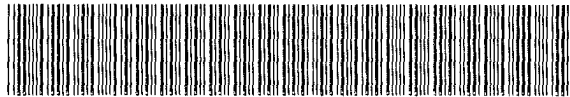


BK 1998 PG 132



DEED 1995001523

~~RECEIVED~~

~~FEB 16 1 18 PM '95~~

GEORGE J. LEWIS
REGISTER DEEDS
DOUGLAS COUNTY, NE

Notes

RECEIVED

FEB 16 10 11 '95

VILLAS OF HUNTINGTON WOODS

LOTS 1 THRU 61, INCLUSIVE AND OUTLOTS 1 AND 2

BEING A REPLATTING OF LOT 301, HUNTINGTON PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

GEORGE J. WELWOLZ
REGISTERED SURVEYOR
DOUGLAS COUNTY, NE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS VILLAS OF HUNTINGTON WOODS, LOTS 1 THRU 61, INCLUSIVE AND OUTLOTS 1 AND 2, BEING A REPLATTING OF LOT 301, HUNTINGTON PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 301; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 301 ON THE FOLLOWING DESCRIBED S (SIX) COURSES: THENCE S 87°44'10" W (ASSUMED BEARING) 528.45 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A 305.71 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N 73°58'03" W, CHORD DISTANCE 191.95 FEET, AN ARC DISTANCE OF 195.25 FEET TO A POINT OF TANGENCY; THENCE N 55°40'15" W 60.00 FEET; THENCE S 34°19'45" W 10.00 FEET; THENCE N 55°40'15" W 184.82 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A 181.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N 74°05'03" W, CHORD DISTANCE 114.93 FEET, AN ARC DISTANCE OF 116.93 FEET TO THE SW CORNER OF SAID LOT 301; THENCE N 02°29'51" W 578.82 FEET ON THE WEST LINE OF SAID LOT 301 TO THE NW CORNER THEREOF; THENCE N 87°30'05" E 1,022.19 FEET ON THE NORTH LINE OF SAID LOT 301 TO THE NE CORNER THEREOF; THENCE S 02°29'45" E 817.02 FEET ON THE EAST LINE OF SAID LOT 301 TO THE POINT OF BEGINNING.



JAMES D. WARNER, NEBRASKA R.L.S. NO. 308

APRIL 5, 1994
DATE

DEDICATION

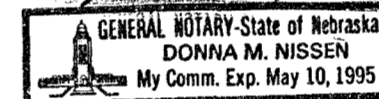
KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENNINGTON COMPANY, (A NEBRASKA CORPORATION), BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS VILLAS OF HUNTINGTON WOODS, AND WE DO HEREBY RATIFY AND APPROVE OF THE 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES OF ALL LOTS, 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 EXCEPT THOSE BOUNDARY ADJOINING EXISTING PLATTED LOTS AND STREETS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS AND DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

BENNINGTON COMPANY, A NEBRASKA CORPORATION

Robert P. Horgan
BY TITLE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS, SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 1994 BY
ROBERT P. HORGAN, SECRETARY OF BENNINGTON COMPANY, A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

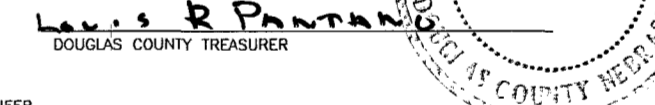


Donna M. Nissen
NOTARY PUBLIC

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 ON THE RECORDS OF THIS OFFICE, THIS 30th DAY OF May, 1994.

Louis R. Pantano
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF VILLAS OF HUNTINGTON WOODS ON THIS 16th DAY OF May, 1994.

Ray J. Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE 2-15-95

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF VILLAS OF HUNTINGTON WOODS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 6th DAY OF April, 1994.

Robert P. Horgan
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

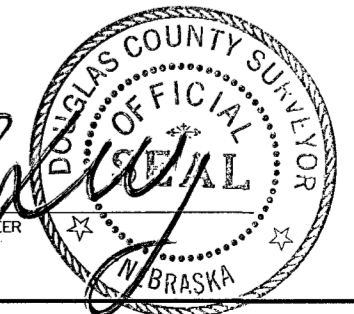
THIS PLAT OF VILLAS OF HUNTINGTON WOODS WAS APPROVED AND ADOPTED BY THE CITY COUNCIL OF OMAHA THIS 16th DAY OF May, 1994.

Paul J. Jelski MAYOR
Paul J. Jelski PRESIDENT
Paul J. Jelski CITY CLERK
Paul J. Jelski DEPUTY

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF VILLAS OF HUNTINGTON WOODS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 16th DAY OF May, 1994.

Samuel J. Jelski
DOUGLAS COUNTY ENGINEER



AS SHOWN	4-5-94
DATE	RAH
DRAWN BY	JDW
CHECKED BY	
REVISION:	

VILLAS OF HUNTINGTON WOODS
FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10838 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

172-123
ALOT301A.DWG

1573.H
old mc-17880
new FB mc-40332
DEL IN CO COMP
LEGAL PG SCAN FV

15.00 FOOT WIDE SEWER & DRAINAGE EASEMENT AS RECORDED IN MISC. BOOK 1140 AT PAGE 340, 342 OF THE DOUGLAS COUNTY RECORDS.

HUNTINGTON PARK

302

N87°30'09"E - 1,022.19'

BEDFORD AVENUE

159TH AVENUE

159TH STREET

157TH STREET

156TH STREET

SPENCER STREET

UNPLATTED



0' 30' 60' 120'
SCALE IN FEET

RADIUS=181.92'
CHD. BRG: N74°05'03"W
CHD. DIST.=114.93'
ARC DIST.=116.93'

RADIUS=305.71'
CHD. BRG: N73°58'03"W
CHD. DIST.=191.95'
ARC DIST.=195.25'

15.00 FOOT WIDE SEWER & DRAINAGE EASEMENT AS RECORDED IN MISC. BOOK 1140 AT PAGE 340, 342 OF THE DOUGLAS COUNTY RECORDS.

PERMANENT PEDESTRIAN AND NON-MOTORIZED VEHICLE EASEMENT GRANTED TO SID 374 AS RECORDED IN MISC. BOOK 1140 AT PAGE 344 OF THE DOUGLAS COUNTY RECORDS.

CURVE DATA

CURVE DELTA	RADIUS	ARC	TANGENT	CURVE DELTA	RADIUS	ARC	TANGENT		
C1	06°00'00"	1812.74	189.83	95.00	C6	30°00'00"	146.21	76.56	39.18
C2	11°00'00"	1413.43	271.36	136.10	C7	26°30'00"	100.00	46.25	23.55
C3	85°14'01"	100.00	148.76	92.01	C8	66°27'11"	171.55	198.97	112.37
C4	90°00'00"	100.00	157.08	100.00	C9	03°07'35"	1510.79	82.44	41.23
C5	56°40'24"	139.08	137.57	75.00					