

S E V I L L E

Lots 1 through 212 Inclusive being a platting located in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 14, T 15N, R11E of the 6th P.M., Douglas County, Nebr.

DEED INDEX 86/323

MTG INDEX 86/323

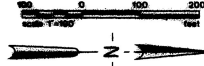
PLAT 1634/721

PLAT IN BACK OF BOOK

Curve Data				
Δ	R	T	L	
① 16°18'38"	500.00	71.65	142.34	
② 38°30'00"	350.00	121.23	234.18	
③ 31°30'00"	190.00	72.55	134.83	
④ 31°30'04"	170.51	82.78	153.37	
⑤ 90°00'00"	100.00	100.00	197.08	
⑥ 30°30'00"	200.00	69.84	134.39	
⑦ 31°30'00"	233.31	112.54	204.71	
⑧ 31°30'00"	200.00	96.47	179.77	
⑨ 17°09'10"	173.80	76.21	152.03	
⑩ 90°00'00"	100.00	100.00	197.08	

# SEVILLE

Lots 1 thru 212 inclusive being a platting located in the W 1/4 of the SE 1/4 of Section 14, T13N, R11E of the 6th PM, Douglas County, Nebraska.



Unplatted

20' Permanent Sanitary &amp; Storm Sewer Easement

20' Permanent Storm Sewer Easement



## SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked, with true pipe, the boundary of SEVILLE as shown on this plat, and that a staking bond shall be filed by the developer, with the City of Omaha, Nebraska to insure the staking, with iron pipe, of each point of tangency, point of curvature and each lot and block corner within the boundary of this plat, which is located in the West 1/4 of the S.E. 1/4 of Section 14, T13N, R11E of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the center of said Section 14, thence East (measured bearing) 1325.95 ft. to the N.E. corner of said W 1/4 S.E. 1/4, thence S 00°10'35"W along the East line of the W 1/4 S.E. 1/4, 2558.10 ft. to the North Right-of-Way line of U.S. Highway No. 6 (W. Dodge Road) thence N 89°57'35"W along said Right-of-Way 907.40 ft., thence N 00°10'32"E 656.00 ft., thence N 89°27'37"W 449.50 ft. to the West line of the W 1/4 S.E. 1/4, thence N 00°10'32"E along said West line, 1957.15 ft. to the point of beginning. Described tract contains 72.64 Acres, more or less.

William A. Fahnestock  
Surveyor

3-19-79

## DEDICATION

Know all men by these presents: THAT Reeder Development, Inc., sole owner and proprietor of the property described in the Surveyor's Certificate and embraced within this plat, has caused said land to be subdivided into lots and streets, to be numbered as shown, said Subdivision to be hereafter known as SEVILLE, and does hereby ratify and approve of the dedication of its property as shown on this plat, and does hereby dedicate to the public, for public use, the streets as shown on this plat, and does further grant per se to the Sanitary and Improvement District No. 302 of Douglas County the Sanitary and Storm Sewer easements as shown hereon, and does further grant perpetual easements to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, cables, conduits, and other related facilities, and to extend thereon cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

And does further grant perpetual easements to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all side and rear boundary lines. No permanent buildings or retaining walls should be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof I do hereby set my hand this 19th day of March, 1979.

Reeder Development, Inc.  
Bernard Reeder, President

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 19th day of March, 1979, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Bernard Reeder, President of Reeder Development, Inc., personally known to me to be the identical person whose name is affixed to the Dedication of this Plat, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the Corporation.

Witness my hand and notarial seal the date last aforesaid.  
My commission expires Oct. 13, 1982.

## APPROVAL OF CITY ENGINEER

I hereby approve this plat of SEVILLE as to the design standards this 15th day of JUNE, 1979.

I hereby certify that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code.  
July 31, 1979

L. BLACK & ASSOCIATES

CONSULTING ENGINEERS - LAND PLANNERS  
1614 W. CENTER RD. SUITE 200 OMAHA, NE 68144 (402) 330-2200



## APPROVAL OF CITY PLANNING BOARD

This plat of SEVILLE was approved by the City Planning Board of the City of Omaha, this 17th day of MARCH 1979.

William A. Fahnestock  
Chairman, City Planning Board

## APPROVAL OF COUNTY SURVEYOR

I hereby reviewed the plat of SEVILLE on this 26th day of SEPTEMBER, 1979.

William A. Fahnestock  
County Surveyor

## APPROVAL OF OMAHA CITY COUNCIL

This plat of SEVILLE was approved by the City Council of Omaha, this 19th day of JUNE, 1979.

William A. Fahnestock  
Mayor

## CONVEYANCE'S CERTIFICATE

This is to certify that the regular or special session day of the City of Omaha, this 19th day of JUNE, 1979, in the County of Douglas, Nebraska, the plat of SEVILLE was approved by the City Council of Omaha, this 19th day of JUNE, 1979.