

TURTLE CREEK

Lots 110-233

A part of the Southwest Quarter of Section 10-14-12 East of the 6th PM
Douglas County, Nebraska

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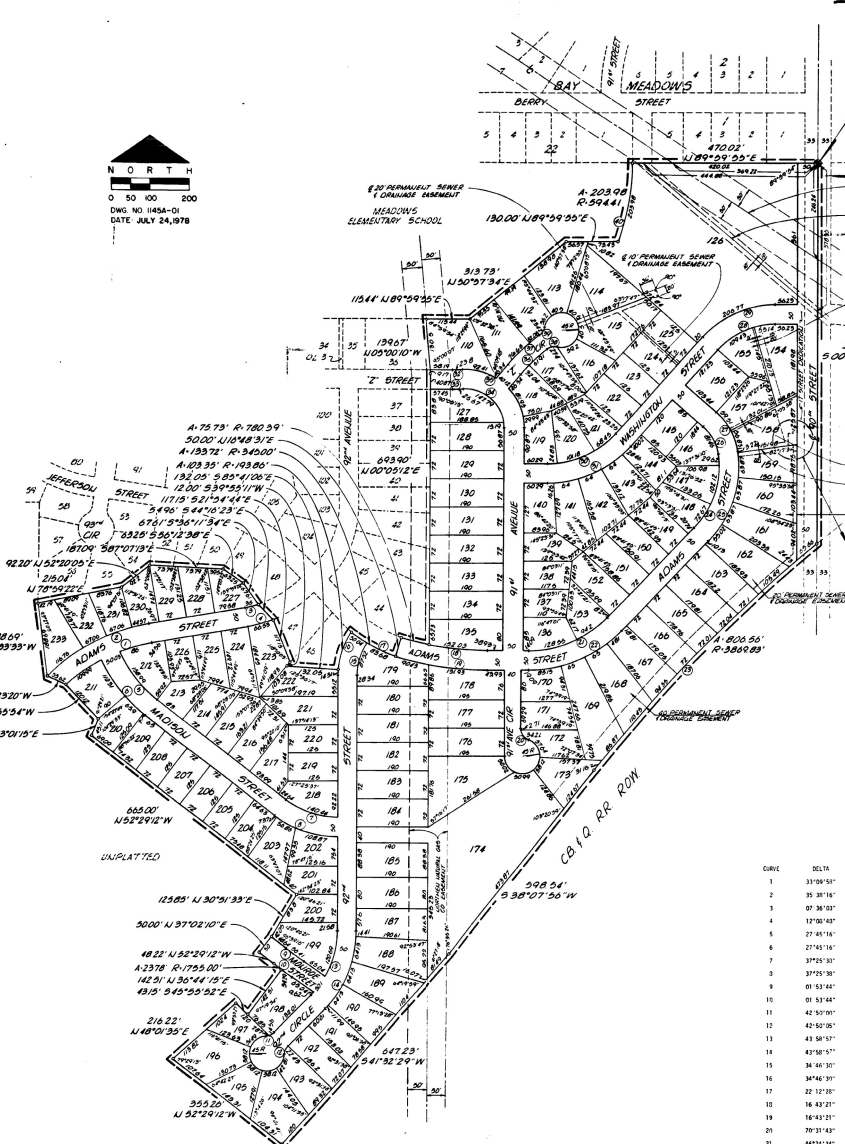
#49 DEED
Recorded on
May 29, 1978 at 10:46 AM

\$34.25



TURTLE CREEK (LOTS 110-233)

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



CURVE	DELTA	T	R	D	L
1	33°09'51"	126.56	475.00	13.40739	264.00
2	31°30'14"	120.81	476.00	12.96253	296.95
3	07°30'03"	17.53	269.13	21.73139	35.00
4	12°00'43"	33.39	313.93	13.79319	66.53
5	27°48'14"	51.09	328.22	17.56673	156.99
6	27°58'13"	93.44	313.22	15.74396	153.21
7	37°02'51"	72.83	276.00	20.84797	146.46
8	37°02'51"	60.71	266.80	21.62716	173.30
9	01°53'44"	28.21	1,756.00	3.86644	54.41
10	01°53'44"	29.04	1,755.00	3.76671	54.07
11	42°50'05"	11.77	30.00	190.90506	22.43
12	42°50'05"	11.77	30.00	190.90506	22.43
13	43°50'11"	64.90	336.00	26.38319	160.41
14	43°50'11"	155.10	375.00	29.10732	215.79
15	34°46'33"	60.71	193.76	29.55504	117.66
16	22°12'30"	67.71	365.70	16.65749	133.72
17	16°42'21"	114.70	300.00	17.24933	227.17
18	16°42'21"	122.05	330.39	6.89965	242.36
19	70°31'43"	21.21	31.00	190.95532	36.92
20	46°24'34"	117.89	275.00	20.83811	222.75
21	46°24'34"	139.33	325.00	17.62667	263.25
22	13°56'30"	404.75	7,249.83	1.48000	606.56
23	52°02'22"	100.87	375.00	26.46027	246.41
24	52°02'22"	134.29	375.00	26.70312	244.05
25	39°50'48"	42.47	116.74	48.08069	61.46
26	39°50'48"	66.65	146.74	34.74281	116.34
27	40°21'15"	37.54	196.00	29.32242	164.57
28	40°21'15"	106.99	245.00	23.36602	206.77
29	42°52'21"	100.46	400.00	24.91319	146.46
30	40°20'27"	125.96	380.00	26.46276	236.72
31	03°17'38"	31.90	413.91	13.94252	23.80
32	03°17'38"	13.34	463.91	12.39986	26.67
33	83°29'51"	106.00	100.00	57.29980	162.90
34	83°29'51"	112.71	150.00	38.19719	244.47
35	13°17'27"	47.19	400.00	14.34319	93.96
36	14°13'14"	55.35	445.00	12.87545	110.19
37	52°19'48"	14.74	30.00	190.95502	27.40
38	44°43'20"	12.34	30.00	190.95599	23.42
39	19°39'48"	100.00	504.41	6.83910	203.96

RECORDING CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A GRADING 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 110-233 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 NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 00°00'00" WEST (COURSES BEARING) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10 (A.K.A. THE CENTER LINE OF NORTH STREET), A DISTANCE OF 875.00 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND RENOY RAILROAD, THENCE SOUTHWESTERLY ALONG A 3,606.83 FOOT RADIUS CURVE TO THE LEFT ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND RENOY RAILROAD (COURSE BEARING SOUTH 44°00'11" WEST, CHORD DISTANCE 855.00 FEET), AN ARC DISTANCE OF 306.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 30°00'54" WEST, A DISTANCE OF 596.54 FEET, THENCE SOUTH 47°30'20" WEST, A DISTANCE OF 447.23 FEET, THENCE NORTH 52°00'12" WEST, A DISTANCE OF 304.56 FEET, THENCE NORTH 89°00'00" WEST, A DISTANCE OF 344.00 FEET, THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 43.10 FEET TO A POINT ON A CURVE, THENCE NORTHWESTERLY ALONG A 1,755.00 FOOT RADIUS CURVE TO THE RIGHT (COURSE BEARING NORTH 52°00'12" WEST, CHORD DISTANCE 23.78 FEET), AN ARC DISTANCE OF 50.00 FEET OF TANGENCY, THENCE NORTH 52°00'12" WEST, A DISTANCE OF 48.23 FEET, THENCE NORTH 37°00'10" EAST, A DISTANCE OF 60.00 FEET, THENCE NORTH 37°00'10" WEST, A DISTANCE OF 126.85 FEET, THENCE NORTH 52°00'12" WEST, A DISTANCE OF 466.00 FEET, THENCE NORTH 27°00'15" EAST, A DISTANCE OF 45.13 FEET, THENCE NORTH 43°00'00" WEST, A DISTANCE OF 10.12 FEET, THENCE NORTH 07°30'10" WEST, A DISTANCE OF 63.42 FEET, THENCE NORTH 07°30'10" WEST, A DISTANCE OF 180.40 FEET TO THE SOUTHWESTERLY PROPERTY CORNER OF LOT 54 TURTLE CREEK (LOTS 1-109 AND OUTLOTS 1-3), THENCE NORTH 70°50'20" EAST ALONG THE SOUTHERLY PERIMETER OF SAID TURTLE CREEK, A DISTANCE OF 215.04 FEET, THENCE NORTH 20°00'00" EAST, A DISTANCE OF 92.20 FEET, THENCE SOUTH 87°00'11" EAST, A DISTANCE OF 149.00 FEET, THENCE SOUTH 86°30'30" EAST, A DISTANCE OF 63.20 FEET, THENCE NORTH 86°15'00" EAST, A DISTANCE OF 64.00 FEET, THENCE SOUTH 84°00'00" EAST, A DISTANCE OF 54.98 FEET, THENCE NORTH 21°44'44" EAST, A DISTANCE OF 113.15 FEET, THENCE SOUTH 89°00'00" WEST, A DISTANCE OF 12.00 FEET, THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 132.05 FEET, THENCE NORTHWESTERLY ALONG A 193.56 FOOT RADIUS CURVE TO THE RIGHT (COURSE BEARING NORTH 19°30'18" EAST, CHORD DISTANCE 102.14 FEET), AN ARC DISTANCE OF 103.35 FEET, THENCE SOUTHWESTERLY ALONG A 345.00 FOOT RADIUS CURVE TO THE LEFT (COURSE BEARING SOUTH 40°00'15" EAST, CHORD DISTANCE 132.00 FEET), AN ARC DISTANCE OF 133.72 FEET, THENCE NORTH 14°00'11" EAST, A DISTANCE OF 96.00 FEET TO A POINT ON A CURVE, THENCE NORTHWESTERLY ALONG A 782.50 FOOT RADIUS CURVE TO THE LEFT (COURSE BEARING SOUTH 79°50'10" EAST, CHORD DISTANCE 174.70 FEET), AN ARC DISTANCE OF 174.73 FEET TO A POINT LOCATED ON THE CENTER LINE OF THE NORTHERN NATURAL GAS PIPELINE EASEMENT, THENCE NORTH 00°00'12" EAST ALONG SAID CENTER LINE OF THE NORTHERN NATURAL GAS PIPELINE EASEMENT, A DISTANCE OF 693.90 FEET, THENCE NORTH 09°00'10" WEST, A DISTANCE OF 139.47 FEET TO A POINT LOCATED ON THE SOUTH PROPERTY LINE OF THE HULLSTON ELEMENTARY SCHOOL SITE, THENCE NORTH 89°00'10" EAST ALONG SAID LINE OF THE SAID HULLSTON ELEMENTARY SCHOOL SITE, A DISTANCE OF 115.44 FEET, THENCE NORTH 07°00'00" EAST, A DISTANCE OF 312.73 FEET, THENCE NORTH 89°00'10" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE, THENCE NORTHWESTERLY ALONG A 504.41 FOOT RADIUS CURVE TO THE LEFT (COURSE BEARING NORTH 00°40'30" EAST, CHORD DISTANCE 202.98 FEET), AN ARC DISTANCE OF 203.86 FEET TO A POINT LOCATED ON THE SOUTH PERIMETER OF SAID MEADOWS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA, THENCE NORTH 89°00'10" EAST ALONG THE SAID SOUTH PERIMETER OF SAID MEADOWS, A.K.A. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING.

Date: January 23, 1978
Clyde R. Beyer, Surveyor

REMARKS:
KNOW ALL MEN BY THESE PRESENTS THAT THE TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE BY TURTLE CREEK, INC., A NEBRASKA CORPORATION, A JOINT VENTURE, GENERAL PARTNERSHIP, AND OTHER TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE AND CO-OWNERS AND LAND AND CATTLE COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFICIARY OF A CERTAIN TRUST DEED, AND CHICAGO TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE, AND REICORD COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFICIARY OF A CERTAIN TRUST DEED, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYER'S CERTIFICATE AND UNBARRIED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE UNBARRIED AND OPEN TO SHOW. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TURTLE CREEK, LOTS 110 TO 233, AND TO BE OPENED HEREON UPON THE APPROVING OF SAID PLAT BY THE BOARD OF PUBLIC WORKS AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL COLLEGE STREETS. 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 FOREGOING USES OR RIGHTS HEREIN GRANTED. WE DO FURTHER GRANT A PERMANENT EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPES, WELLS, CONDUITS, CABLES AND OTHER RELATED FACILITIES, AND TO ERECT FENCES WHEN IN CHARGE 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 ADJACENT ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJACENT THE REAR BOUNDARY LINES OF ALL LOTTERY LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJACENT THE REAR BOUNDARY LINES OF ALL LOTTERY LOTS. THE TERM LOTTERY LOTS IS HEREBY DEFINED AS THOSE LOTS FORMED BY THE OUTER PERIMETER OF THE LAND DESCRIBED HEREON. SAID SIXTEEN (16) FOOT WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP UNLESS THE ADJACENT LAND IS SUBMITTED, 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 FOREGOING USES OR RIGHTS HEREIN GRANTED.

TO WITNESS WHEREOF WE HERETOBY SET OUR HANDS THIS 19th day of January, 1978, A.D.
TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE
BY: [Signatures]
CHICAGO TITLE INSURANCE COMPANY, A CORPORATION, TRUSTEE FOR LOT 110-233 TURTLE CREEK, A NEBRASKA CORPORATION
BY: [Signatures]
REICORD COMPANY, A NEBRASKA CORPORATION
BY: [Signatures]
CHICAGO TITLE INSURANCE COMPANY, A CORPORATION, TRUSTEE FOR LOT 110-233 TURTLE CREEK, A NEBRASKA CORPORATION
BY: [Signatures]

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 19th day of January, 1978, BEFORE ME, THE UNDERSIGNED, IN AND FOR SAID COUNTY, PERSONALLY CAME HE, D. STEVEN, 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 FOREGOING SEAL OF SAID TURTLE CREEK, INC., WAS AFFIXED THEREBY BY ITS AUTHORITY.

WITNESSES MY HAND AND NOTARIAL SEAL IN OMAHA, NEBRASKA, IN SAID COUNTY AND STATE, THE DATE AND YEAR LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS ENGINEERS PLANNERS
OMAHA DAVENPORT OLANDO

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 6th day of January, 1978, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signatures], TRUSTEE FOR SAID LAND AND CATTLE COMPANY, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED THAT HE EXECUTED SAID DECLARATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESSES MY HAND AND NOTARIAL SEAL IN OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES ON the 28th day of April, 1980.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 12th day of January, 1979, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signatures], TRUSTEE FOR SAID LAND AND CATTLE COMPANY, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DECLARATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESSES MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES ON the 3rd day of December, 1979.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 6th day of January, 1978, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signatures], TRUSTEE FOR SAID LAND AND CATTLE COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFICIARY OF A CERTAIN TRUST DEED, AND CHICAGO TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE FOR SAID LAND AND CATTLE COMPANY, A CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DECLARATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESSES MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES ON the 28th day of April, 1980.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 19th day of January, 1979, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signatures], TRUSTEE FOR REICORD COMPANY, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DECLARATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESSES MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES ON the 3rd day of December, 1979.

CITY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENBAENCED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATE: 25 Jan 1978
[Signature]

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF TURTLE CREEK, LOTS 110 THRU 233, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 28th day of April, A.D., 1978
[Signature]

APPROVAL OF OMAHA PLANNING BOARD
THIS PLAT OF TURTLE CREEK, LOTS 110 THRU 233, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 15th day of February, A.D., 1978
[Signature]

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF TURTLE CREEK (LOTS 110 THRU 233 INCLUSIVE) AS TO THE DESIGN STANDARDS ON THIS 29th day of January, A.D., 1979.
[Signature]

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 66 OF THE OMAHA MUNICIPAL CODE.
DATE: May 17 1979
[Signature]



DESIGNING OFFICE
THIS PLAN IS A PART OF A COMPLETE SET OF PLANS FOR THE TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE, AND OTHER TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE AND CO-OWNERS AND LAND AND CATTLE COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFICIARY OF A CERTAIN TRUST DEED, AND CHICAGO TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE AND REICORD COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFICIARY OF A CERTAIN TRUST DEED.