

TURTLE CREEK LOTS 1-109 and Out Lots 1-3)

A part of the Southwest quarter of Section 10-T-14-R12 E 6PM

DEED INDEX	85/489
MTG INDEX	85/489
PLAT	1603-631

#94 15th Day of August 1978 at 2:02 PM

\$31.25

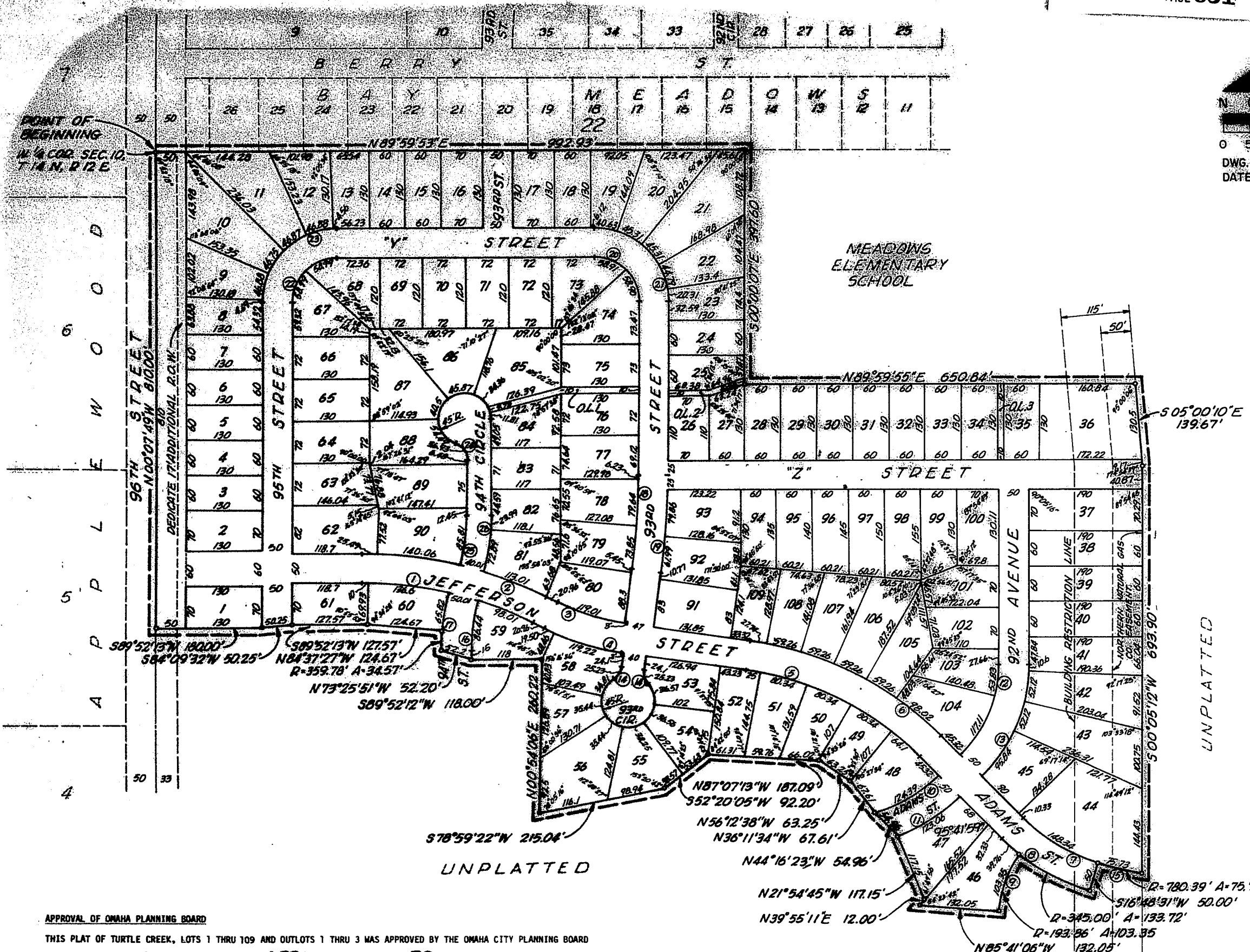
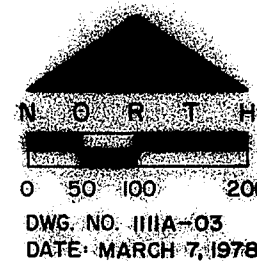
PLAT IN BACK OF BOOK

TURTLE CREEK

(LOTS 1-109 AND OUTLOTS 1-3)

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

BOOK 1603 PAGE 631



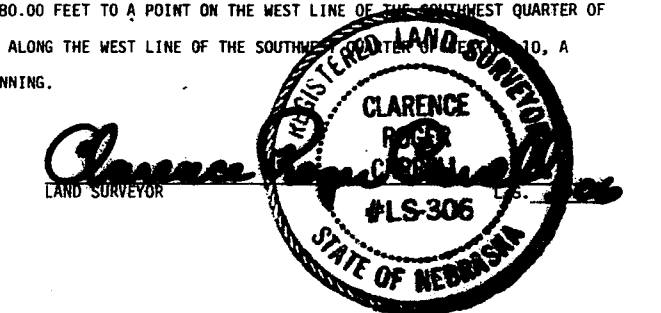
Curve	Delta	T	R	D	L
1	27°26'51"	150.19	615.00	9.31639	294.62
2	27°26'52"	162.40	665.00	8.61591	318.57
3	19°9'7"	61.58	365.00	15.69747	122.01
4	19°9'8"	70.01	415.00	13.80621	138.72
5	37°27'16"	171.20	505.00	11.34570	330.12
6	37°27'16"	188.15	555.00	10.32356	362.80
7	28°48'41"	75.77	295.00	19.42232	148.34
8	28°48'41"	88.62	345.00	16.60749	173.48
9	30°32'48"	52.94	193.86	29.55509	103.35
10	27°0'49"	63.37	263.83	21.71723	124.39
11	27°28'4"	62.33	313.83	18.25717	123.06
12	45°32'1"	90.27	215.10	26.63682	170.94
13	45°32'1"	111.26	265.10	21.61290	210.68
14	48°11'24"	13.42	30.00	190.98597	25.23
15	5°33'35"	37.89	780.39	7.34193	75.73
16	15°59'14"	43.50	309.78	18.49539	86.44
17	15°59'14"	50.52	359.78	15.92505	100.39
18	8°10'3"	80.00	1120.47	5.11353	159.72
19	8°10'3"	83.57	1170.47	4.89510	166.85
20	90°0'1"	75.00	75.00	76.39436	117.81
21	90°0'1"	125.00	125.00	45.83663	196.35
22	90°7'41"	75.17	75.00	76.39438	117.98
23	90°7'41"	125.28	125.00	45.83663	196.63
24	70°31'44"	21.21	30.00	190.98600	36.93
25	15°51'32"	43.18	310.02	18.48132	85.81
26	15°51'32"	48.75	350.02	16.36929	96.88

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS TURTLE CREEK (LOTS 1 - 109 AND OUTLOTS 1 - 3) AND IS LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°59'53" EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 992.93 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE RALSTON MEADOWS ELEMENTARY SCHOOL SITE; THENCE SOUTH 00°00'07" EAST ALONG THE WEST LINE OF SAID ELEMENTARY SCHOOL SITE, A DISTANCE OF 397.60 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL SITE; THENCE NORTH 89°59'55" EAST ALONG THE SOUTH LINE OF THE SCHOOL SITE, A DISTANCE OF 650.84 FEET; THENCE SOUTH 05°00'10" EAST, A DISTANCE OF 135.67 FEET; THENCE SOUTH 00°05'12" WEST ALONG THE CENTER LINE OF THE NORTHERN NATURAL GAS PIPELINE EASEMENT, A DISTANCE OF 693.90 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG A 780.39 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 75.73 FEET (CHORD BEARING NORTH 75°58'18" WEST, CHORD DISTANCE OF 75.70 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTH 16°48'31" WEST, A DISTANCE OF 50 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG A 345.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.72 FEET TO A POINT OF INTERSECTION WITH A CURVE; THENCE SOUTHERLY ALONG A 193.86 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 103.35 FEET (CHORD BEARING SOUTH 19°35'16" WEST, A CHORD DISTANCE OF 102.14 FEET); THENCE NORTH 85°41'06" EAST, A DISTANCE OF 132.05 FEET; THENCE NORTH 39°55'11" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 21°54'45" WEST, A DISTANCE OF 117.15 FEET; THENCE NORTH 44°16'23" WEST, A DISTANCE OF 54.96 FEET; THENCE NORTH 36°11'34" WEST, A DISTANCE OF 67.61 FEET; THENCE NORTH 56°12'38" WEST, A DISTANCE OF 63.25 FEET; THENCE NORTH 87°07'13" WEST, A DISTANCE OF 187.09 FEET; THENCE SOUTH 52°20'05" WEST, A DISTANCE OF 92.20 FEET; THENCE SOUTH 78°59'22" WEST, A DISTANCE OF 215.04 FEET; THENCE NORTH 00°54'06" EAST, A DISTANCE OF 260.22 FEET; THENCE SOUTH 89°52'12" WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 73°25'51" WEST, A DISTANCE OF 52.20 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A 359.78 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.57 FEET (CHORD BEARING NORTH 02°37'22" EAST, CHORD DISTANCE 34.56 FEET); THENCE NORTH 84°37'27" WEST, A DISTANCE OF 124.67 FEET; THENCE SOUTH 89°52'13" WEST, A DISTANCE OF 127.57 FEET; THENCE SOUTH 84°09'32" WEST, A DISTANCE OF 50.25 FEET; THENCE SOUTH 89°52'13" WEST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°07'48" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 810.00 FEET TO THE POINT OF BEGINNING.

DATE March 13, 1978



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE BY TURTLE CREEK, INC., A NEBRASKA CORPORATION, A JOINT VENTURER, GLENN L. BUCK, PRESIDENT BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREBY KNOWN AS TURTLE CREEK, LOTS 1 THRU 109 AND OUTLOTS 1 THRU 3, AND WE DO HEREBY RATIFY AND APPROVE OF OUR DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT; SEWER AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 295 OF DOUGLAS COUNTY, NEBRASKA; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR 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 (5') FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (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.

IN WITNESS WHEREOF WE DO HEREIN SET OUR HANDS THIS 17 DAY OF March, 1978, A.D.

APPROVAL OF OMAHA PLANNING BOARD
THIS PLAT OF TURTLE CREEK, LOTS 1 THRU 109 AND OUTLOTS 1 THRU 3 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 12 DAY OF APRIL, A.D., 1978
Glenn L. Buck
CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF TURTLE CREEK, LOTS 1 THRU 109 AND OUTLOTS 1 THRU 3, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 25 DAY OF JULY, A.D., 1978

Steve Rowland
PRESIDENT OF COUNCIL
Lorraine M. Bennis
CITY CLERK
DEPUTY

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
[Signature]
COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS.
ON THIS 17 DAY OF March, 1978, BEFORE ME THE UNDERSIGNED, IN AND FOR SAID COUNTY, PERSONALLY CAME GLENN L. BUCK, PRESIDENT OF TURTLE CREEK, INC., A NEBRASKA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE PRESIDENT AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID TURTLE CREEK, INC., THE VOLUNTARY ACT AND DEED OF SAID TURTLE CREEK, INC., AND THE VOLUNTARY ACT AND DEED OF TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE, AND THAT THE CORPORATE SEAL OF SAID TURTLE CREEK, INC. WAS AFFIXED THERETO BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL IN OMAHA IN SAID COUNTY AND STATE, THE DATE AND YEAR LAST ABOVE WRITTEN.
Russell D. Pettijohn
NOTARY PUBLIC

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
ON THIS 17 DAY OF March, 1978 AT 10:00 A.M. BY C. HAROLD OSTLER, REGISTER OF DEEDS

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF TURTLE CREEK (LOTS 1 THROUGH 109 AND OUTLOTS 1 THROUGH 3, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 11 DAY OF April, 1978.
Jeffrey M. Bross
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE.
DATE June 28, 1978
Jeffrey M. Bross
CITY ENGINEER



THE SCHEMMER ASSOCIATES INC.
ARCHITECTS - ENGINEERS - PLANNERS
OMAHA DAVENPORT ORLANDO

GENERAL NOTARY - State of Nebraska
Russell D. Pettijohn
My Comm. Exp. April 23, 1980