

NAME OF ADDITION:

WESTERN TRAILS III

Lots 1 thru 29 Inclusive

Legal Description: being a part of SW¹/₄ of Section 27, T15N, R11E of the 6th P. M., Douglas County, Nebr., and a replatting of Part of Lot 30 of WESTERN TAILS II, a Subdivision as surveyed, platted and recorded in said Douglas County, and a replatting of all of Lot 31 of said WESTERN TRAILS II.

DEED	—————	BOOK	90	PAGE	67
MORTGAGE	—————	BOOK	90	PAGE	67
PLAT	—————	BOOK	1747	PAGE	413
PLAT CABINET			3-45		
ROLODEX					

PLAT IN BACK OF BOOK

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

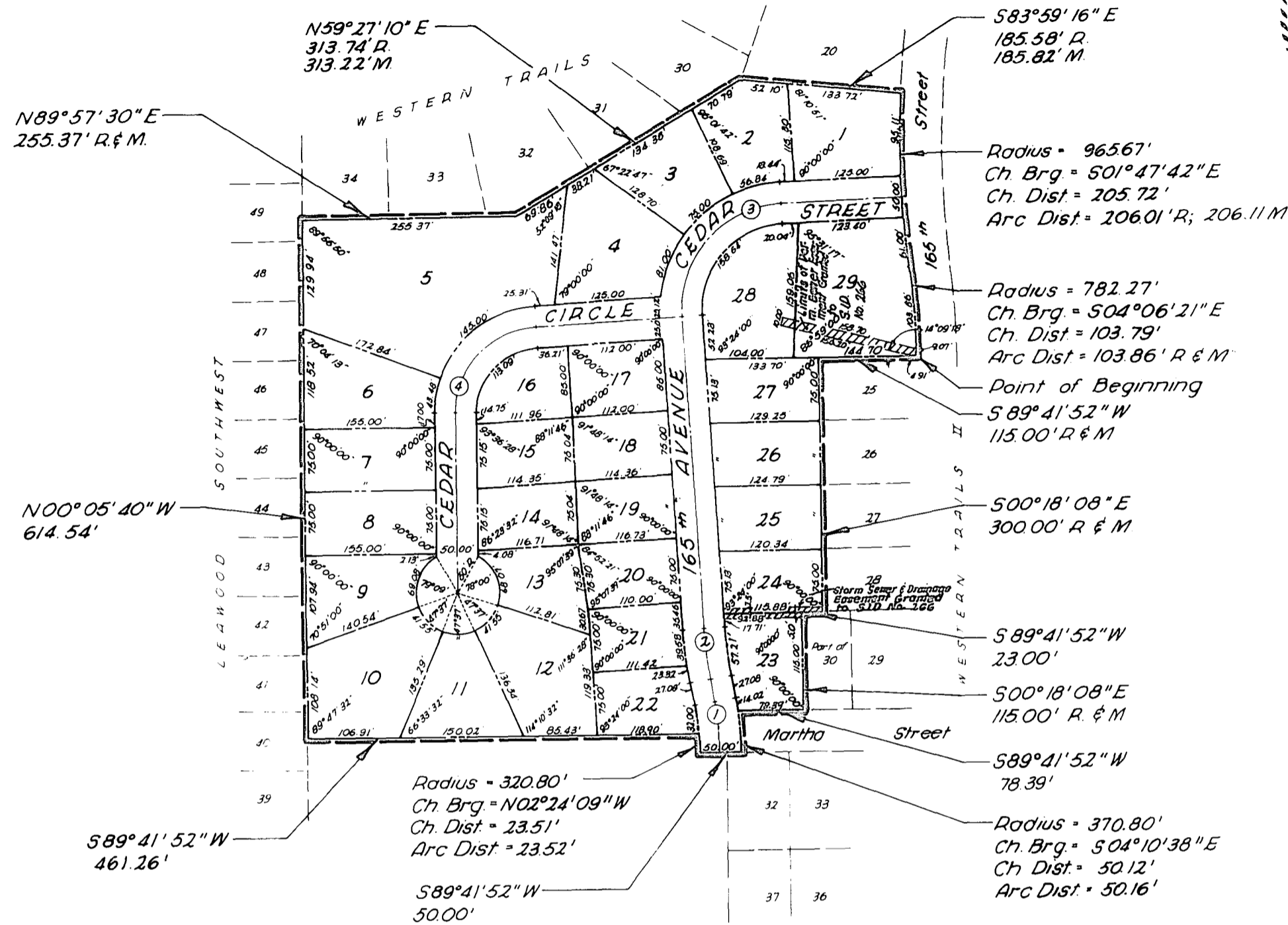
#40

14 DAY OF January 19 85 AT 2:50 P.M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$20.50

WESTERN TRAILS III

Lots 1 thru 29 Inclusive

Being a platting of part of the SW 1/4 of Section 27, T16 N, R11 E of the 6th DM, Douglas County, Nebraska, and a replatting of part of Lot 30 of Western Trails II, a subdivision as surveyed, platted and recorded in said Douglas County, and a replatting of all of Lot 31 of said Western Trails II.



Centerline Curve Data

① Δ = 9°55'00"	② Δ = 6°31'00"	③ Δ = 90°53'43"	④ Δ = 86°23'32"
D = 16.5691	D = 10.8511	D = 45.8366	D = 57.2958
T = 30.00'	T = 30.06'	T = 126.97'	T = 93.89'
L = 59.85'	L = 60.06'	L = 198.30'	L = 150.78'
R = 345.80'	R = 528.02'	R = 125.00'	R = 100.00'

LEGEND

Ch. = Chord
 Brg. = Bearing
 Dist. = Distance
 R. = Record Distance
 M. = Measured Distance

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT IRON PIPES HAVE BEEN PLACED ON THE BOUNDARY AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WESTERN TRAILS III, LOTS 1 THRU 29 INCLUSIVE, BEING A PLATTING OF PART OF THE SW 1/4 OF SECTION 27, T16 N, R11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND A REPLATTING OF PART OF LOT 30 AND ALL OF LOT 31, WESTERN TRAILS II, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT 25, SAID WESTERN TRAILS II; THENCE S89°41'52"W (ASSUMED BEARING) ON THE NORTH LINE OF LOT 25 SAID WESTERN TRAILS II, 115.00 FEET; THENCE S00°18'08"E ON THE WEST LINE OF LOTS 25, 26, 27 AND 28 SAID WESTERN TRAILS II, 300.00 FEET; THENCE S89°41'52"W ON THE NORTH LINE OF SAID LOT 30, 23.00 FEET; THENCE S00°18'08"E ON A LINE 17.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30, 115.00 FEET; THENCE S89°41'52"W ON THE SOUTH LINE OF SAID LOTS 30 AND 31, 78.39 FEET; THENCE SOUTHEASTERLY ON A 370.80 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S04°10'38"E, CHORD DISTANCE 50.12 FEET), AN ARC DISTANCE OF 50.16 FEET TO THE NORTH LINE OF LOT 32 SAID WESTERN TRAILS II; THENCE S89°41'52"W ON THE NORTH LINE OF SAID LOT 32 AND THE WESTERLY EXTENSION THEREOF, 50.00 FEET; THENCE NORTHWESTERLY ON A 320.80 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N02°24'09"W, CHORD DISTANCE 23.51 FEET), AN ARC DISTANCE OF 23.52 FEET; THENCE S89°41'52"W, 461.26 FEET TO THE EAST LINE OF LOT 40, LEAWOOD SOUTHWEST, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY; THENCE N00°05'40"W ON THE EAST LINE OF LOTS 40 THRU 49 INCLUSIVE SAID LEAWOOD SOUTHWEST, 614.54 FEET TO THE S.W. CORNER OF LOT 34, WESTERN TRAILS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY; THENCE N89°57'30"E ON THE SOUTH LINE OF LOTS 32, 33 AND 34 SAID WESTERN TRAILS, 255.37 FEET; THENCE N89°27'10"E ON THE SOUTH LINE OF LOTS 30, 31 AND 32 SAID WESTERN TRAILS, 313.22 FEET TO THE S.W. CORNER OF LOT 20 SAID WESTERN TRAILS; THENCE S83°59'16"E ON THE SOUTH LINE OF SAID LOT 20, 185.82 FEET TO THE WEST LINE OF 165TH STREET; THENCE SOUTHEASTERLY ON THE WEST LINE OF 165TH STREET ON A 965.67 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S01°47'42"E, CHORD DISTANCE 205.72 FEET), AN ARC DISTANCE OF 206.11 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHEASTERLY ON THE WEST LINE OF SAID 165TH STREET ON A 782.27 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S04°06'21"E, CHORD DISTANCE 103.79 FEET), AN ARC DISTANCE OF 103.86 FEET TO THE POINT OF BEGINNING.

DATE: Oct. 1, 1982

James D. Warner
 REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LLOYD R. FETTERBERG, TRUSTEE (OWNER) AND FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, A NEBRASKA CORPORATION (MORTGAGE HOLDERS) BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITH THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WESTERN TRAILS III, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO 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, AND NORTHWESTERN BELL TELEPHONE COMPANY, 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 GUTS 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 RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING 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 HEREBY 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') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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 AND OTHER PURPOSES THAT DO NOT WHEN OR LATER INTERFERE WITH THE AFORESAID UTILITIES OR RIGHTS MAIN GRANTED.

Lloyd R. Fetterberg
 LLOYD R. FETTERBERG

First Federal Savings and Loan of Omaha

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF Douglas) ON THIS 1st DAY OF October, 1982, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lloyd R. Fetterberg, who is personally known by me to be the identical person whose name is affixed above, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.
 MY COMMISSION EXPIRES July 6, 1984
 NOTARY PUBLIC: Kay M. Keller

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS) ON THIS 1st DAY OF October, 1982, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED Lloyd R. Fetterberg, who is personally known by me to be the identical person whose name is affixed above, AND HE/SHE DID ACKNOWLEDGE HIS/HER EXECUTION OF THE FOREGOING DEDICATION TO BE HIS/HER VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.
 MY COMMISSION EXPIRES July 5, 1985
 NOTARY PUBLIC: Judy A. Anderson

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, THIS 2nd DAY OF October, 1982.

DEPUTY: [Signature]
 DOUGLAS COUNTY CLERK

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF WESTERN TRAILS III ON THIS 13th DAY OF October, 1982.
 City Engineer: Ray L. Harman

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 53 OF THE OMAHA MUNICIPAL CODE.
 DATE: June 29, 1984
 City Engineer: Larry L. Harman

APPROVAL OF CITY PLANNING BOARD

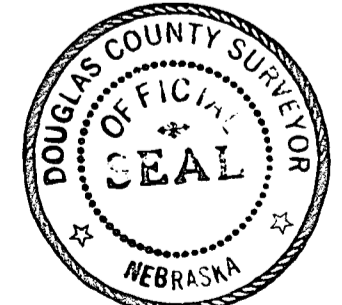
THIS PLAT OF WESTERN TRAILS III WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 13th DAY OF October, 1982.
 Chairman: [Signature]

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WESTERN TRAILS III WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22nd DAY OF November, 1982.
 Mayor: [Signature]
 City Clerk: [Signature]

REVIEW BY THE DOUGLAS COUNTY SURVEYOR

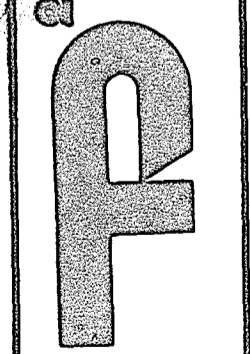
THIS PLAT OF WESTERN TRAILS III WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 4th DAY OF October, 1982.
 Douglas County Surveyor: [Signature]



SCALE AS SHOWN
 DATE Oct. 1982
 DRAWN BY RAH
 CHECKED BY
 REVISION

WESTERN TRAILS III
 Final Plat

THOMPSON, BRISSON & DONNER
 Consulting Engineers & Land Surveyors



440 West 1st January 25 1983 2050