

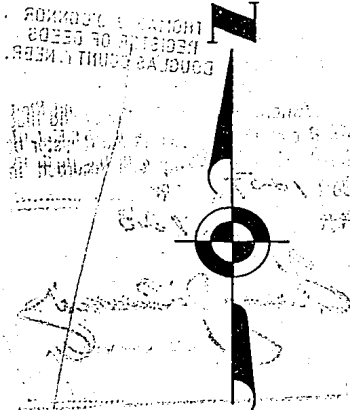
ROYAL WOOD ESTATES

A SUBDIVISION LOCATED IN THE S.W. 1/4 OF SECTION 30,
TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA, AND A REPLAT OF LOTS
14, 15, 27, 28, 29 AND 48, ROYAL WOOD ESTATES, A PLATTED
AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBR.

LOTS 113 THRU 130 INCL.
LOTS 146 THRU 157 INCL.
LOTS 500 THRU 504 INCL.

HIGHLAND COUNTRY CLUB

TENTATIVE PLAT
APPROVED



ERROR OF CLOSURE: 1' IN 10,000'
MAY 28, 1965

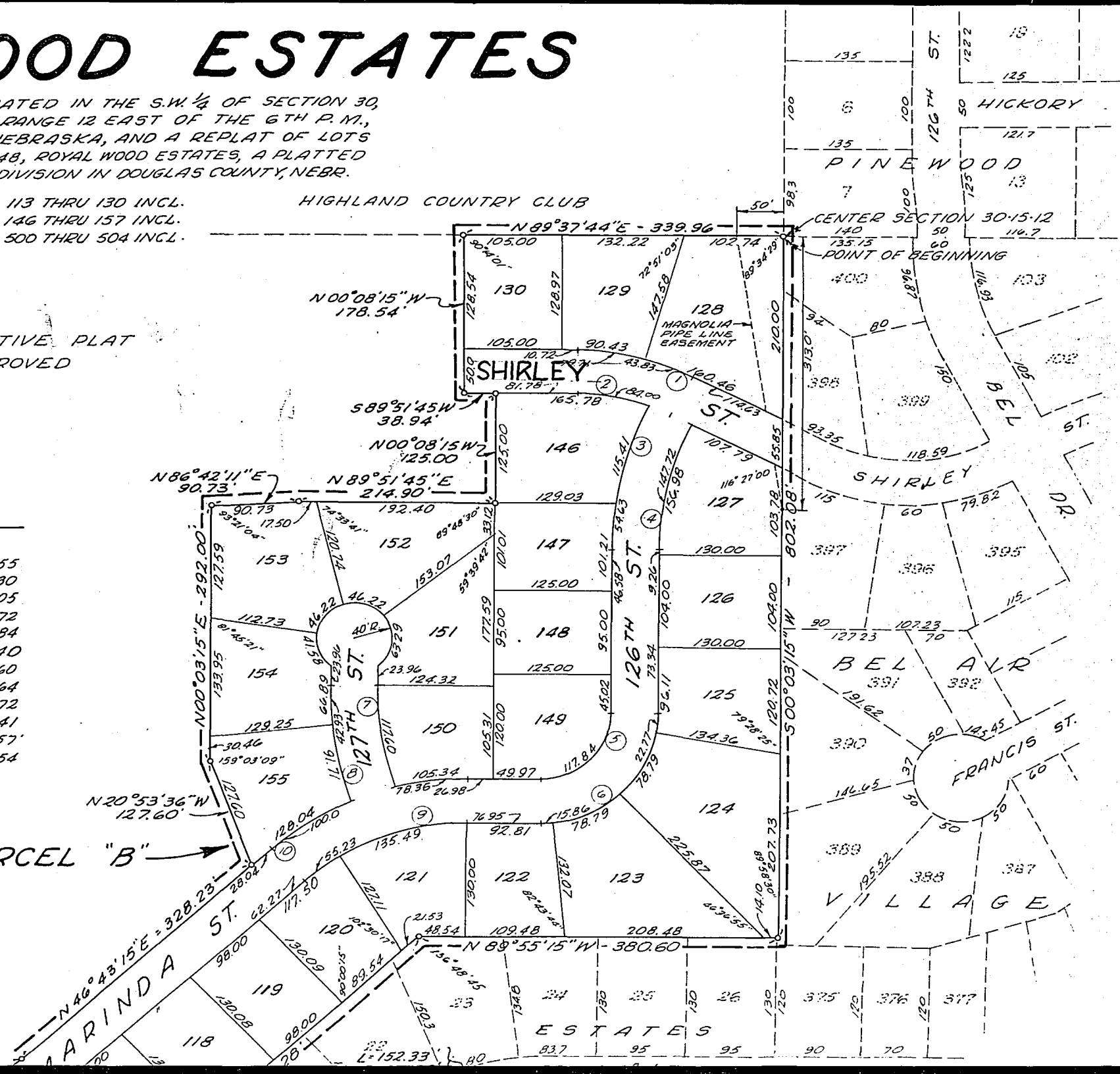
CURVE DATA

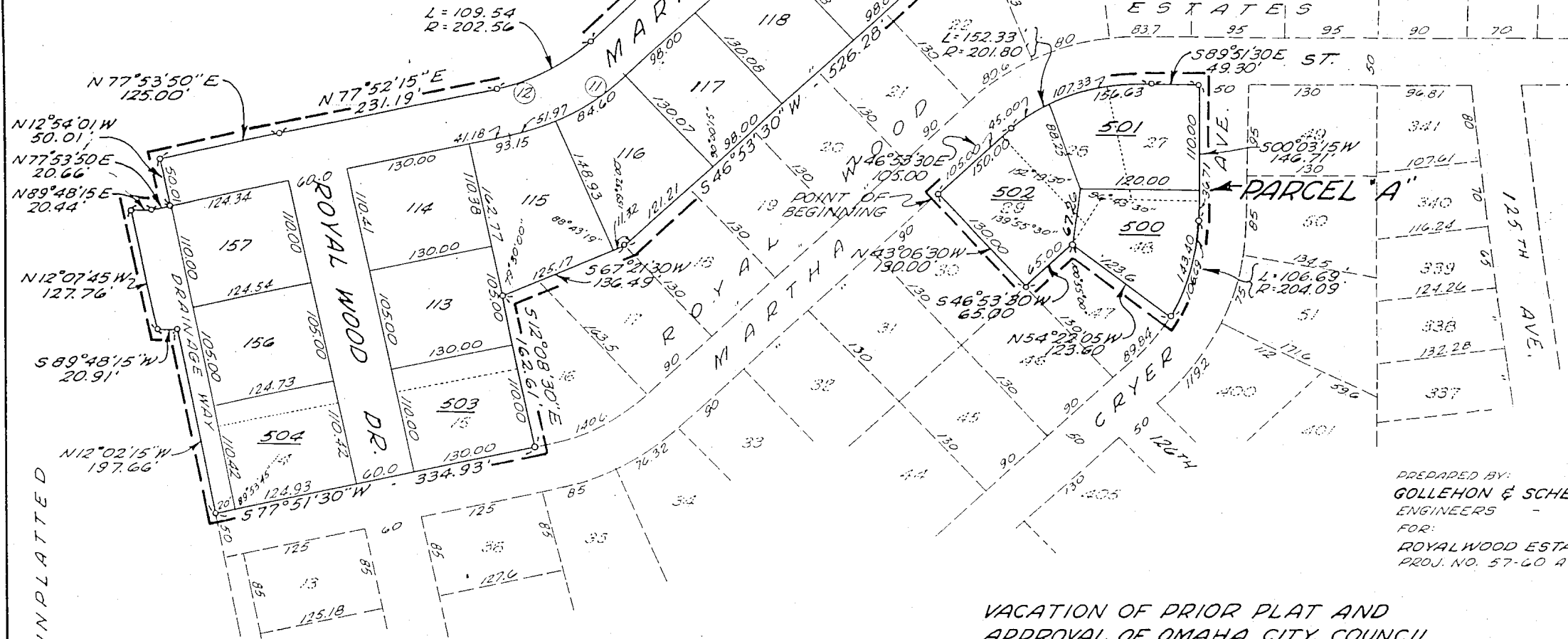
	Δ	R	T	D	L
1.	26° 38' 30"	270.00	63.93	21.2207	125.55
2.	26° 38' 30"	220.00	52.09	26.0435	102.30
3.	26° 19' 56"	370.00	86.55	15.4853	170.05
4.	26° 27' 00"	320.00	75.20	17.9049	147.72
5.	90° 01' 31"	75.00	75.03	76.3944	117.84
6.	90° 01' 31"	125.00	125.05	45.8366	196.40
7.	19° 31' 48"	345.00	59.37	16.6075	117.60
8.	19° 31' 48"	395.00	67.98	14.5053	134.64
9.	43° 11' 30"	253.00	100.15	22.6466	190.72
10.	43° 11' 30"	303.00	119.94	18.9095	228.41
11.	30° 59' 00"	252.56	70.00	22.6860	136.57
12.	30° 59' 00"	202.56	56.14	28.2858	109.54

PARCEL "B"

OMAHA PUBLIC SCHOOL SITE

L = 109.54
R = 202.56





PREPARED BY:
GOLLEHON & SCHEMMER, INC.
 ENGINEERS - PLANNERS
 FOR:
ROYALWOOD ESTATES, INC.
 PROJ. NO. 57-60 A SED.

UNPLATTED

APPROVAL OF OMAHA CITY ENGINEER
 I HEREBY APPROVE OF THIS PLAT OF ROYAL WOOD ESTATES, THE LOTS NUMBERED AS SHOWN, ON THIS 16 DAY OF June A.D., 1965.
[Signature]
 For the CITY ENGINEER

GRADING ACKNOWLEDGEMENT
 I HEREBY CERTIFY THAT THE STREETS WITHIN THIS PLAT OF ROYAL WOOD ESTATES WAS GRADED THE FULL WIDTH OF THE DEDICATED RIGHT-OF-WAY TO AN APPROVED GRADE OF THE CITY ENGINEER.
 DATE: June 9, 1965
[Signature]
 REGISTERED ENGINEER E-2497

COUNTY TREASURERS 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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE: June 9, 1965
[Signature]
 COUNTY TREASURER

VACATION OF PRIOR PLAT AND APPROVAL OF OMAHA CITY COUNCIL
 THE VACATION OF THE PLAT OF LOTS 14, 15, 27, 28, 29 AND 48, ROYAL WOOD ESTATES AND THIS PLAT OF ROYAL WOOD ESTATES, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 13 DAY OF July A.D., 1965.

[Signature]
 PRESIDENT OF COUNCIL
 ATTEST *[Signature]*
 CITY CLERK

APPROVAL OF OMAHA CITY PLANNING BOARD
 THE VACATION OF THE PLAT OF LOTS 14, 15, 27, 28, 29 AND 48, ROYAL WOOD ESTATES AND THIS PLAT OF ROYAL WOOD ESTATES, THE LOTS NUMBERED AS SHOWN WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16 DAY OF JUNE A.D., 1965.

[Signature]
 CHAIRMAN OMAHA CITY PLANNING BOARD
 BOURAS COUNTY SURVEYOR'S OFFICE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, AVENUES, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN ROYAL WOOD ESTATES, SAID ADDITION IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND A REPLAT OF LOTS 14, 15, 27, 28, 29 AND 48, ROYAL WOOD ESTATES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

PARCEL "A" BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE N 46°53'30"E ALONG THE NORTHWESTERLY LINE OF SAID LOTS 28 AND 29 A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A 201.80 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 152.33 FT. TO A POINT OF TANGENCY; THENCE S 89°51'30"E A DISTANCE OF 49.30 FT; THENCE S 00°03'15"W A DISTANCE OF 146.71 FT. TO A POINT OF CURVATURE; THENCE ON A 204.09 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 106.69 FT; THENCE N 54°22'05"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 48 A DISTANCE OF 123.60 FT; THENCE S 46°53'30"W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 29 A DISTANCE OF 65.00 FT; THENCE N 43°06'30"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 A DISTANCE OF 130.00 FT TO THE POINT OF BEGINNING.

PARCEL "B" BEGINNING AT THE CENTER OF SAID SECTION 30; THENCE S 00°03'15"W (ASSUMED BEARING) ALONG THE EAST LINE OF THE S.W. ¼ OF SAID SECTION 30 A DISTANCE OF 802.08 FT; THENCE ALONG THE PERIMETER OF ROYAL WOOD ESTATES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY NEBRASKA, ON A BEARING N 89°55'15"W A DISTANCE OF 380.60 FT; THENCE S 46°53'30"W A DISTANCE OF 526.28 FT; THENCE S 67°21'30"W A DISTANCE OF 136.49 FT; THENCE S 12°08'30"E A DISTANCE OF 162.61 FT; THENCE S 77°51'30"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARTHA STREET A DISTANCE OF 334.93 FT; THENCE N 12°02'15"W A DISTANCE OF 197.66 FT; THENCE S 89°48'15"W A DISTANCE OF 20.91 FT; THENCE N 12°07'45"W A DISTANCE OF 127.76 FT; THENCE N 89°48'15"E A DISTANCE OF 20.44 FT; THENCE N 77°53'50"E A DISTANCE OF 20.66 FT; THENCE N 12°54'01"W A DISTANCE OF 50.01 FT; THENCE ALONG THE PERIMETER OF THE OMAHA PUBLIC SCHOOL SITE ON A BEARING N 77°53'50"E A DISTANCE OF 125.00 FT; THENCE N 77°52'15"E A DISTANCE OF 231.19 FT. TO A POINT OF CURVATURE; THENCE ON A 202.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 109.54 FT; THENCE N 46°53'15"E A DISTANCE OF 328.23 FT; THENCE N 20°53'36"W A DISTANCE OF 127.60 FT; THENCE N 00°03'15"E A DISTANCE OF 292.00 FT; THENCE N 86°42'11"E A DISTANCE OF 90.73 FT; THENCE N 89°51'45"E A DISTANCE OF 214.90 FT; THENCE N 00°08'15"W A DISTANCE OF 125.00 FT; THENCE S 89°51'45"W A DISTANCE OF 38.94 FT; THENCE N 00°08'15"W A DISTANCE OF 178.54 FT; THENCE N 89°37'44"E ALONG THE NORTH LINE OF THE S.W. ¼ OF SAID SECTION 30 A DISTANCE OF 339.96 FEET TO THE POINT OF BEGINNING.

I FURTHER CERTIFY THAT THERE IS NO CHANGE IN THE STREETS RELATING LOTS 500 THRU 504 INCLUSIVE.

DATE: June 9, 1965

GOLLEHON & SCHEMME, INC.
 William A. Zell
 REGISTERED LAND SURVEYOR
 L.S. 125

RATIFICATION OF REPLAT AND PETITION TO VACATE

KNOW ALL MEN BY THESE PRESENTS: THAT ROYALWOOD ESTATES, INC., A NEBRASKA CORPORATION, BEING SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AND THE PRUDENTIAL INSURANCE COMPANY OF AMERICA (MORTGAGEE) HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS ROYAL WOOD ESTATES, 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, AND WE HEREBY PETITION THE CITY COUNCIL OF OMAHA, NEBRASKA TO VACATE THE PRIOR PLAT OF LOTS 14, 15, 27, 28, 29 AND 48, ROYAL WOOD ESTATES. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN THE S.W. ¼ OF SEC. 30, T-15-N, R-12-E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 9th DAY OF June A.D., 1965.

PRUDENTIAL INSURANCE COMPANY
OF AMERICA

ROYALWOOD ESTATES, INC.

P. R. Harris
Production Manager.

Millard R. Seldin
MILLARD R. SELDIN, PRESIDENT

ATTEST

ATTEST

Theodore M. Seldin
SECRETARY

ACKNOWLEDGEMENT OF NOTARY

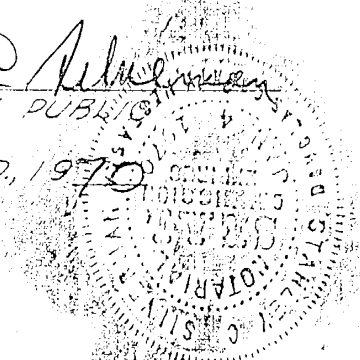
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } S.S.

ON THIS 7 DAY OF JUNE A.D., 1965, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME MILLARD R. SELDIN, PRESIDENT OF ROYALWOOD ESTATES, INC. PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

Stanley C. Schmitz
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 4TH DAY OF JANUARY A.D., 1970



ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska }
COUNTY OF Douglas } S.S.

ON THIS 7 DAY OF June A.D., 1965, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME P. R. Harris, Production Manager OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

Mar. G. Schmitz
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13 DAY OF August A.D., 1969

7-189
22
22
65
1788
THOMAS J. O'GRADY, REGISTER OF DEEDS 17-25