

4. 20

# Royal wood Estates (Lots 1-112)

P/C

363 2-10-61

145 2-20-61

Contains Outbacks  
+ restrictions

Ease to NWB + OPPD  
for 42m 5' 5/2  
adj. R/S B/L

P/D

1108  
128

check your lot!

1108  
128

Ruth Dillon

---

**From:** Nicole Stephens  
**Sent:** Friday, March 19, 2004 3:05 PM  
**To:** Downtown  
**Subject:** OTW88786

This is an update. In DCN-to print.

Sincerely,  
**Nicole Stephens**  
Omaha Title & Escrow, Inc.  
Phone #: 402-333-8100  
Fax #: 402-778-9778  
email address: stephensn@omahatitle.com

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RECEIVED THIS DOCUMENT IN ERROR PLEASE DESTROY THIS DOCUMENT AND CALL SENDER  
IMMEDIATELY UPON RECEIPT- AT THE PHONE NUMBER LISTED ABOVE.**

yal Wood Estates Rep. 3  
replatting of lots 193 + 194 Royal Wood  
Estates.

ub. 10/29/99.  
12/30/99

READY FOR UPDATE  
ROYAL WOOD ESTATES  
CASHIER  
NUMBER

NEED	BOOK	PAGE
	70	211
MORTGAGE	71 A	463
ORIGINAL PLAT	110B	128
	1259	123
	1322	67

*S. Mfg Co*

SW 1/4

NW  
NE  
SE  
of SW.

ACTION:

Royal Wood Estates Rep. 3  
being a replatting of Lots 193 + 194 Royal Wood  
Estates.

Admin. Sub. 10/29/99.  
1322 /  
597. 12/30/99

# Royal wood Estates & Replats.

EASE - 153/457  
Assign of EASE 705/395

Pro/Covs 362/367

Pro/Covs 452/89

EASE: 401/721 Affects Lots 212+213

P/D 1108/128

P/D 1259/12

P/D 1322/67

ADMIN SUB. 1322/597 From Lots 193+194  
Royal Wood Estates

ADMIN SUB. 1158/170 from Lots 115+116  
Royal Wood Estates

## Royal Wood Estates.

Plat and Dedication in Book 1259 Page 126  
Filed July 22, 1965 NO EASEMENT  
REVEALED.

Instrument in Book 428 Page 23 dated  
July 23, 1965 Filed July 27, 1965  
reveals a perpetual license reserved  
in favor of NW Bell and O.P.D. over and  
upon 5ft strip adjoining the rear and side  
Boundary line for V.I.M.

AFFECTS  
All of → Royal Wood Estates (one plat NE + NE of SW  
other plat SW 4  
all 30-15-12)  
Plats.

I/M  
Non-specific Pipeline Easement  
Granted to Socony-vacuum oil  
Company dated 2/28/41 Recorded  
3/14/1941 in Book 153 page 457

↓  
Assignment of said easement to  
Williams Pipe Line Company a  
Delaware Corporation dated 10/31/83  
recorded 1/13/84 in Book 705 pg. 395

Covenant and Restriction

362/367 3/22/64 1/26/61 which contains  
certain restrictions.

\* Royal Wood Estates Rep 3  
(see attached)

AFFECTS  
All of  
Plats.  
↙

→ Royal Wood Estates (one plat SE+NE...  
other plat SW<sup>1</sup>/<sub>4</sub>  
all 30-15-12)

I/M  
Non-specific Pipeline Easement  
Granted to Socony-vacuum oil  
Company dated 2/28/41 Recorded  
3/14/1941 in Book 153 page 457

↓  
Assignment of said easement to  
Williams Pipe Line Company a  
Delaware Corporation dated 10/31/83  
recorded 1/13/84 in Book 705 pg. 395

Covenant and Restriction

362/367 3/22/64 which contains  
1/26/61 certain restrictions.



Royal wood Estates, lots 1-1/2  
see attached

AFFECTS  
All of  
Plats.

→ Royal wood Estates (one plat SE 1/4 of SW  
other plat SW 1/4  
all 30-15-12)

I/M  
Non-specific Pipeline Easement  
Granted to Socony-vacuum oil  
Company dated 2/28/41 Recorded  
3/14/1941 in Book 153 page 457

↓  
Assignment of said easement to  
Williams Pipe Line Company a  
Delaware Corporation dated 10/31/83  
recorded 1/13/84 in Book 705 pg. 395

Covenant and Restriction  
362/367 3/22/64 which contains  
1/26/61 certain restrictions.

Royal Wood Estates lots 131-145 +  
lots 158-221

AFFECTS  
All of  
Plats.  
✓

→ Royal Wood Estates (see attached) (one plat SE+NE...  
other plat SW+4  
all 30-15-12)

I/M  
Non-specific Pipeline Easement  
Granted to Socony-vacuum oil  
Company dated 2/28/41 Recorded  
3/14/1941 in Book 153 page 457

↓  
Assignment of said easement to  
Williams Pipe Line Company a  
Delaware Corporation dated 10/31/83  
recorded 1/13/84 in Book 705 pg. 395

Covenant and Restriction  
362/367 3/22/64 which contains  
1/26/61 certain restrictions.

Lots 131-145+

lots 158-221

# Royal Wood Estates

452 6-10-67

89 8-2-67

contains setbacks  
Ease to NWB + OPPD  
for UIM 5' SL  
adj. R-S

## Ease

452 8-21-67

669 8-30-67

Ease to NWB + oppd  
the 5' SL abutting  
& parallel to the rear  
B/L of subj. property.

P/D: 6/12/67

1322/67 6/26/67

40' Building  
Set-back line

(check your lot!)

(check your lot!)

Lots 131-145+

lots 158-221

# Royal Wood Estates

452 6-10-67

89 8-2-67

contains setbacks  
Ease to NWB + OPPD  
for UIM 5' SL  
adj. R+S

Ease

452 8-21-67

609 8-30-67

Ease to NWB + oppd  
the 5' SL abutting  
& parallel to the rear  
B/L of subj. property.

P/D. 6/12/67

1322/67 6/26/67

40' Building  
Set-back line

(check your lot!)

(check your lot!)

# Royal Wood Est. Replat

PK

363 2-10-61  
145 2-20-61

Contractor's setbacks  
Ease to OPPD + NWB  
for UTL/m 5' S/L  
adj R/S BL

Rel Ease

1011 4-8-92  
314 5-11-92

by US West

Rel Ease

1011 4-8-92  
315 5-11-92

by OPPD.

BOOK DEEDNF 1900 007425

READY FOR UPDATE

BOOK 1153 PAGE 143 THRU REF BK/PG OR DOC# TYPE  
DATE RECORDED 620621 INSTRUMENT DATE 000000 AMOUNT

1ST PARTY

ROYAL WOOD ESTATES REPLAT

2ND PARTY

TO PUBLIC

CHARACTER PLAT

ADDITION ROYAL WOOD ESTATES REPLAT

FLD BOOK 60 NUMBER 34280

LOT 000400 0 BLOCK 00000 0 SECTION TOWNSHIP RANGE QRT-QRT

REMARKS L400-411 (REP L52-57 & L80-85 ROYAL  
WOOD ESTATES)

TERM DATE

RELEASE DATE

LIEN NUMBER

ACTION

ENTERED BY SR

VERIFIED BY

IMAGING DOCUMENT 1D

PF2-MORE NAMES PF3-DELIVERY BOOK PF4-ALL NAMES PF5-ALL LOTS

SE + NE of SW.

SW 1/4 ADDITIONAL SEARCH NOTES

Legal Description:

30-15-12

T98-

Page \_\_\_ of \_\_\_ Pages

Book & Page	Dates	Inst. Type	INFORMATION		copy
			Index: _____	Deed Book _____ Mortgage Book _____	
1322/67	6/12/67 6/16/67	Plat CWD	Royal wood Estates etal TO Public.	lots 131-145 + lots 158-221 Royal wood Estates	
436/463	2/8/66 4/20/66	plat 1 Deed	Julie M. Newman etal. TO Public.	part of 132 ST.	
1215/1621	12/17/65 1/12/66	CWD.	Royal wood Estates Nehri. Fellowship + Christian		
1237/1251	1/15/64 11/20/64	WD	Millard R. Seldin + wf Royal wood Estates.		
402/195	8/31/63 9/13/63	RW eas	Highland Town + Country Club SID # 106 -	10 + us NW 1/4 Sec 30	
401/172	8/31/63 9/16/63	RW eas	Millard R. Seldin + wf. SID # 106.	not our Lot East of us.	
1177/159	2/25/63	WD	Millard R. Seldin + wf.		
1108/133	2/21/63 2/27/60 2/7/62	WD WD EAS	Julie M. Newman to Millard Seldin E. Robert + Newman etal The State of NE.	Rel: 6/9/76. 1546/53	
374/359	9/9/61 12/27/61	Ret. of Appr.	State of NE. Theodore M. Seldin et al.	no eas.	
1108/108	9/1/60 1/27/61	1/27/61 Plat.	Millard R. Seldin etal. TO Public.	lots 1-112 Royal wood Estates	
362/367	5/25/60 6/20/61	pro COVS	Julie M. Newman etal TO whom it may.		
354/105	4/25/60 4/2/60	AFFT.	Julie M. Newman etal. to whom.	AFFD, in Possess.	
1050/1666	1/24/58 2/1/58	WD	George B. Boland. Julie M. Newman etal.		
878/586	8/1/50 8/7/50	WD.	Simon Rokusek etal. George B. Boland.	mentions eas 153/457 lease 9/8/50	
802/492	3/1/47 3/1/47	WD	Highland Country Club. Simon Rokusek etal.		
720/1540	2/26/47 2/1/47	Res.	Philip J. Feldman TO whom	info only.	
190/1627	8/30/46 8/31/46	WD.	Martha G. Cryer etal. The Highland City Club.	mentions eas 153/457 lease 9/8/50	
789/1657	8/15/46 8/20/46	COVS	Mima Williams etal Martha Cryer etal.		

**ADDITIONAL SEARCH NOTES**

Legal Description: \_\_\_\_\_ T98- \_\_\_\_\_  
 \_\_\_\_\_ Page \_\_\_\_ of \_\_\_\_ Pages

Book & Page	Dates	Inst. Type	INFORMATION		copy
			Index: _____ Deed Book	_____ Mortgage Book	
153/457	4/28/41 3/11/41	ease	Martha G. Cryer et al	Socony - Vac Oil Co.	✓
✓ 1642/1266	7/26/39 7/26/39	QCD	Minnie Williams	Arthur Williams Martha Cryer	
✓ 668/472	6/13/39 6/14/39	WD	NOT US re-recorded	Arthur C. Williams Minnie Williams Martha G. Cryer - Arthur C. Williams	46 Est Minnie
✓ 594/545	11/30/27 2/27/27	SWD	Theo. B. Reed	Martha G. Cryer	Contains a lease to NWA + not US + other leases expired.
✓ 61/12	12/27/27 12/27/27	SWD	Martha Gates Cryer	Theo. B. Reed	Contains a lease in NWA + not US + other leases expired.
✓ 75/533	5/10/24 5/12/26	Decree	Dist. City Doug. County	Martha G. Cryer et al.	
✓ 363/249	11/12/12 12/4/12	QCD	Annie E. Ing. & h.	Mathew H. Cryer	
✓ 363/201	10/11/12 10/24/12	QCD	Ellen Thompson	Mathew H. Cryer -	
✓ 6/30	7/20/57 7/20/57	WD	Benj. F. Lawson	John Henry Cryer	
✓ <del>PAT</del> 58/483	7/21/60 4/17/55	PAT	USA	Benj. F. Lawson	



SE + NE of SW.

SW 1/4 ADDITIONAL SEARCH NOTES

Legal Description: 30-15-12 T98- Page      of      Pages

Book & Page	Dates	Inst. Type	INFORMATION		COPY
			Index: _____	Deed Book _____ Mortgage Book _____	
132/167	6/1/67 6/26/67	Plat Plat	Royal wood Estates et al	lots 131-145 + lots 158-221 Royalwood Estates	
436/463	2/8/66 4/26/66	plat + Ded.	Julie M. Newman et al.	Part of 132 ST	
125/162	12/1/65 1/12/66	CWD.	Royalwood Estate S Nehr. Fellowship + Christian		
125/162	1/15/64 1/12/64	WD	Millard R. Seldin + wf Royalwood Estates.		
402/195	8/31/63 9/13/63	RW EASE	Highland Town + Country Club	NO US NW 1/4 Sec 30	
401/172	8/31/63 9/16/63	RW EASE	Millard R. Seldin + wf.	not our Lot East SID # 106. of us.	
117/159	2/25/63	WD	Millard R. Seldin + wf.		
108/172	7/21/63	WD	School Dist. of Omaha		
379/172	7/21/63	WD	Julie M. Newman to Millard Seldin		
133/172	2/7/62	EASE	E. Robert + Newman et al	Rel. 6/9/76.	
133/172	4/16/62	EASE	The State of NE	1546/53	
131/159	9/9/61	Ret.	State of NE.		
131/159	12/27/61	of Appr.	Theodore M. Seldin et al.	no eases.	
1108/178	9/1/60 1/21/61	1/2/61 Plat.	Millard R. Seldin Et al.	lots 13-130 lots 146-157 + Royal lots 500-504 Wood Estates	
362/367	5/25/60 10/26/61	pro COVS	Julie M. Newman et al	TO whom it may.	
354/105	4/25/60 4/3/60	Affid.	Julie M. Newman et al.	Affid. in Possess.	
1050/166	1/24/58 2/1/58	WD	George B. Boland. Julie M. Newman et al.		
878/156	8/1/58 8/1/58	WD.	Simon Rokusek et al.	mentions George B. Boland. east 153/457 + lease 24P.	
802/492	3/1/47 3/1/47	WD	Highland Country Club. Simon Rokusek et al.		
720/540	2/26/47 3/1/47	RES.	Phillip J. Feldman	info only.	
190/162	8/30/46 8/31/46	WD.	Martha G. Cryer et al.	mentions The Highland City Club. lease 153/457 lease 24P.	
789/165	8/15/46 8/20/46	COVS	Nina Williams et al Martha Cryer et al.		

**ADDITIONAL SEARCH NOTES**

Legal Description: \_\_\_\_\_

T98-

Page \_\_\_ of \_\_\_ Pages

Book & Page	Dates	Inst. Type	INFORMATION		COPY
			Index: _____	Deed Book _____ Mortgage Book _____	
153/457	4/28/41 3/11/41	EASE		Martha G. Cryer et al Socony - Vaco Oil Co.	✓
✓ 1642/1466	7/26/39 7/26/39	QCD		Minnie Williams. Arthur Williams Martha Cryer.	
✓ 668/472	6/13/39 6/14/39	WD	NOT US re-recorded	Arthur C. Williams Martha G. Cryer. Minnie Williams	46 Est to Minnie
✓ 594/595	11/30/27 2/2/27	SWD		Theo. B. Reed. Contains a lease to Martha G. Cryer. NWA + NOT US other leases expired.	
✓ 561/12	12/27/27 12/27/27	SWD		Martha Gates Cryer. Contains a Theo. B. Reed. lease in NWA + NOT US other leases expired	
✓ 75/533	5/10/26 5/12/26	Deed		Dist. City Doug. County Martha G. Cryer et al.	
✓ 363/249	11/2/12 12/4/12	QCD		Annie E. Ing. & h. Mathew H. Cryer.	
✓ 363/201	10/11/12 10/21/12	QCD		Ellen Thompson Mathew H. Cryer -	
✓ 6/30	7/20/57 7/20/57	WD		Benj. F. Lawson. John Henry Cryer.	
✓ 58/483	7/2/60 4/17/85	PAT		USA Benj. F. Lawson	
403/395		Asg.		of 153/457	

ROYAL WOOD ESTATES LOTS 131-145 & LOTS 158-221

- Plat and Dedication dated June 12, 1967, recorded June 26, 1967 in Book 1322 at Page 67 of the Records of Douglas County, Nebraska, which is subject to 40' building set-back line, this affects property from which subject property was platted.
- Non-Specific Pipeline improvement maintenance Easement dated February 28, 1941, recorded March 14, 1941 in Book 153 at Page 457 of the Records of Douglas County, Nebraska, granted to Socony-Vacuum Oil Company.
- Assignment of said Easement dated October 31, 1983, recorded January 13, 1984 in Book 705 at Page 395 of the Records of Douglas County, Nebraska, to Williams Pipe Line Company, a Delaware Corporation.
- Covenants and Restrictions dated March 22, 1961, recorded January 26, 1961 in Book 362 at Page 367 of the Records of Douglas County, Nebraska, which contains certain restrictions, conditions, provisions, limitations and terms upon subject property, as contained therein.
- Easement dated August 21, 1967, recorded August 30, 1967 in Book 452 at Page 669 of the Records of Douglas County, NE, grants Easement to Northwestern Bell Telephone and OPPD the 5' side lot abutting and parallel to the rear boundary line of subject property.
- Covenants dated June 10, 1967, recorded August 2, 1967 in Book 452 at Page 89 of the Records of Douglas County, Nebraska, contains setbacks, grants Easement to Northwestern Bell Telephone and OPPD for utility improvement maintenance 5' side lot adjoining the rear and side boundary lines, contains certain restrictions, conditions, provisions, limitations and terms upon subject property, as contained therein.

ROYAL WOOD ESTATES REPLAT 3 (Platted from Lots 193 & 194 Royal Wood Estates)

- Administrative Subdivision dated October 29, 1999, recorded December 30, 1999 in Book 1322 at Page 597 of the Records of Douglas County, Nebraska, wherein Lots 1 and 2, Royal Wood Estates Replat 3, being a Replatting of Lots 193 and 194 Royal Wood Estates.
- Plat and Dedication dated June 12, 1967, recorded June 26, 1967 in Book 1322 at Page 67 of the Records of Douglas County, Nebraska, which is subject to 40' building set-back line, this affects property from which subject property was platted.
- Non-Specific Pipeline improvement maintenance Easement dated February 28, 1941, recorded March 14, 1941 in Book 153 at Page 457 of the Records of Douglas County, Nebraska, granted to Socony-Vacuum Oil Company.
- Covenants and Restrictions dated March 22, 1961, recorded January 26, 1961 in Book 362 at Page 367 of the Records of Douglas County, Nebraska, which contains certain restrictions, conditions, provisions, limitations and terms upon subject property, as contained therein.
- Easement dated August 21, 1967, recorded August 30, 1967 in Book 452 at Page 669 of the Records of Douglas County, NE, grants Easement to Northwestern Bell Telephone and OPPD the 5' side lot abutting and parallel to the rear boundary line of subject property.
- Covenants dated June 10, 1967, recorded August 2, 1967 in Book 452 at Page 89 of the Records of Douglas County, Nebraska, contains setbacks, grants Easement to Northwestern Bell Telephone and OPPD for utility improvement maintenance 5' side lot adjoining the rear and side boundary lines, contains certain restrictions, conditions, provisions, limitations and terms upon subject property, as contained therein.
- Assignment of said Easement dated October 31, 1983, recorded January 13, 1984 in Book 705 at Page 395 of the Records of Douglas County, Nebraska, to Williams Pipe Line Company, a Delaware Corporation.