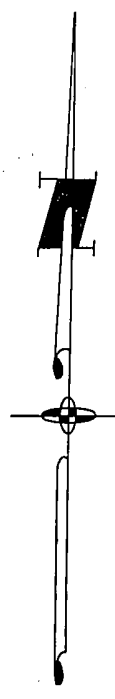
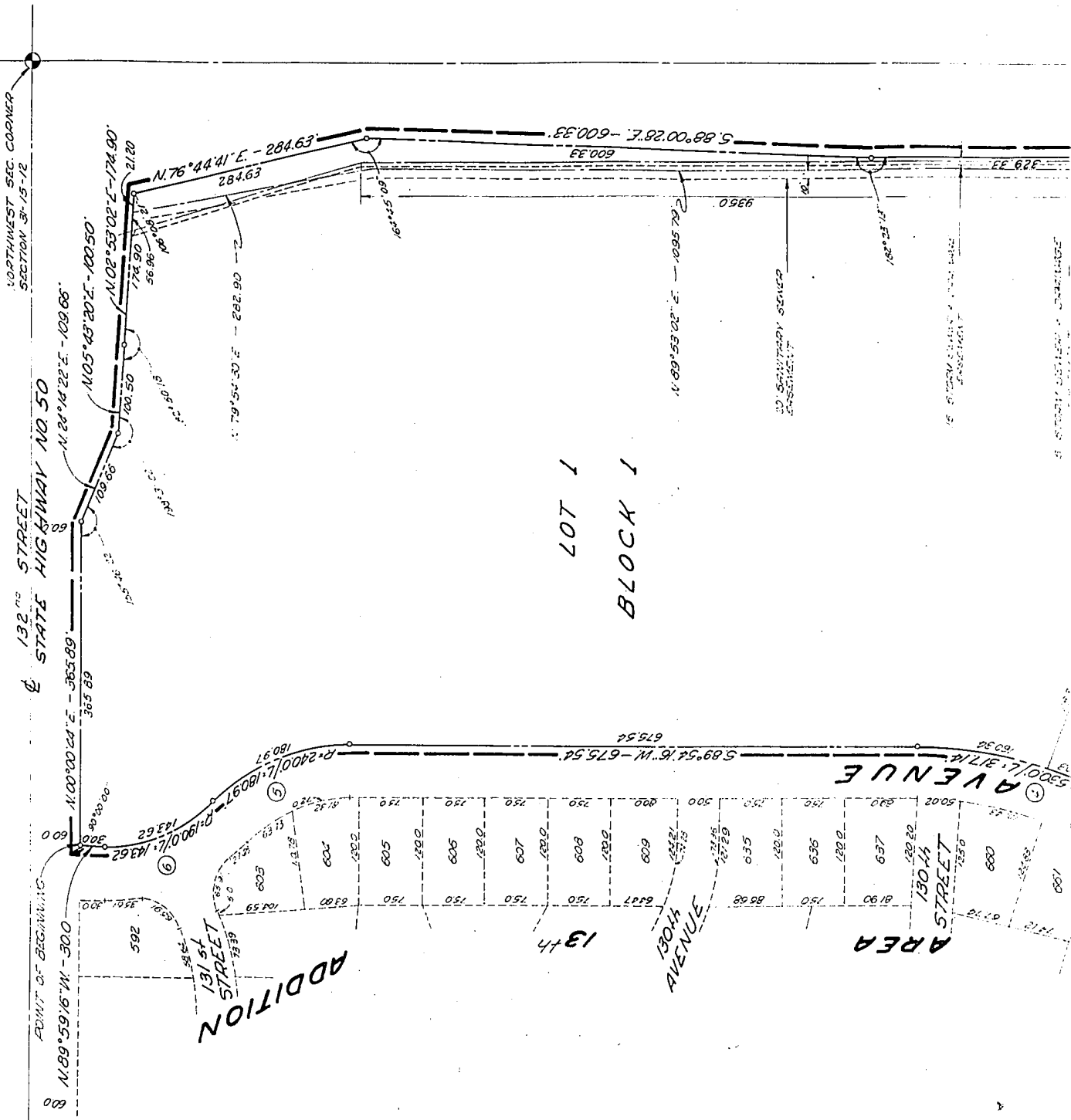


KINGSWOOD ESTATES
385



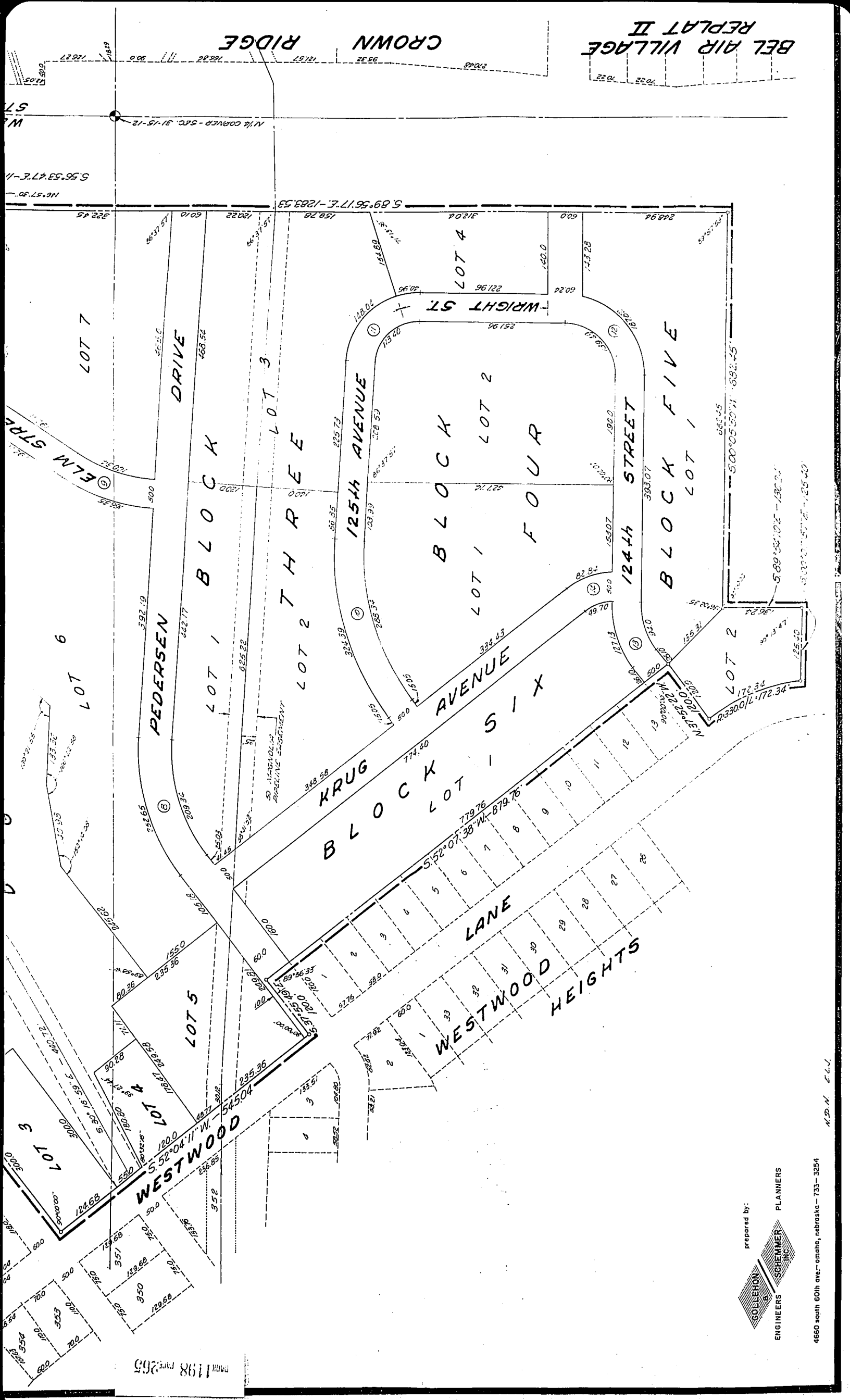
SCALE: 1" = 100'
 ERROR OF CLOSURE: 1" IN 10,000'
 MARCH 10, 1965

WESTWOOD HEIGHTS 15TH ADDITION

A SUBDIVISION LOCATED IN THE NORTH ONE HALF
 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12
 EAST OF THE 6TH P.M., DOUGLASS COUNTY, NEBRASKA.

CURVE DATA

CURVE NO.	Δ	T	R	D.	L.
1	23° 41' 15"	216.00'	1030.00'	5.563°	425.83'
2	22° 24' 46"	162.46'	820.00'	6.987°	320.76'
3	16° 36' 21"	154.69'	1060.00'	5.405°	307.22'
4	36° 17' 04"	163.48'	530.00'	10.811°	317.14'
5	43° 12' 10"	95.03'	240.00'	23.873°	180.97'
6	43° 18' 38"	75.44'	190.00'	30.156°	143.62'
7 EAST	20° 34' 38"	149.79'	825.07'	6.944°	296.31'
7 WEST	20° 34' 38"	138.85'	765.07'	7.489°	274.77'
8 EAST	41° 21' 35"	109.46'	290.00'	19.757°	209.34'
8 WEST	41° 21' 35"	132.11'	350.00'	16.970°	252.65'
9 NORTH	29° 46' 54"	71.80'	270.00'	21.221°	140.34'
9 SOUTH	29° 46' 54"	85.09'	320.00'	17.905°	166.35'
10 EAST	41° 18' 08"	150.76'	400.00'	14.324°	288.34'
10 WEST	41° 18' 08"	169.60'	450.00'	12.732°	324.39'
11 EAST	86° 37' 57"	70.71'	75.00'	76.394°	113.30'



PLAN 1198 PAGE 265

prepared by:
GOLLEHOV
 ENGINEERS
SCHEMMER
 PLANNERS
 INC.

4660 south 60th ave - omaha, nebraska - 733-3254

A.D.N. S.L.V.

BEL AIR VILLAGE II REPLAT II

CROWN RIDGE

W. 57.30
 S. 56.53 47.7 E. - 111.6
 N 1/4 CORNER - SFC. 31-15-12

116.57.30
 S. 56.53 47.7 E. - 111.6

322.45
 600
 248.94

600
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221.96
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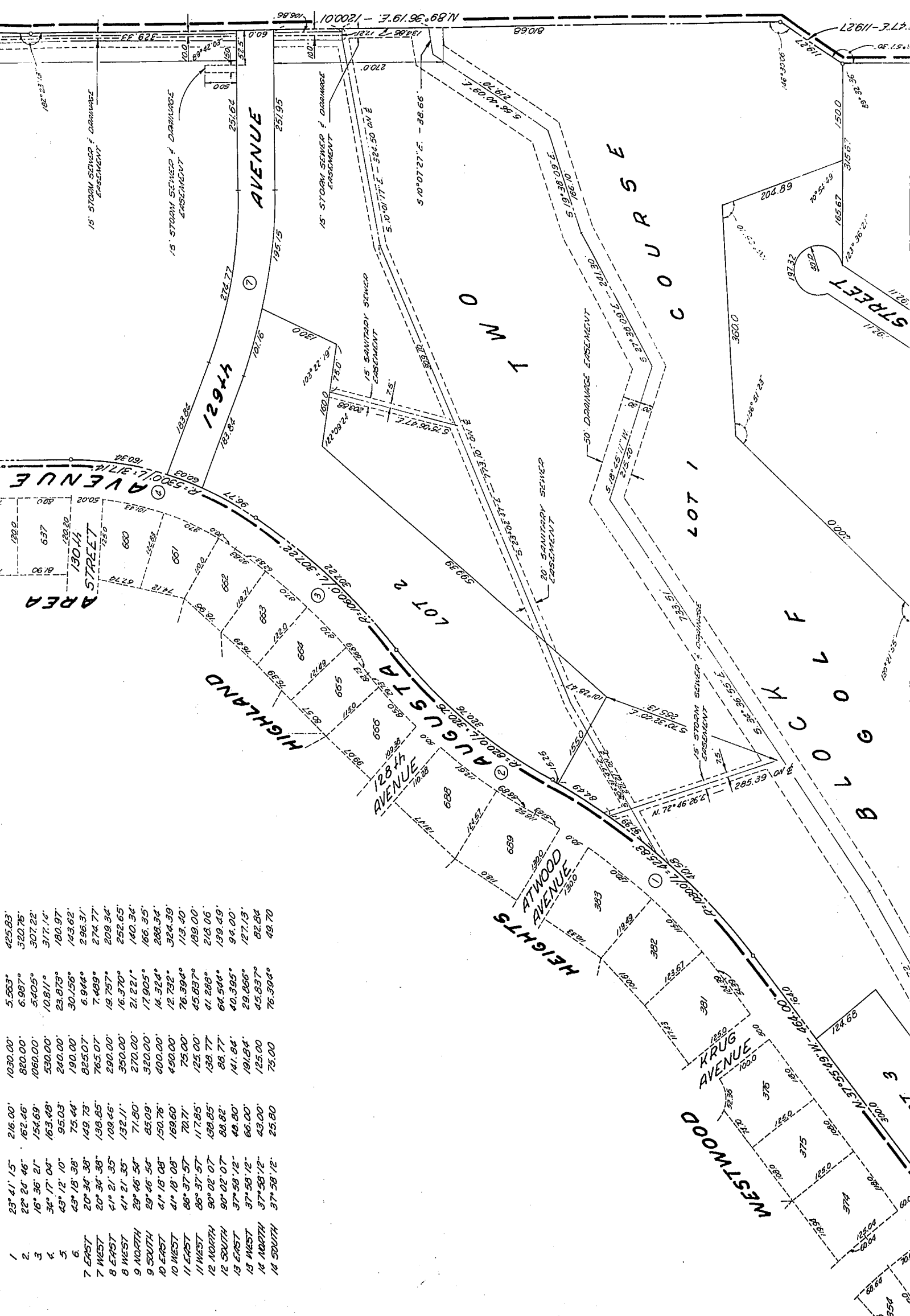
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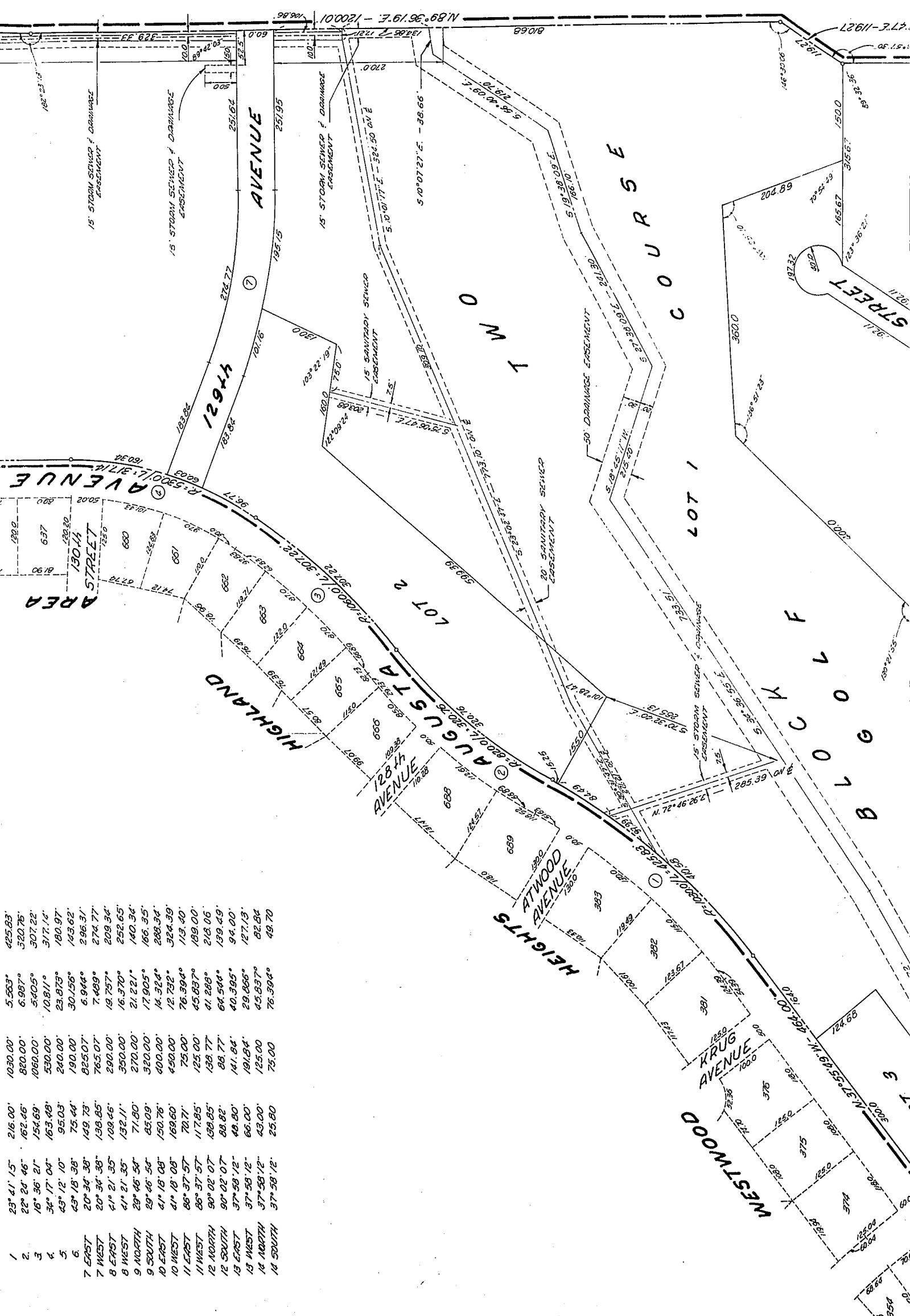
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1	23° 41' 15"	216.00'	1030.00'	5.563°	425.83'
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10 WEST	41° 18' 08"	169.60'	450.00'	12.732°	324.39'
11 EAST	86° 37' 57"	70.71'	75.00'	76.394°	113.40'
11 WEST	86° 37' 57"	117.85'	125.00'	45.837°	189.00'
12 NORTH	90° 02' 07"	138.85'	138.77'	41.283°	218.06'
12 SOUTH	90° 02' 07"	88.82'	88.77'	64.564°	139.49'
13 EAST	37° 58' 12"	48.80'	141.84'	40.395°	94.00'
13 WEST	37° 58' 12"	66.00'	191.84'	29.866°	127.13'
14 NORTH	37° 58' 12"	43.00'	125.00'	45.837°	82.84'
14 SOUTH	37° 58' 12"	25.80'	75.00'	76.394°	49.70'



ROYALWOOD ESTATES

WEST CENTER ROAD STATE HIGHWAY NO. 38



gjh

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED IRON PINS AT THE CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS **WESTWOOD HEIGHTS 15th ADDITION** AND IS LOCATED IN THE NORTH ONE HALF OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, ^{AND A RE-PLAT OF LOTS 2, 3 & 4, BLK. 34, WESTWOOD HEIGHTS, DOUGLAS COUNTY, NEBRASKA} MORE PARTICULARLY DESCRIBED AS FOLLOWS:

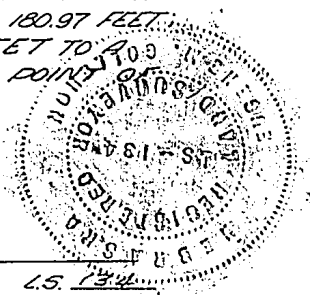
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S.00°00'44"W. (ASSUMED BEARING) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 891.40 FEET; THENCE S.89°59'16"E. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'44"E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 132nd STREET A DISTANCE OF 365.89 FEET; THENCE N.24°14'22"E. A DISTANCE OF 109.66 FEET; THENCE N.05°43'20"E. A DISTANCE OF 100.50 FEET; THENCE N.02°53'02"E. A DISTANCE OF 174.90 FEET; THENCE N.76°44'41"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 38 A DISTANCE OF 284.63 FEET; THENCE S.88°00'28"E. A DISTANCE OF 600.33 FEET; THENCE N.89°36'19"E. A DISTANCE OF 1200.01 FEET; THENCE S.56°53'47"E. A DISTANCE OF 119.27 FEET; THENCE S.89°56'17"E. A DISTANCE OF 1283.53 FEET; THENCE S.00°05'50"W. ALONG THE WESTERLY PERIMETER OF WESTWOOD HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, A DISTANCE OF 682.45 FEET; THENCE S.89°54'10"E. ALONG THE NORTHERLY LINE OF LOTS 2 AND 3, BLK. 34 IN SAID WESTWOOD HEIGHTS A DISTANCE OF 136.24 FEET; THENCE S.00°07'57"E. ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 125.40 FEET; THENCE ON A 330.0 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.34 FEET; THENCE N.37°52'22"W. ALONG THE SOUTHWESTERLY LINE OF LOT 4, BLK. 34 IN SAID WESTWOOD HEIGHTS A DISTANCE OF 120.0 FEET; THENCE S.52°07'38"W. ALONG THE NORTHWESTERLY PERIMETER OF SAID WESTWOOD HEIGHTS A DISTANCE OF 879.76 FEET; THENCE S.37°55'49"E. A DISTANCE OF 120.00 FEET; THENCE S.52°04'11"W. ALONG THE PERIMETER OF WESTWOOD HEIGHTS 13th ADDITION A PLATTED AND RECORDED SUB-DIVISION IN DOUGLAS COUNTY, NEBRASKA A DISTANCE OF 545.04 FEET; THENCE N.37°55'49"W. ALONG THE NORTHEASTERLY PERIMETER OF SAID WESTWOOD HEIGHTS 13th ADDITION A DISTANCE OF 464.00 FEET TO A POINT OF CURVATURE; THENCE ON A 1030.0 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 425.83 FEET; THENCE ON A 820.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 320.76 FEET; THENCE ON A 1060.0 FOOT RADIUS TO THE LEFT A DISTANCE OF 307.22 FEET; THENCE ON A 530.0 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 317.14 FEET TO A POINT OF TANGENCY; THENCE S.89°54'16"W. A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE; THENCE ON A 240.0 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 180.97 FEET; THENCE ON A 190.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 143.62 FEET TO A POINT OF TANGENCY; THENCE N.89°59'16"W. A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

DATE: April 2, 1963

GOLLEHON & SCHEMMER INC.
ENGINEERS & PLANNERS

E. Gollehon

REGISTERED LAND SURVEYOR L.S. 124



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROYALWOOD ESTATES, INC., A NEBRASKA CORPORATION, MILLARD R. SELDIN, PRESIDENT AND SANITARY AND IMPROVEMENT DISTRICT NO. 31 OF DOUGLAS COUNTY, NEBRASKA, THEODORE M. SELDIN, CHAIRMAN, (OWNERS) AND MAJOR APPLIANCE COMPANY, A NEBRASKA CORPORATION, M.S. LIVINGSTON, PRESIDENT, CHARLES N. PEDERSON, SINGLE; MAE AUGUSTA PEDERSON, SINGLE; AUGUST F.R. SOHL; FRED C. KRUSE; AND HARRY G. SOHL (MORTGAGEES) BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS WESTWOOD HEIGHTS 15th ADDITION THE LOTS NUMBERED AS SHOWN AND WE 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 SHOWN HEREIN. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN THE NORTH ONE HALF OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HAND THIS 3 DAY OF APRIL A.D. 1963

Charles N. Pedersen
CHARLES N. PEDERSEN

Mae Augusta Pedersen
MAE AUGUSTA PEDERSEN

August F.R. Sohl
AUGUST F.R. SOHL

Fred C. Kruse
FRED C. KRUSE

Harry G. Sohl
HARRY G. SOHL

ROYALWOOD ESTATES INC.

Millard R. Seldin
MILLARD R. SELDIN, PRESIDENT

Theodore M. Seldin
THEODORE M. SELDIN, SECRETARY

SANITARY & IMPROVEMENT DISTRICT NO. 31

Theodore M. Seldin
THEODORE M. SELDIN, CHAIRMAN

Robert M. Cleary
ROBERT M. CLEARY, CLERK

MAJOR APPLIANCE COMPANY

M.S. Livingston
M.S. LIVINGSTON, PRESIDENT

J.J. Padua
SECRETARY



ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA)
(S.S.
COUNTY OF DOUGLAS)

ON THIS 3 DAY OF April A.D. 1963 BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME MILLARD R SELDIN, PRESIDENT OF ROYALWOOD ESTATES, INC. WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS ^{AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED} VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY; AND FURTHER CAME THEODORE M. SELDIN, CHAIRMAN OF SANITARY AND IMPROVEMENT DISTRICT NO. 31 OF DOUGLAS COUNTY, NEBRASKA WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ^{AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED} ACT AND DEED OF SAID DISTRICT AND THE SEAL OF SAID DISTRICT WAS THERETO AFFIXED BY ITS AUTHORITY; AND FURTHER CAME M.S. LIVINGSTON, PRESIDENT OF MAJOR APPLIANCE COMPANY WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY; AND FURTHER CAME CHARLES N. PEDERSEN, SINGLE; MAE AUGUSTA PEDERSEN, SINGLE; AUGUST F. R. SOHL; FRED C. KRUSE; AND HARRY G. SOHL WHO ARE PERSONALLY KNOWN TO ME TO TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT; AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

Arthur Ahmen
NOTARY PUBLIC



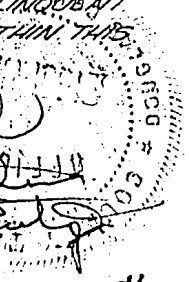
MY COMMISSION EXPIRES ON THE 4 DAY OF January A.D. 1964

COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: April 8-1963

Sam J. Howell
COUNTY TREASURER



APPROVAL OF CITY ENGINEER OF OMAHA:

I HEREBY APPROVE OF THIS PLAT OF WESTWOOD HEIGHTS 15th ADDITION ON THIS 10th DAY OF JULY A.D. 1963.

D. P. De Bond
CITY ENGINEER
Original

APPROVAL OF OMAHA CITY PLANNING BOARD:

THIS PLAT OF WESTWOOD HEIGHTS 15th ADDITION WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 18 DAY OF July A.D. 1963.

William J. ...
CHAIRMAN OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL:

THIS PLAT OF WESTWOOD HEIGHTS 15th ADDITION WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 30 DAY OF September A.D. 1963.

Harmon ...
PRESIDENT OF COUNCIL

ATTEST: Mary A. Galligan
CITY CLERK

DOUGLAS COUNTY
SURVEYOR'S OFFICE
Michael C. Miller

15 Deed

RECEIVED

1963 SEP 26 PM 1 37

THOMAS J. O'CONNOR
REGISTER OF DEEDS
THE STATE OF KANSAS
Douglas County, KAN.

Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in

Book 1198 of Deeds
Page 265

Thomas J. O'Connor
Register of Deeds

By 31-15-12
67-506 'R' Deputy

MAIL 67
A-73

W-73 G.P.N.-P.C.
Certified Fee 15.50

