

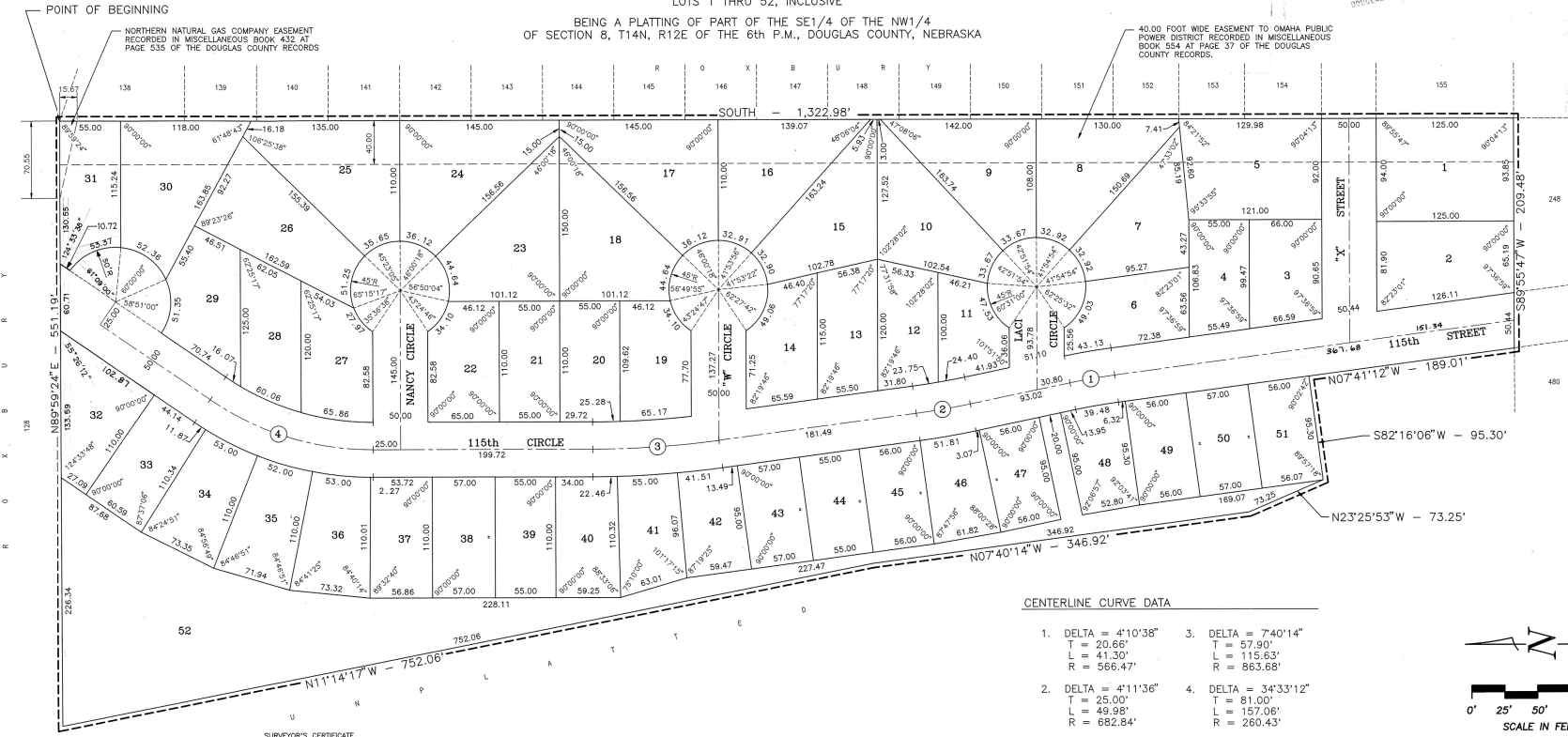
ROXBURY WEST

LOTS 1 THRU 52, INCLUSIVE

BEING A PLATTING OF PART OF THE SE1/4 OF THE NW1/4 OF SECTION 8, T14N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA

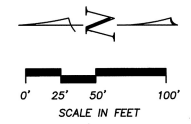
RECEIVED
 Dec 30 11 29 AM '92
 CLERK OF DISTRICT COURT
 DOUGLAS COUNTY, NE

1922
 N 11-14-91
 136
 DEL MC
 OF R. H. COMP. FILE



CENTERLINE CURVE DATA

1. DELTA = 4°10'38"	3. DELTA = 7°40'14"
T = 20.66'	T = 57.90'
L = 41.30'	L = 115.63'
R = 566.47'	R = 863.68'
2. DELTA = 4°11'36"	4. DELTA = 34°33'12"
T = 25.00'	T = 81.00'
L = 49.98'	L = 157.06'
R = 682.84'	R = 260.43'



I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE PROPERTY HEREIN DESCRIBED AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT A BOND WILL BE FOSTERED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ROXBURY WEST, LOTS 1 THRU 52 INCLUSIVE, SAID SUBDIVISION BEING A PLATTING OF PART OF THE SE1/4 OF THE NW1/4 OF SECTION 8, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE1/4, THENCE SOUTH 1322.98 FEET ON THE EAST LINE OF SAID SE1/4; THENCE S88°55'47"W 209.48 FEET ON THE SOUTH LINE OF SAID SE1/4; THENCE N07°41'12"W 189.01 FEET; THENCE S82°16'06"W 95.30 FEET; THENCE N23°25'53"W 73.25 FEET; THENCE N07°40'14"W 346.92 FEET; THENCE N11°14'17"W 752.06 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4; THENCE N89°59'24"E 551.19 FEET TO THE POINT OF BEGINNING.

December 7, 1991
 DATE

William P. Dornier
 WILLIAM P. DORNER, NEBRASKA R.L.S. NO. 217



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROXBURY WEST, INC. (A NEBRASKA CORPORATION), BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS ROXBURY WEST, AND WE DO HEREBY DEDICATE AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYES 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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. I DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 TEN (10) FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE AND REAR BOUNDARY LOT LINES. PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, SIDEWALKS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF _____ SS
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF DECEMBER 1991, BY HENRY J. SUBBECK, PRESIDENT OF ROXBURY WEST, INC., A CORPORATION, ON BEHALF OF SAID CORPORATION.

Joseph C. Franco
 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, AS OF THIS 2ND DAY OF JANUARY 1992.

Sam D. Hull
 DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF ROXBURY WEST ON THIS 2ND DAY OF JANUARY, 1992.

Ray Johnson
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

APPROVAL OF CITY PLANNING BOARD
 THIS PLAT OF ROXBURY WEST WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 4TH DAY OF JANUARY, 1992.

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF ROXBURY WEST WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 3RD DAY OF MARCH, 1992.

REVIEW BY DOUGLAS COUNTY ENGINEER
 THIS PLAT OF ROXBURY WEST WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON THIS 6TH DAY OF DECEMBER 1991.



ROXBURY WEST, INC.
 BY: *Henry J. Subbeck* TITLE: *P.O.*

AS SHOWN
 SCALE 11-14-91
 DATE
 DRAWN BY RAH
 CHECKED BY WPD
 SURVEYOR

ROXBURY WEST
 FINAL PLAT

2 THOMPSON, DREESEN & DORNER
 Consulting Engineers & Land Surveyors
 OMAHA, NEBRASKA 68154
 TELEPHONE: (402) 338-9860

JOB NUMBER
 734-105