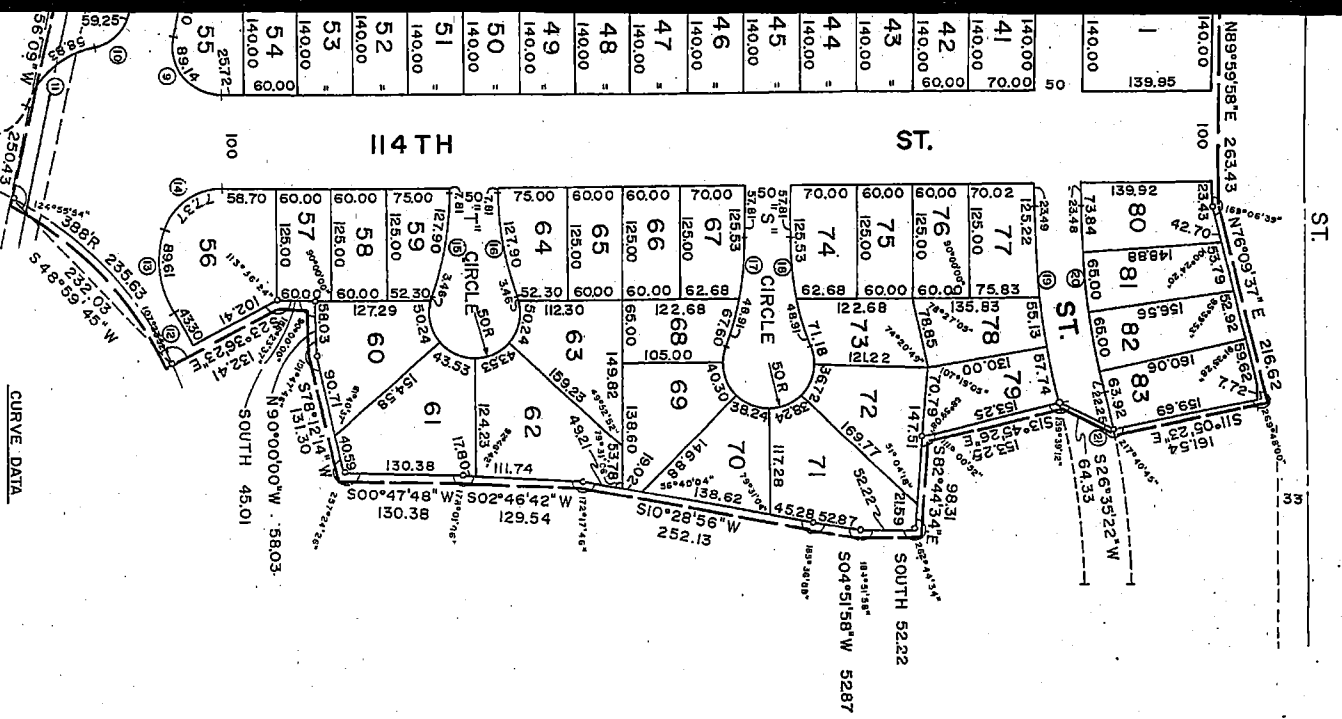




# O X B U R Y

A SUBDIVISION LOCATED IN THE NORTHEAST  
 QUARTER OF THE NORTHWEST QUARTER AND  
 THE NORTHEAST QUARTER OF SECTION 8,  
 T-14-N, R-12-E OF THE 6TH P.M., DOUGLAS  
 COUNTY, NEBRASKA. LOTS 1 THRU 83.



PRELIMINARY PLAT APPROVED

CURVE DATA

NO.	Δ	I	R	D	L
1	89°58'51"	149.95	150.00	38.1972	235.87
2	89°58'51"	99.97	100.00	57.2958	157.05
3	21°25'06"	69.00	312.00	18.3640	116.63
4	21°25'06"	69.00	312.00	18.3640	116.63
5	21°25'06"	69.00	312.00	18.3640	116.63
6	21°25'06"	69.00	312.00	18.3640	116.63
7	77°50'56"	103.37	129.00	47.7823	173.9
8	77°50'56"	143.75	178.00	32.1886	241.85
9	102°09'07"	61.91	50.00	114.5916	89.14
10	67°53'38"	33.66	100.00	114.5916	59.25
11	60°34'03"	58.40	100.00	57.2958	105.71
12	11°50'02"	43.32	418.00	13.7071	86.33
13	51°29'42"	48.07	100.00	57.2958	99.61
14	68°11'46"	44.00	69.00	88.4419	116.27
15	21°25'06"	69.00	312.00	18.3640	116.63
16	21°25'06"	69.00	312.00	18.3640	116.63
17	21°25'06"	69.00	312.00	18.3640	116.63
18	21°25'06"	69.00	312.00	18.3640	116.63
19	13°44'18"	107.82	895.00	6.4018	214.60
20	13°44'18"	107.82	895.00	6.4018	202.61
21	13°45'25"	107.96	895.00	6.4018	214.39


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY :  
 THAT WE HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN ROXBURY, A SUBDIVISION LOCATED IN A PART OF A 40 ACRE TRACT AS DESCRIBED IN DEED BOOK NUMBER 1248, PAGE 235 IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE, SAID 40 ACRE TRACT ALSO KNOWN AS A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTH-EAST QUARTER SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH PM., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE SOUTH (ASSUMED BEARING) ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH  $89^{\circ}59'58''$  EAST ALONG THE INTERSTATE 80 HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 263.43 FEET; THENCE NORTH  $76^{\circ}09'37''$  EAST A DISTANCE OF 216.62 FEET; THENCE SOUTH  $11^{\circ}05'23''$  EAST A DISTANCE OF 161.54 FEET; THENCE SOUTH  $26^{\circ}35'22''$  WEST A DISTANCE OF 64.33 FEET; THENCE SOUTH  $13^{\circ}45'26''$  EAST A DISTANCE OF 153.25 FEET; THENCE SOUTH  $82^{\circ}44'34''$  EAST A DISTANCE OF 98.31 FEET; THENCE SOUTH ALONG THE EASTERLY PERIMETER LINE OF SAID 40 ACRE TRACT A DISTANCE OF 52.22 FEET; THENCE SOUTH  $04^{\circ}51'58''$  WEST A DISTANCE OF 52.87 FEET; THENCE SOUTH  $10^{\circ}28'56''$  WEST A DISTANCE OF 252.13 FEET; THENCE SOUTH  $02^{\circ}46'42''$  WEST A DISTANCE OF 129.54 FEET; THENCE SOUTH  $00^{\circ}47'48''$  WEST A DISTANCE OF 130.38 FEET; THENCE SOUTH  $78^{\circ}12'14''$  WEST A DISTANCE OF 131.30 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST A DISTANCE OF 58.03 FEET; THENCE SOUTH 45.01 FEET; THENCE SOUTH  $23^{\circ}36'23''$  EAST A DISTANCE OF 132.41 FEET; THENCE SOUTHWESTERLY ON A 388.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 235.63 FEET; THENCE NORTH  $75^{\circ}56'09''$  WEST ALONG THE SOUTH PERIMETER LINE OF SAID 40 ACRE TRACT A DISTANCE OF 250.43 FEET; THENCE SOUTH  $69^{\circ}58'06''$  WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST OF SAID SECTION 8 A DISTANCE 890.81 FEET; THENCE NORTH  $08^{\circ}51'00''$  EAST ALONG THE INTERSTATE 80 RIGHT OF WAY LINE A DISTANCE OF 1237.63 FEET; THENCE NORTH  $89^{\circ}58'51''$  EAST ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 700.40 FEET TO THE POINT OF BEGINNING.

GOLLEHON & SCHEMMER, INC.

DATE OCTOBER 4, 1965

  
 REGISTERED LAND SURVEYOR T. S. 1225

DEDICATION

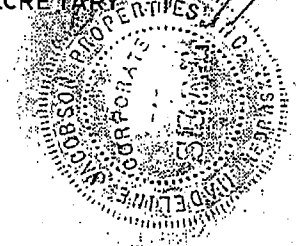
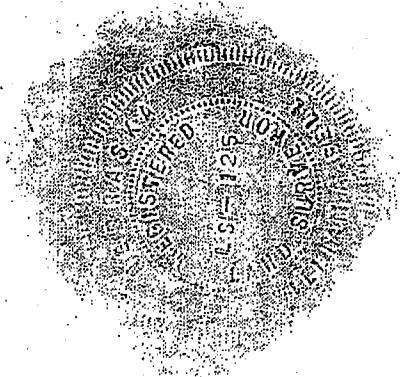
KNOW ALL MEN BY THESE PRESENTS; THAT WE MADELINE JACOBSON PROPERTIES, INC., A NEBRASKA CORPORATION, MADELINE JACOBSON, PRESIDENT, BEING SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, 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 PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREIN. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN THE NE 1/4 OF THE NW 1/4 & A PART OF THE NE 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AS APPEARS ON THIS PLAT IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ABOVE AND MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDER-SIGNED OWNER AND PROPRIETOR;

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HAND THIS 4<sup>TH</sup> DAY OF October A. D., 1965

MADELINE JACOBSON PROPERTIES, INC.

*Madelaine Jacobson*  
MADELINE JACOBSON, president

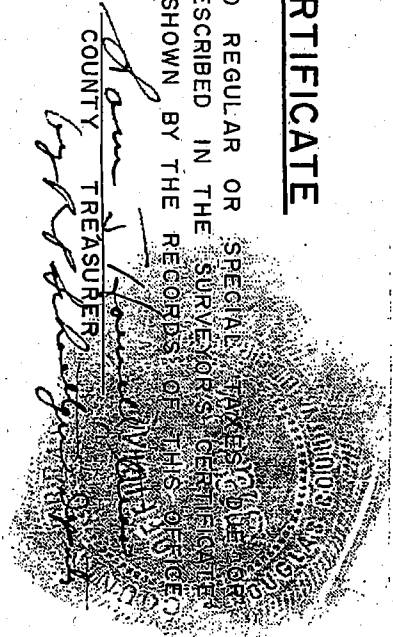
*Carroll J. ...*  
SECRETARY



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXABLE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Sept 28 1965



APPROVAL OF OMAHA CITY ENGINEER

I HEREBY APPROVE OF THIS PLAT OF ROXBURY ON THIS 29<sup>th</sup> DAY OF October A.D., 1965.

[Signature]  
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ROXBURY WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 10<sup>th</sup> DAY OF NOVEMBER A.D., 1965.

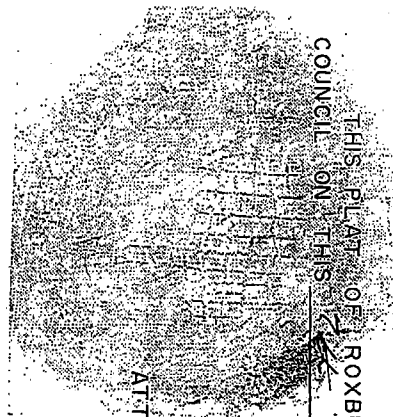
[Signature]  
CHAIRMAN OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF ROXBURY WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 10<sup>th</sup> DAY OF NOVEMBER A.D., 1965.

[Signature]  
PRESIDENT OF COUNCIL

[Signature]  
CITY CLERK



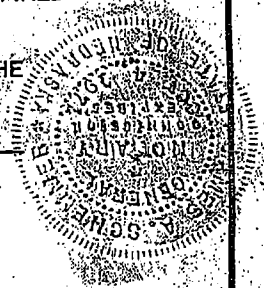
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) (S.S.

ON THIS 4<sup>TH</sup> DAY OF OCT. A.D., 1965, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME MADELINE JACOBSON, PRESIDENT OF MADELINE JACOBSON PROPERTIES, INC., A CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY.

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

*James B. Schumme*  
\_\_\_\_\_  
NOTARY PUBLIC



MY COMMISSION EXPIRES ON THE 4 DAY OF OCT A.D., 1971

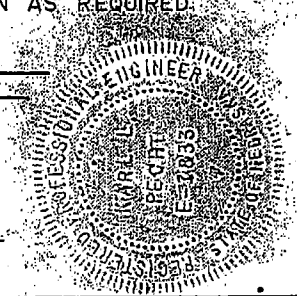
 **GOLLEHON & SCHEMMER INC.**  
ENGINEERS · PLANNERS · ARCHITECTS  
4660 SO. 60TH AVE - OMAHA, NEBRASKA 68117 - PHONE 733-3254

**GRADING ACKNOWLEDGEMENT**

I CERTIFY THAT IN LIEU OF COMPLETION OF GRADING AND IN ACCORDANCE WITH CHAPTER 56.04 OF THE OMAHA MUNICIPAL CODE, A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE GRADING OF THE WITHIN SUBDIVISION AS REQUIRED BY SAID ORDINANCE.

DATE 10-8-65

*Karl J. Pelt*  
\_\_\_\_\_  
REGISTERED ENGINEER E- 1833



DOUGLAS COUNTY  
SURVEYOR'S OFFICE  
*M. E. Miller*

ORIGINAL

FILED IN SUBSEQUENT INDEX AND RETURNED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
21 DAY *W. S. Miller* 19 65 AT *H. O. S. P.* M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

31.00