



BK 1996 PG 441

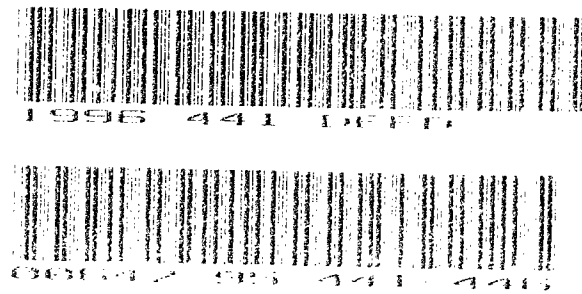


DEED 1995000647

**RECEIVED**

**JUN 29 4 11 PM '95**

GEORGE J. AUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



Needs

# WYNNEWOOD 3RD ADDITION

LOTS 1 THRU 34 INCLUSIVE

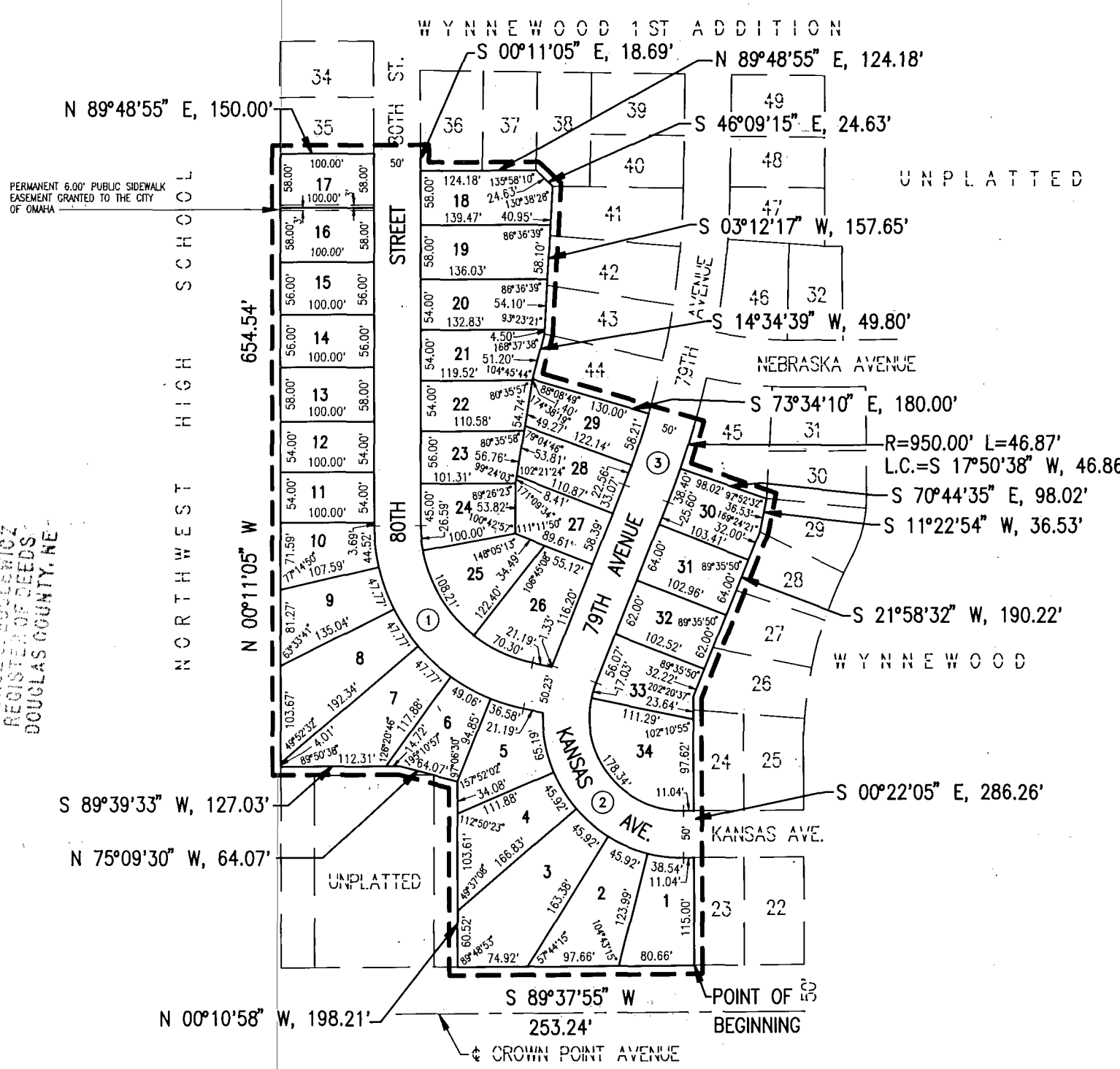
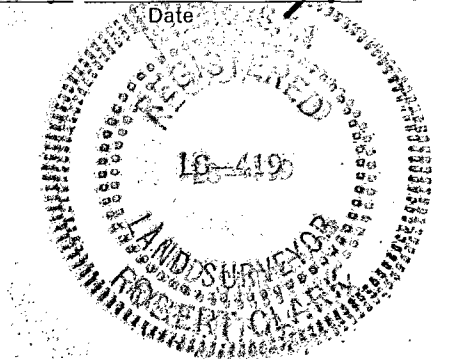
BEING A REPLAT OF LOT 100, WYNNEWOOD 1ST ADDITION, A SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 35, T 16 N, R 12 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in WYNNEWOOD 3RD ADDITION (Lots 1 thru 34, inclusive) being a replat of Lot 100, Wynnewood 1st Addition, a subdivision located in the West 1/2 of Section 35, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 23, Wynnewood, a subdivision located in said West 1/2 of Section 35, said point also being on the North right-of-way line of Crown Point Avenue; thence S89°37'55"W (assumed bearing) along said North right-of-way line of Crown Point Avenue, a distance of 253.24 feet to the Southwesterly corner of said Lot 100, Wynnewood 1st Addition; thence along the Southerly line of said Lot 100, Wynnewood 1st Addition, on the following described courses; thence N00°10'58"W, a distance of 198.21 feet; thence N75°09'30"W, a distance of 64.07 feet; thence S89°39'33"W, a distance of 127.03 feet to a point on the West line of said Lot 100, Wynnewood 1st Addition; thence N00°11'05"W along said West line of Lot 100, Wynnewood 1st Addition, a distance of 654.54 feet to the Northwest corner of said Lot 100, Wynnewood 1st Addition, said point also being the Southwest corner of Lot 35, said Wynnewood 1st Addition; thence along the Northerly and Easterly lines of said Lot 100, Wynnewood 1st Addition, on the following described courses; thence N89°48'55"E, a distance of 150.00 feet; thence S00°11'05"E, a distance of 18.69 feet; thence N89°48'55"E, a distance of 124.18 feet; thence S46°09'15"E, a distance of 24.63 feet; thence S03°12'17"W, a distance of 157.65 feet; thence S14°34'39"W, a distance of 49.80 feet; thence S73°34'10"E, a distance of 180.00 feet; thence S70°44'35"E, a distance of 98.02 feet; thence S11°22'54"W, a distance of 36.53 feet; thence S21°58'32"W, a distance of 190.22 feet; thence S00°22'05"E, a distance of 286.26 feet to the point of beginning.

Robert Clark Nov. 23, 1993  
Robert Clark, LS-419



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	175.00'	239.29'	142.56'	78°22'36"
2	125.00'	244.22'	165.11'	111°56'27"
3	925.00'	83.02'	41.34'	09°09'12"

APPROVAL OF CITY ENGINEER OF OMAHA  
I hereby approve this plat of WYNNEWOOD 3RD ADDITION (lots 1 thru 34, inclusive) as to the Design Standards this 30 day of Nov, 1993.

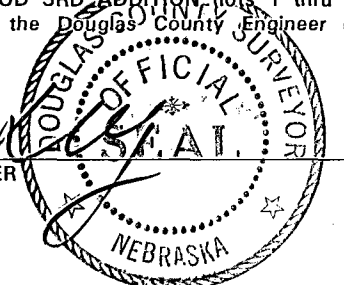
*Raymond Neumann*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

*Raymond Neumann* 1-13-95  
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER  
This plat of the WYNNEWOOD 3RD ADDITION (lots 1 thru 34, inclusive) was reviewed by the office of the Douglas County Engineer on this 23rd day of Nov, 1993.

*Small*  
DOUGLAS COUNTY ENGINEER



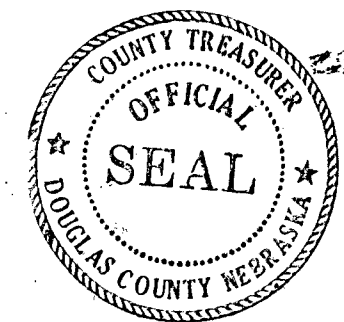
OMAHA CITY COUNCIL ACCEPTANCE  
This plat of WYNNEWOOD 3RD ADDITION (lots 1 thru 34, inclusive) was approved by the City Council of Omaha on this 23rd day of Nov, 1993.

MAYOR  
ATTEST  
*Chris Jato*  
CITY CLERK  
*Barbara Jato*  
PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD  
This plat of WYNNEWOOD 3RD ADDITION (lots 1 thru 34, inclusive) was approved by the City Planning Board on this 1st day of Dec, 1993.

*Barbara Jato*  
CHAIRMAN OF CITY PLANNING BOARD



### DEDICATION

Know all men by these presents that we, Construction Sciences, Inc., owner, and First Tier Bank, N.A. Omaha, mortgagee of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WYNNEWOOD 3RD ADDITION (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, 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, 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 including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all 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 aforesaid uses or rights herein granted.

In witness whereof, we do set our hands.  
CONSTRUCTION SCIENCES, INC. FIRST TIER BANK, N.A. OMAHA

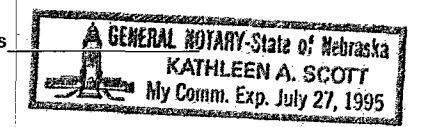
*John J. Smith*  
JOHN J. SMITH  
PRESIDENT  
*Donald R. Sievers*  
DONALD R. SIEVERS  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) JSS  
COUNTY OF DOUGLAS)  
On this 23th day of Nov, 1993, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Sievers, Senior Vice President of First Tier Bank, N.A. Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said bank.

WITNESS my hand and Notarial Seal the day and year last above written.

*Kathleen A. Scott*  
Notary Public

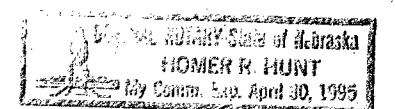


### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) JSS  
COUNTY OF DOUGLAS)  
On this 23 day of Nov, 1993, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

*Home R. Hunt*  
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 by the records of this office.

*Home R. Hunt*  
COUNTY TREASURER  
DATE 1-13-95

**ELLIOTT & ASSOCIATES**  
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

**WYNNEWOOD 3RD ADDITION**  
OMAHA, NEBRASKA

**FINAL PLAT**

DATE	10-27-93
PROJECT NO.	89052.4
DESIGNED BY	RLS
CHECKED BY	JRH
SCALE	1" = 100'
SHEET	1 of 1

RECEIVED  
JAN 20 4 24 PM '95  
GEORGE J. RICHMOND  
REGISTERED SURVEYOR  
DOUGLAS COUNTY, NE