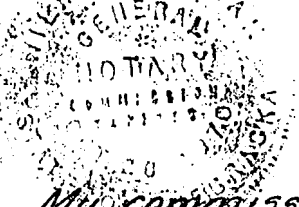
State of Nebraska } 59  
County of Douglas }

On this 23 day of Aug. A.D. 1966, before a Notary Public, duly commissioned and qualified in and for said county, came <sup>Kuno, J. Bauermeister and Edna, B. Bauermeister, husband and wife,</sup> Ewel J. Karnes, President, and Donald F. Day, Secretary, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat as owners of the property described in the surveyor's certificate on this plat and they acknowledged the execution thereof said dedication to be their voluntary act and deed.

Witness my hand and notarial seal at Omaha, Nebraska in said county, the date last aforesaid.

Wilma J. Bolan  
Notary Public

My commission expires on the 26 day of Oct., 1970

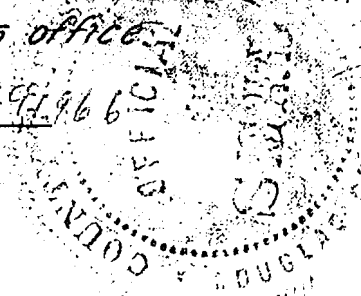


### COUNTY TREASURER'S CERTIFICATE

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.

Date: August 23, 1966

Sam J. Housh  
County Treasurer



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Roanoke Estates (Lots 1 thru 213 inclusive, and out Lots 1 thru 6 inclusive) this 14 day of SEPT, 1966.

Burd W. Nelson

ACTING City Engineer

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of Roanoke Estates (Lots 1 thru 213 inclusive, and out lots 1 thru 6 inclusive) was approved by the City Council of Omaha, on this 4th day of October, 1966.

W. Hansen

Mayor

Attest: Mary Gallagher  
City Clerk

W. F. Jacobson  
President of Council

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Roanoke Estates (Lots 1 thru 213 inclusive, and out lots 1 thru 6 inclusive) was approved by the City Planning Board on this 14th day of SEPTEMBER, 1966

Quinn D. Marston  
Chairman of the City Planning Board