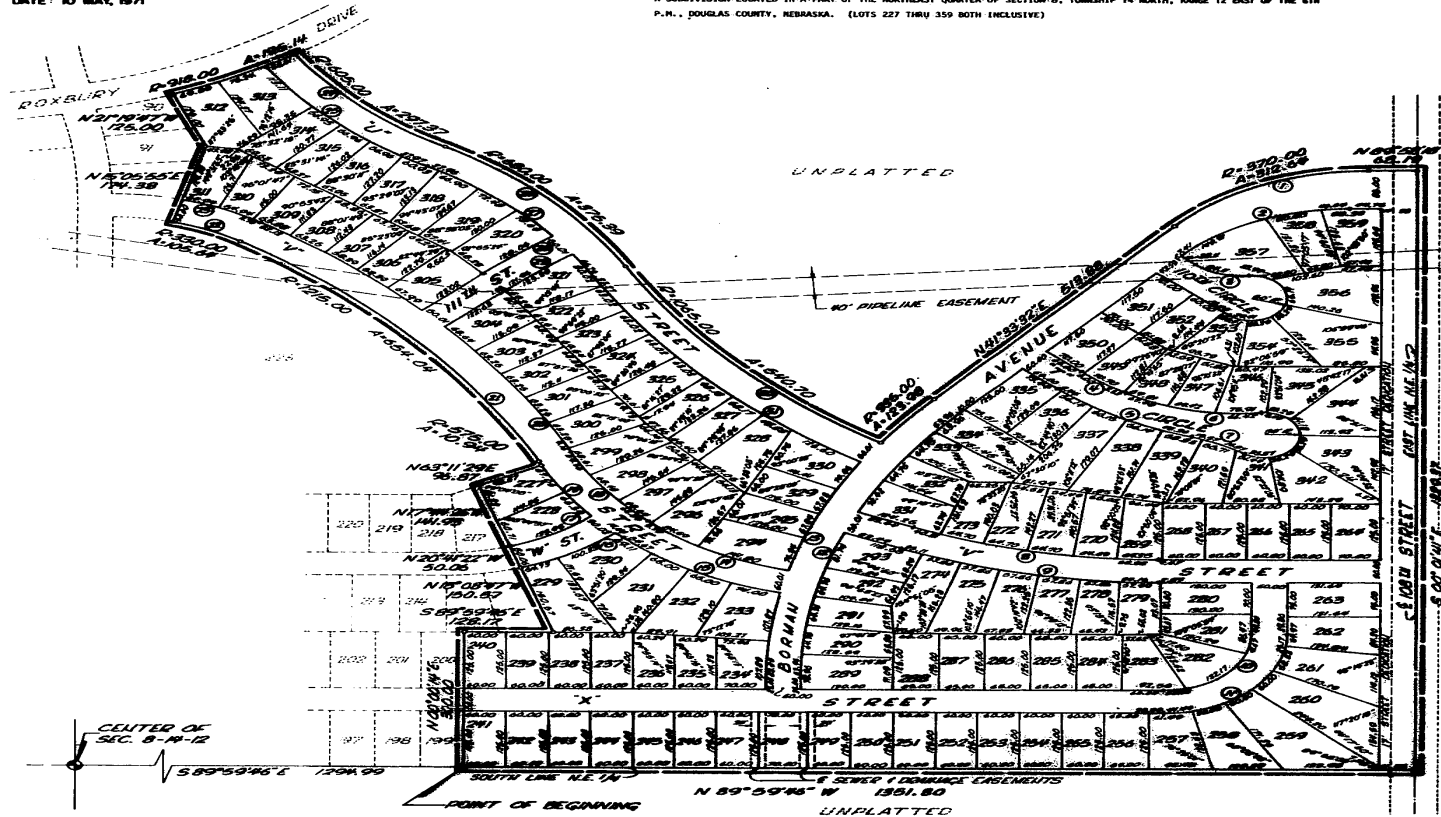


# ROXBURY



ERROR OF CLOSURE 1 IN 10,000  
 DWS. NO. 372-71A  
 DATE: 10 MAY, 1971

A SUBDIVISION LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. (LOTS 227 THRU 359 BOTH INCLUSIVE)



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE WITHIN PLAN AND THAT A MOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS ROXBURY LOTS 227 THRU 359 BOTH INCLUSIVE AND IS LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8, THENCE SOUTH 89°59'46" EAST (ASSUMED BEARING) A DISTANCE OF 1294.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" EAST A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°59'46" EAST A DISTANCE OF 126.17 FEET; THENCE NORTH 19°00'47" WEST A DISTANCE OF 150.57 FEET; THENCE NORTH 20°41'22" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 17°44'18" WEST A DISTANCE OF 141.93 FEET; THENCE NORTH 63°11'29" EAST A DISTANCE OF 96.87 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A 625.00 FOOT RADIUS CURVE TO THE LEFT (WITH A CHORD BEARING OF NORTH 26°15'47" WEST AND A CHORD LENGTH OF 10.94 FEET) AN ARC LENGTH OF 10.94 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ON A 1215.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 654.04 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 105.64 FEET; THENCE NORTH 15°05'55" EAST A DISTANCE OF 174.38 FEET; THENCE NORTH 21°19'47" WEST A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF MAY LINE OF ROXBURY DRIVE; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ON A 918.00 FOOT RADIUS CURVE TO THE LEFT AND ARC LENGTH OF 195.14 FEET; THENCE SOUTHEASTERLY ON A 605.00 FOOT RADIUS CURVE TO THE LEFT (WITH A CHORD BEARING OF SOUTH 46°01'48" EAST AND A CHORD LENGTH OF 294.39 FEET) AN ARC LENGTH OF 297.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ON A 680.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 375.39 FEET TO A POINT OF RELEASE CURVATURE; THENCE SOUTHEASTERLY ON A 1065.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 540.70 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A 935.00 FOOT RADIUS CURVE TO THE RIGHT (WITH A CHORD BEARING OF NORTH 37°45'39" EAST AND A CHORD LENGTH OF 123.89 FEET) AN ARC LENGTH OF 123.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°33'32" EAST A DISTANCE OF 513.88 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 370.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 312.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°58'18" EAST A DISTANCE OF 68.19 FEET TO THE CENTERLINE OF 140TH STREET; THENCE SOUTH 00°01'41" EAST ALONG SAID CENTERLINE A DISTANCE OF 1329.37 FEET; THENCE NORTH 89°01'46" WEST A DISTANCE OF 1351.80 FEET TO THE POINT OF BEGINNING.

DATE: 10 May 1971  
 [Signature] LAWYER

**DEDICATION:**

FROM ALL MEN BY THESE PRESENTS: THAT WE MADeline JACOBSON PROPERTIES, INC., A NEBRASKA CORPORATION, MADeline JACOBSON, PRESIDENT, AND SIGNAL HILL PARK, INC., A NEBRASKA CORPORATION, MADeline JACOBSON, PRESIDENT, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAN HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS ROXBURY, THE LOTS NUMBERED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAN, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREIN. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ABOVE AS APPEARS ON THIS PLAN IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HAND THIS 10 DAY OF May A.D., 1971.

MADeline JACOBSON PROPERTY (S), INC.

SIGNAL HILL PARK, INC.

[Signature] MADeline JACOBSON, PRESIDENT  
 [Signature] Dale H. Schmeider, SECRETARY

[Signature] MADeline JACOBSON, PRESIDENT  
 [Signature] Dale H. Schmeider, SECRETARY

**ACKNOWLEDGEMENT OF NOTARY:**

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS  
 ON THIS 10 DAY OF May A.D., 1971, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY PERSONALLY CAME MADeline JACOBSON, PRESIDENT OF MADeline JACOBSON PROPERTIES, INC., AND PRESIDENT OF SIGNAL HILL PARK, INC., BOTH CORPORATIONS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAN AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS AND THE SEALS OF SAID CORPORATIONS WERE THERETO AFFIXED BY THEIR AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 10 DAY OF July A.D., 1972

**ADOPTING ORDINANCE:**

I CERTIFY THAT THE LINES OF GRADING AND IN ACCORDANCE WITH CHAPTER 66.04 OF THE OMAHA MUNICIPAL CODE, A MOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE OBSERVING OF THE WITHIN SUBDIVISION AS REQUIRED BY SAID ORDINANCE.

DATE: May 26, 1971

[Signature] REGISTERED ENGINEER - 2497

**COUNTY CLERK:**

THIS PLAN IS SUBJECT TO ANY REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAN AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: [Signature] COUNTY CLERK

**APPROVAL OF OMAHA CITY ENGINEER:**

I HEREBY APPROVE OF THIS PLAN OF ROXBURY LOTS 227 THRU 359 BOTH INCLUSIVE ON THIS 10 DAY OF May A.D., 1971.

**APPROVAL OF OMAHA CITY COUNCIL:**

THIS PLAN OF ROXBURY LOTS 227 THRU 359 BOTH INCLUSIVE HAS BEEN APPROVED BY THE OMAHA CITY COUNCIL ON THIS 3rd DAY OF May A.D., 1971.

**APPROVAL OF OMAHA CITY PLANNING BOARD:**

THIS PLAN OF ROXBURY LOTS 227 THRU 359 BOTH INCLUSIVE HAS BEEN APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 10 DAY OF May A.D., 1971.

NO.	DELTA	T	R	D	L
1.	48°28'46"	166.33	370.00	15.48534	372.64
2.	48°24'49"	148.30	330.00	17.36229	278.09
3.	48°11'21"	44.72	188.00	57.29597	86.11
4.	08°43'10"	39.10	480.00	12.48881	78.02
5.	28°43'42"	111.01	510.00	11.23488	228.13
6.	38°53'51"	105.18	299.50	19.13886	203.33
7.	16°58'54"	43.73	299.50	19.13886	86.85
8.	23°00'48"	182.20	605.00	6.40176	399.40
9.	23°00'48"	182.20	605.00	6.40359	378.57
10.	90°01'56"	129.07	129.00	45.82662	196.42
11.	90°01'56"	179.10	179.00	52.74094	274.99
12.	41°23'19"	335.78	685.00	6.47410	641.67
13.	41°23'19"	354.75	635.00	6.12780	628.13
14.	30°14'48"	118.91	480.00	13.80174	232.88
15.	30°14'48"	132.43	480.00	11.60238	238.67
16.	24°27'01"	78.73	383.37	15.76285	198.88
17.	24°27'01"	60.00	318.37	18.28383	136.96
18.	20°48'34"	96.90	400.00	18.81287	188.80
19.	20°48'34"	108.68	378.00	9.88447	288.89
20.	30°15'23"	368.24	1285.00	6.42832	688.89
21.	30°15'23"	328.119	1210.00	6.72670	688.89
22.	18°00'00"	630.27	600.00	18.49788	600.00
23.	18°00'00"	631.24	600.00	9.40888	600.00
24.	30°15'23"	151.078	600.00	9.76765	381.05
25.	30°15'23"	188.200	380.00	6.42832	380.00
26.	37°57'08"	182.43	400.00	6.42832	380.00
27.	37°57'08"	178.44	400.00	6.40488	387.77
28.	48°00'14"	64.010	180.00	6.40488	180.00
29.	48°00'14"	47.000	180.00	6.72888	181.88
30.	48°00'14"	876.73	1800.00	6.37888	1800.00
31.	48°00'14"	1800.00	1118.00	6.12888	1800.00



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 FILED IN NUMERICAL INDEX FOR RECORD IN THE CITY OF OMAHA  
 DAY OF September 11 A.D. 1971  
 36.56