

LINDEN PARK

(LOTS 1 THUR 124 INCLUSIVE) N 1/2 OF  
THE NE 1/4 OF SECTION 13, TOWNSHIP 15 NORTH,  
RANGE 11 EAST LOUGLAS COUNTY, NEBRASKA.

1984

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PLAT CABINET 3-33

ROLODEX

\$167.50

# 25

# LINDEN PARK

(LOTS 1 THRU 124 INCLUSIVE)

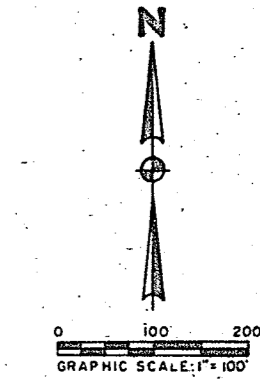
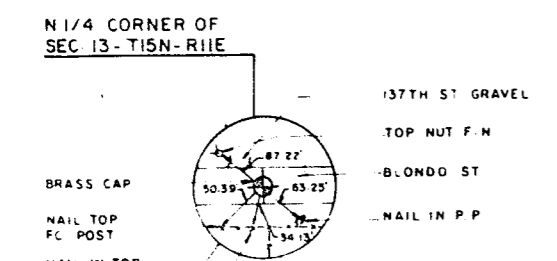
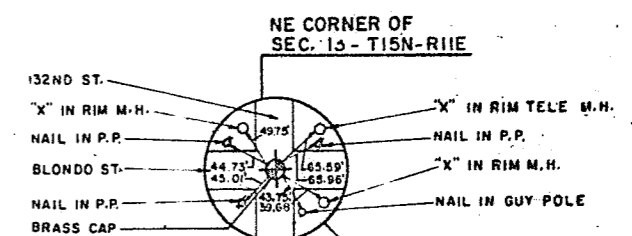
N 1/2 OF THE NE 1/4 OF SECTION 13,  
TOWNSHIP 15 NORTH, RANGE II EAST  
DOUGLAS COUNTY, NEBRASKA

1984

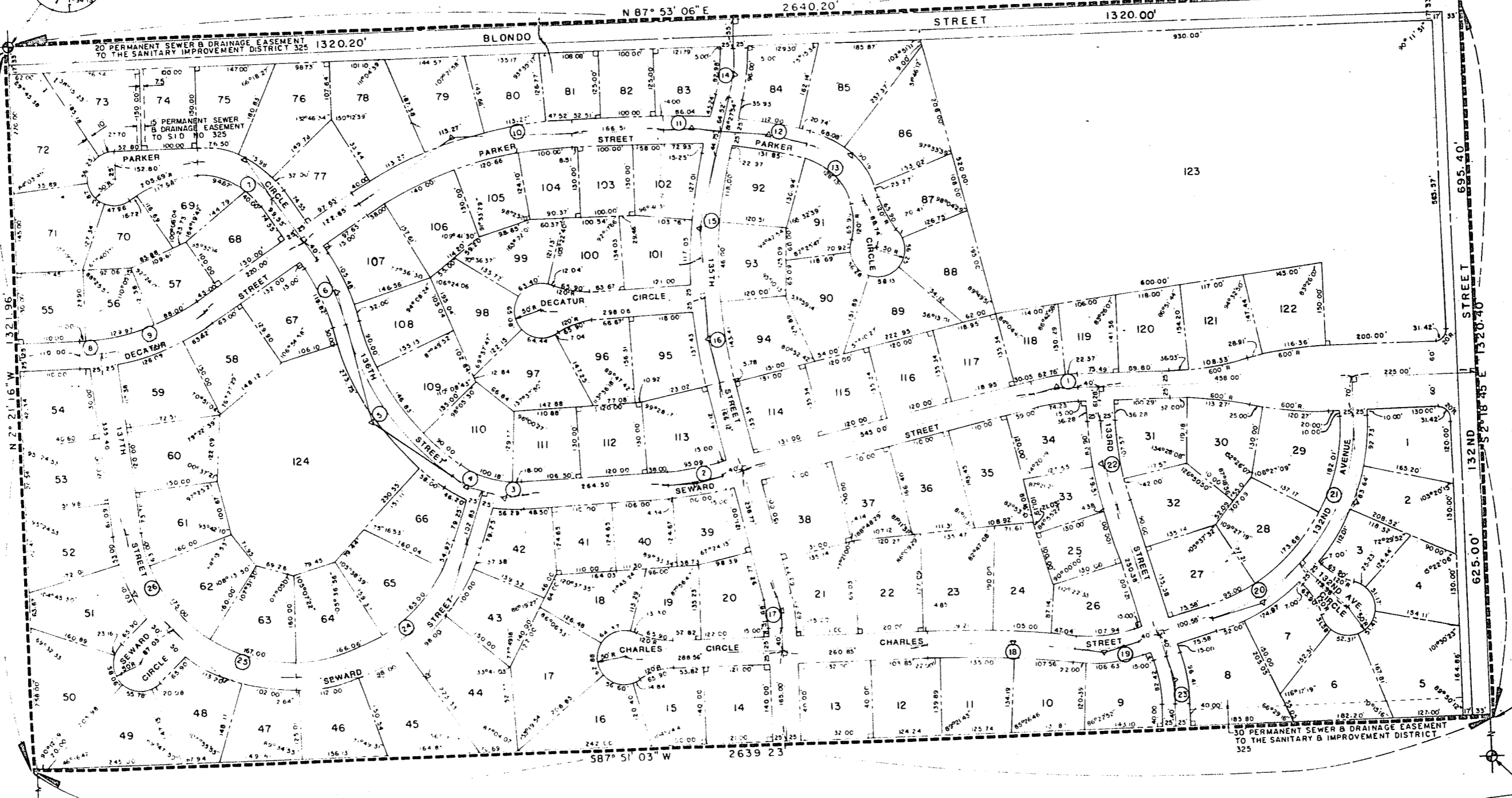
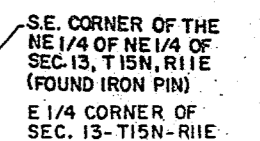
RECEIVED  
1984 JUL 20 PM 4:15  
C. HAROLD OSTLER  
REGISTERED SURVEYOR  
DOUGLAS COUNTY, NEBRASKA

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NOTE:  
NO DIRECT ACCESS WILL BE  
PERMITTED TO BLONDO STREET  
FROM LOTS 72 THROUGH 76  
INCLUSIVE AND FROM LOTS 78  
THROUGH 85 INCLUSIVE.



NOTE:  
NO DIRECT ACCESS WILL  
BE PERMITTED TO 132ND  
STREET FROM LOTS 1, 2,  
4 AND 5.



CENTRELINE CURVE DATA

11	Δ = 127°39'12"	21	Δ = 107°35'47"	31	Δ = 21°01'27"	41	Δ = 18°25'05"
D = 15740'14"	R = 365.61	D = 10737'36"	R = 539.17	D = 497°07'58"	R = 198.67	D = 297°07'58"	R = 196.67
T = 40.00	T = 50.00	T = 36.49	T = 36.49	T = 31.09	T = 31.09	T = 20.20	T = 63.22
L = 79.68	L = 99.31	L = 72.17	L = 72.17	L = 63.22	L = 63.22	L = 40.36	L = 40.36
51	Δ = 40°00'52"	61	Δ = 20°14'04"	71	Δ = 57°08'05"	81	Δ = 5°24'53"
D = 1137'20"	D = 1543'44"	D = 3548'36"	D = 160'00"	D = 87.12	D = 87.12	D = 427.21	D = 427.21
T = 174.50	T = 65.00	T = 87.12	T = 20.20	T = 104.92	T = 104.92	T = 157.52	T = 157.52
L = 343.29	L = 128.65	L = 159.55	L = 40.36	L = 40.36	L = 40.36	L = 40.36	L = 40.36
9	Δ = 27°12'41"	109	Δ = 32°51'55"	119	Δ = 6°22'51"	129	Δ = 9°35'22"
D = 13724'94"	D = 7537'28"	D = 6705'15"	D = 6734'48"	D = 6734'48"	D = 6734'48"	D = 6734'48"	D = 6734'48"
T = 427.11	T = 720.00	T = 241.19	T = 241.19	T = 52.46	T = 52.46	T = 78.95	T = 78.95
L = 103.37	L = 212.35	L = 52.46	L = 52.46	L = 104.92	L = 104.92	L = 157.52	L = 157.52
131	Δ = 61°10'35"	141	Δ = 14°54'57"	151	Δ = 17°12'37"	161	Δ = 10°23'23"
D = 39150'57"	D = 16480'93"	D = 18707'37"	D = 18707'37"	D = 18707'37"	D = 18707'37"	D = 18707'37"	D = 18707'37"
T = 145.00	T = 343.76	T = 870.75	T = 870.75	T = 870.75	T = 870.75	T = 870.75	T = 870.75
L = 85.71	L = 89.49	L = 261.55	L = 261.55	L = 157.50	L = 157.50	L = 157.50	L = 157.50
171	Δ = 12°39'00"	181	Δ = 7°40'25"	191	Δ = 23°42'23"	201	Δ = 29°03'10"
D = 2206'52"	D = 2751'52"	D = 2020'31"	D = 2020'31"	D = 2020'31"	D = 2020'31"	D = 2020'31"	D = 2020'31"
T = 85.71	T = 45.00	T = 131.77	T = 131.77	T = 131.77	T = 131.77	T = 131.77	T = 131.77
L = 28.72	L = 134.15	L = 285.88	L = 285.88	L = 285.88	L = 285.88	L = 285.88	L = 285.88
211	Δ = 45°04'40"	221	Δ = 15°52'10"	231	Δ = 16°01'59"	241	Δ = 71°01'46"
D = 15200'48"	D = 10708'27"	D = 12755'54"	D = 12755'54"	D = 12755'54"	D = 12755'54"	D = 12755'54"	D = 12755'54"
T = 373.34	T = 565.00	T = 319.52	T = 319.52	T = 240.08	T = 240.08	T = 336.39	T = 336.39
L = 293.73	L = 156.49	L = 89.41	L = 89.41	L = 89.41	L = 89.41	L = 417.02	L = 417.02
251	Δ = 46°47'17"	261	Δ = 37°35'31"				
D = 19705'55"	D = 19705'55"						
T = 259.00	T = 2000.34						
L = 129.78	L = 102.10						
271	Δ = 244.98	L = 196.83					

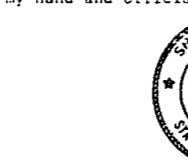
ACKNOWLEDGEMENT OF DEED  
I hereby certify that a deed has been furnished to the City of Omaha, Nebraska in order to insure that the streets within this plat of LINDEN PARK will be graded to the grade as shown on this plat and approved by the City Engineer and filed with the City Clerk.



CORPORATION ACKNOWLEDGEMENT  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 14th day of February, 1984, A.D., before me a Notary Public in and for said County personally came the above named Daniel E. Sheehan, President, and Eilon J. McKany, Secretary of the Catholic Archbishop of Omaha, a Nebraska Non-Profit Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as President and Secretary of said Corporation, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.



CORPORATION ACKNOWLEDGEMENT  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 14th day of February, 1984, A.D., before me a Notary Public in and for said County personally came the above named J.P. Maenner, President, and Robert P. Morgan, Secretary of the Pine Tree Development Company, a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as President and Secretary of said Corporation, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.



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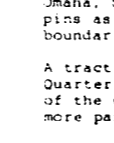
KNOW ALL MEN BY THESE PRESENTS:  
That we, Daniel E. Sheehan, President and Eilon J. McKany, Secretary of the Catholic Archbishop of Omaha, a Nebraska Non-Profit Corporation, and that we, J.P. Maenner, President and Robert P. Morgan, Secretary of the Pine Tree Development Company, a Nebraska Corporation, sole owners and proprietors of the land embraced within this plat, and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as LINDEN PARK, the lots to be numbered as shown (Lots 1 through 124 inclusive), and we hereby dedicate to the public for the public use the streets, circles and avenues as shown herein and we do also grant the easements shown on the plat to the agencies designated and their assigns for the purposes noted. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District, and any company which has been granted a franchise to provide a Cable Television system within the boundaries of this plat, and the Northwestern Bell Telephone Company their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the transmission of signals and sounds of all kinds including signals provided by a Cable Television System, and the receipt on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots, an eight (8) foot wide strip of land abutting the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots as herein defined as those lots forming the outer perimeter of the described addition. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the 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 (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the above described 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 use or rights here in granted.

IN WITNESS WHEREOF, we do hereby set our hands this day of February, 1984 A.D.  
FOR THE CATHOLIC ARCHBISHOP OF OMAHA A Nebraska Non-Profit Corporation.  
Daniel E. Sheehan, President  
Eilon J. McKany, Secretary

FOR PINE TREE DEVELOPMENT COMPANY, A Nebraska Corporation  
J.P. Maenner, President  
Robert P. Morgan, Secretary

NOTES:  
1) All curve data is based on the arc definition.  
2) All distances along curves are arc lengths unless otherwise noted.

SURVEYOR'S CERTIFICATE  
I, Dean E. Heimbarger, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of LINDEN PARK, and I shall install permanent iron pins at the corners of all lots, streets, and points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished to the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of LINDEN PARK, the limits and boundaries of said subdivision are as follows:  
Beginning at the North Quarter (N 1/4) corner of said Section 13; thence S87°51'03"E (Assumed Bearing), along the North line of said NE 1/4, a distance of 2640.20 feet to the Northeast corner of said Section 13; thence S2°18'45"E, along the East line of the NE 1/4, a distance of 1320.40 feet to the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 13; thence S87°51'03"W, along the South line of the NE 1/4 of the NE 1/4 of Section 13, a distance of 2639.23 feet to the Southwest corner of the Northeast Quarter (NE 1/4) of the NE 1/4 of said Section 13; thence S2°18'45"E, along the West line of said NE 1/4 of Section 13, a distance of 1321.16 feet to the point of beginning. Said tract of land contains 80.00 acres more or less.  
The above assumed bearing is based on the State Plane Coordinate System as provided by the Douglas County Surveyor's Office.



NEBRASKA  
REGISTERED  
LAND SURVEYOR  
D.E. HEIMBARGER  
L.S. No. 264

COUNTY SURVEYOR'S CERTIFICATE  
This plat of LINDEN PARK was reviewed by the Douglas County Surveyor's Office on this 2nd day of March, 1984, A.D.



DOUGLAS COUNTY SURVEYOR  
MICHAEL B. BISHOP  
L.S. No. 264

COUNTY TREASURER'S 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 in this plat as shown by the records of this office.  
Dated this 14th day of February, 1984, A.D.  
Dan J. Howell, County Treasurer

APPROVAL OF CITY PLANNING BOARD  
This plat of LINDEN PARK was approved by the City Planning Board of the City of Omaha this 11th day of April, 1984, A.D.  
Sam A. Bell, Chairman

APPROVALS OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of LINDEN PARK (lots 1 through 124 inclusive) as to the Design Standards this 5th day of April, 1984.  
Raymond J. Ahrens, City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 19th day of July, 1984.  
Raymond J. Ahrens, City Engineer

OMAHA CITY COUNCIL ACCEPTANCE  
This plat of OMAHA LINDEN PARK was approved and accepted by the City Council of Omaha this 16th day of July, 1984, A.D.  
Michael Bishop, Mayor  
Raymond J. Ahrens, City Council President

BOOK 1735