1322 597 MISC

19988 99 597-603

Nebr Doc Stamp Tax

Date

$

By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
99 DEC 30 PM 3:46
RECEIVED

19988

60-34181

FEE 37.00 FB 01-6000 old

BKP 18-16-13 C/O COMP

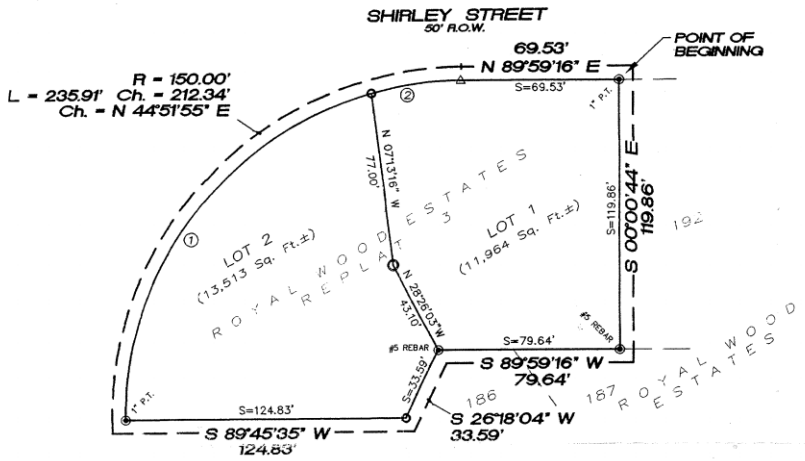
DEL SCAN FV

SURVEYED: MRS
DRAWN: CJG
CHECKED: MRS
DATE: 10/29/99

ROYAL WOOD ESTATES, REPLAT 3

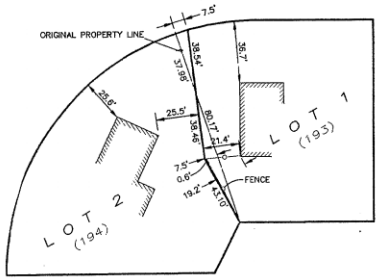
BEING A REPLATTING OF LOT 193 AND 194, ROYAL WOOD ESTATES, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

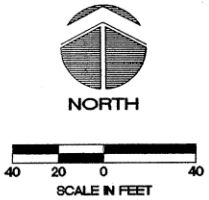
LOT 1 AND 2



CURVE INFORMATION

	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
①	150.0'	74°31'42"	195.20'	181.65'	N 37°04'26"E
②	150.0'	15°34'58"	40.80'	40.67'	N 82°07'46"E





S = SURVEY DIMENSION
P = PLAT DIMENSION
◉ = PROPERTY CORNER FOUND
O = PROPERTY CORNER SET (#5 REBAR)
△ = COMPUTED CORNER (NO MONUMENT SET)
O.T. = OPEN TOP PIPE
P.T. = PINCH TOP PIPE

SURVEYOR CERTIFICATION

I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF ALL LOTS IN ROYAL WOOD ESTATES, REPLAT 3, BEING A REPLAT OF LOT 193 AND 194, ROYAL WOOD ESTATES, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 192, ROYAL WOOD ESTATES, THENCE S 00°00'44"E (ASSUMED BEARING) FOR 119.86 FEET; THENCE S 89°59'16"W FOR 79.64 FEET; THENCE S 26°18'04"W FOR 33.59 FEET; THENCE S 89°45'35"W FOR 124.83' ALONG THE SOUTH LINE OF LOT 194, ROYAL WOOD ESTATES; THENCE ON A 150 FOOT RADIUS CURVE TO THE RIGHT FOR 235.91 FEET (CHORD DIST.=212.34 FEET, BEARING N 44°51'55"E); THENCE N 89°59'16"E FOR 69.53 FEET TO THE POINT OF BEGINNING. ABOVE DECRIBED TRACT CONTAINS 0.58 ACRES, MORE OR LESS.

DATE Oct. 29, 1999 LAND SURVEYOR
MICHAEL R. SHARP R.L.S.
NE. REG. No. 515

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SHARP

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OF SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 12-27-99 COUNTY TREASURER

SEAL

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1958. THIS SUBDIVISION APPROVED IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

DATE 12/20/99 PLANNING DIRECTOR

OWNERS CERTIFICATION

KNOW ALL MEN BY THESES PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

DATE 12/13/99 OWNER John F. Barnhart
JOHN F. BARNHART

DATE 12/13/99 OWNER Christine Barnhart
CHRISTINE BARNHART

DATE 12/13/99 OWNER Richard L Aldinger
RICHARD L. ALDINGER

DATE 12/13/99 OWNER Mary Aldinger
MARY ALDINGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 13th DAY OF December, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN F. BARNHART AND CHRISTINE BARNHART, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE OWNER'S CERTIFICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
DANIEL D. WALSH
My Comm. Exp. Nov. 29, 2000

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ON THIS 13th DAY OF December, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD L. ALDINGER AND MARY ALDINGER, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE OWNER'S CERTIFICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
DANIEL D. WALSH
My Comm. Exp. Nov. 29, 2000

ADMINISTRATIVE SUBDIVISION

LOT 1 AND 2, ROYAL WOOD ESTATES, REPLAT 3
DOUGLAS COUNTY, NEBRASKA

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Architects
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO.
99-129

SHEET NO.
1

3619