

1-28-65  
1242-749

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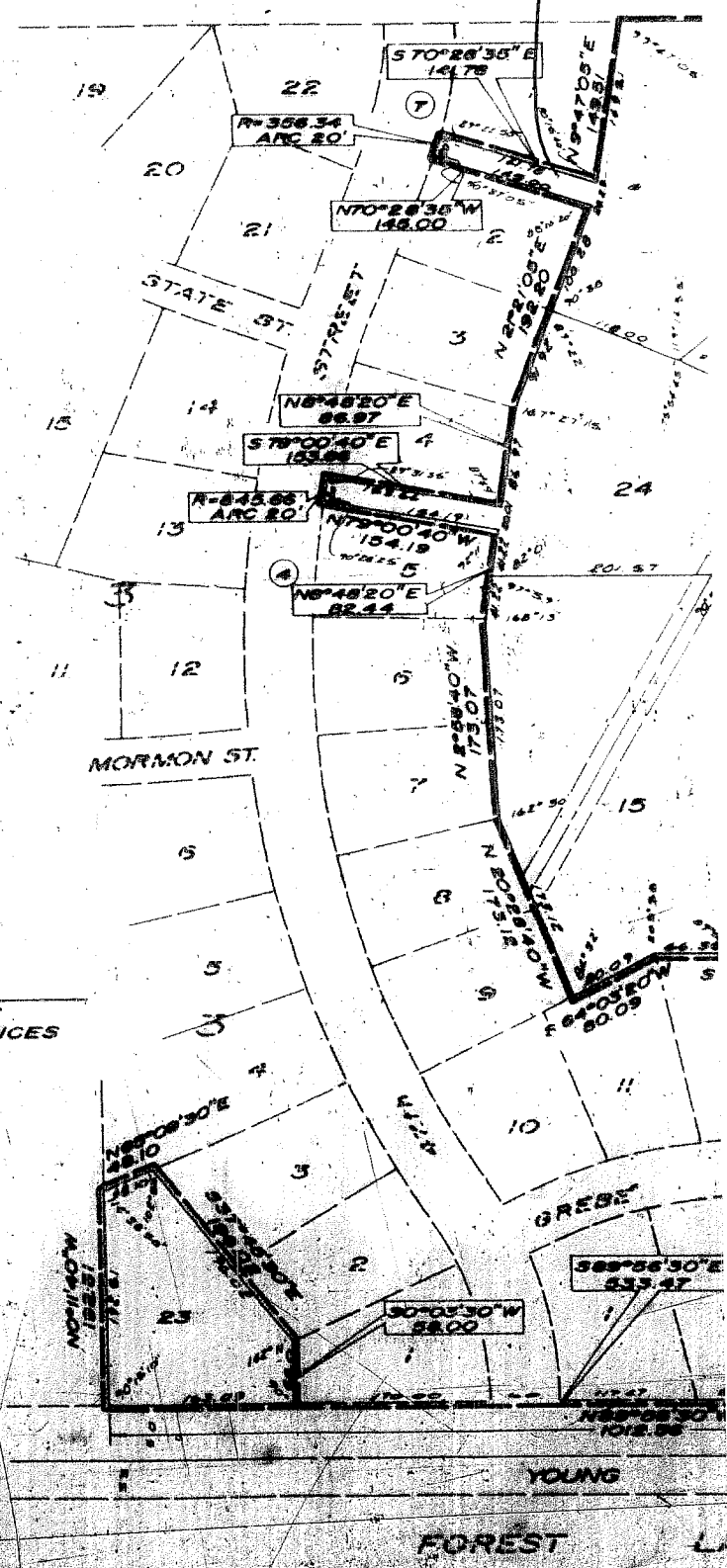
# COLONIAL AC

LOTS 4 THROUGH 11, INCLUSIVE, BLOCK 1; LOTS 14 THRU  
LOT 23, BLOCK 3,  
BEING A PLATTING OF PART OF THE NW 1/4 OF  
T16N, R13E, OF THE 6th P.M., DOUGLAS COUNTY, NE

UNPLATTED

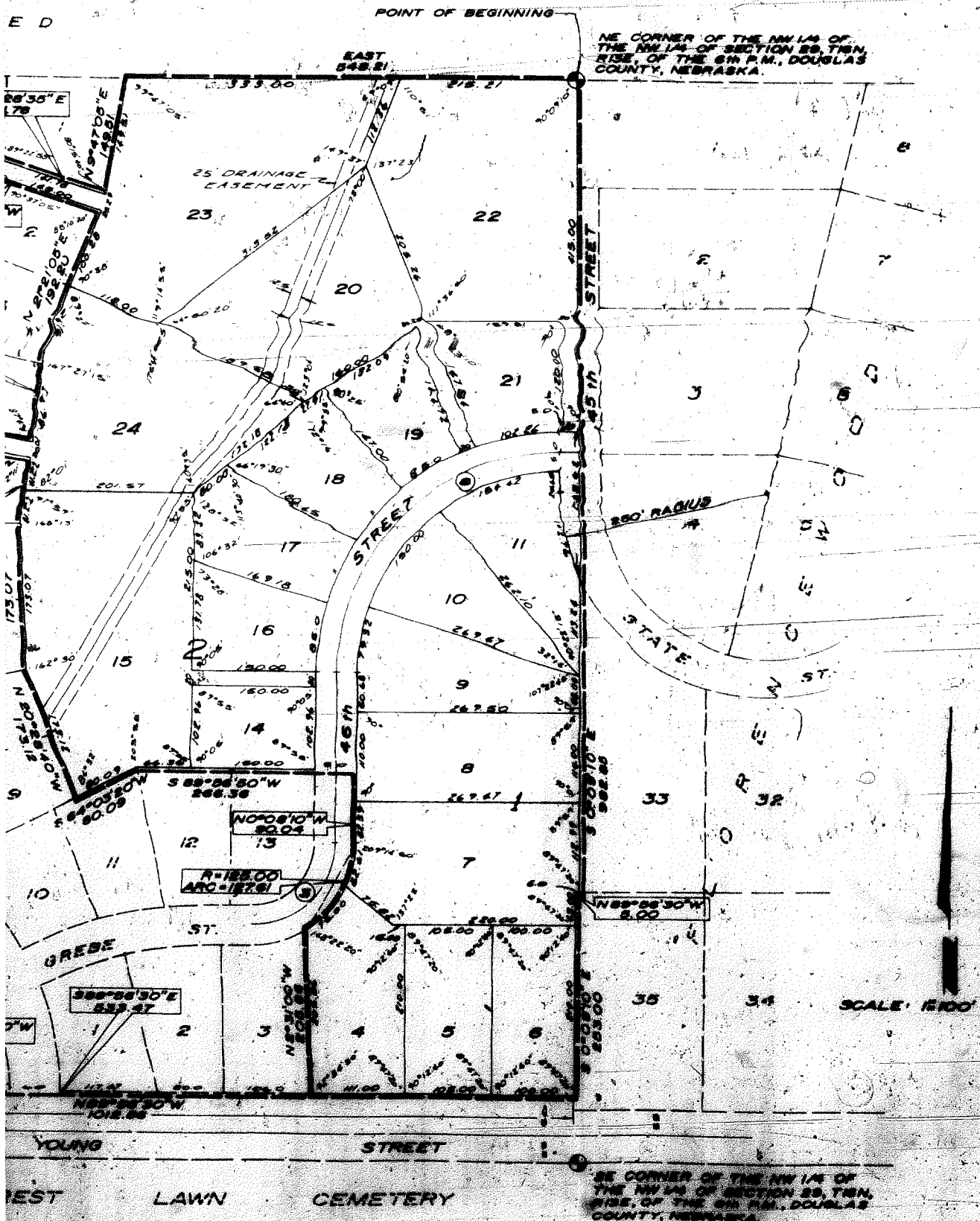
C CURVE DATA	
⑤ Δ = 89°55'00"	④ Δ = 66°55'00"
D = 57.8958	D = 6.543156
T = 98.85	T = 464.78
L = 106.93	L = 854.58
R = 100.00	R = 875.66
⑦ Δ = 21°59'30"	⑥ Δ = 89°59'00"
D = 17.557088	D = 21.272666
T = 63.41	T = 269.28
L = 125.26	L = 483.00
R = 326.34	R = 269.34

NOTE:  
DISTANCES SHOWN ON CURVES ARE  
ARC DISTANCES NOT CHORD DISTANCES



# ACRES (2nd PLATTING)

LOTS 14 THROUGH 24, INCLUSIVE, BLOCK 2;  
NW 1/4 OF THE NW 1/4 OF SECTION 29,  
COUNTY, NEBRASKA.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipes, all corners of all lots, streets, single points and ends of all curves in COLONIAL ACRES (2ND PLATTING), Lots 4 thru 11, inclusive, Block 1; Lots 14 thru 24, inclusive, Block 2; and Lot 23, in Block 3; being a platting of part of the NW 1/4 of the NW 1/4 of Section 29, T 16 N, R 13 E of the 6th P.M., Douglas County, Nebraska, to-wit: Beginning at the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 29; thence S 0° 09' 10" E along the East line of the NW 1/4 of said Section 29, 982.85 feet; thence N 89° 56' 30" W, 5.00 feet; thence S 0° 09' 10" E along a line 5.0 feet West of and parallel to the East line of the NW 1/4 of the NW 1/4 of said Section 29, 253.00 feet; thence N 89° 56' 30" W, 1012.56 feet; thence S 89° 56' 30" E, 533.47 feet; thence N 02° 31' 30" W, 48.10 feet; thence S 37° 45' 30" E, 196.02 feet; thence S 0° 03' 30" W, 58.00 feet; thence S 89° 56' 30" E, 266.36 feet; thence S 64° 03' 20" W, 80.09 feet; for an arc distance of 127.61 feet; thence N 00° 08' 10" W, 90.04 feet; thence S 89° 56' 30" W, 266.36 feet; thence S 64° 03' 20" W, 80.09 feet; thence N 20° 28' 40" W, 173.12 feet; thence N 02° 58' 40" W, 173.07 feet; thence N 00° 48' 20" E, 82.44 feet; thence N 79° 00' 40" W, 154.13 feet to a point on the Easterly curved R.O.W. line of 47th Street; thence Northeasterly on a curve to the right (radius being 945.66 feet) for an arc distance of 20 feet; thence S 79° 00' 40" E, 153.66 feet; thence N 00° 48' 20" E, 86.97 feet; thence N 21° 21' 05" E, 192.20 feet; thence N 70° 28' 40" W, 145.00 feet to a point on the Easterly curved R.O.W. line of 47th Street; thence Northeasterly on a curve to the left (radius being 356.34 feet) an arc distance of 20.0 feet; thence S 70° 28' 40" E, 141.78 feet; thence N 09° 47' 05" E, 149.51 feet to a point on the North line of the NW 1/4 of the NW 1/4 of said Section 29; thence East along the North line of the NW 1/4 of the NW 1/4 of said Section 29, 548.21 feet to the point of beginning (North line of the NW 1/4 of the NW 1/4 of said Section 29 assumed East-West in direction).

*Nov 28 1964*  
Notary Public

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That We, Colonial Development Company, Inc. (a Nebraska corporation), Milton C. Simon and Florence M. Simon, and wife, Daniel J. Donahue and Lela B. Donahue, husband and wife, and Raymond K. Oye, an individual (OWNERS) and Charles F. Burkamp, Notary Public (NOTARY), being, respectively, the sole owners and mortgage holder of the land described within the Surveyor's Certificate and embraced within this Plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereinafter designated COLONIAL ACRES (2ND PLATTING), 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 and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said Subdivision), said license being granted for the use and benefit of all present and future owners of lots in said Subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both said utility companies fail to construct poles and wires within any of said side lot lines within 36 months of the date hereof, or if any poles or wires are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or discontinued easement ways.

Charles F. Burkamp  
Raymond K. Oye  
Daniel J. Donahue  
Lela B. Donahue  
Milton C. Simon  
Florence M. Simon

Colonial Development Company, Inc.  
Milton C. Simon, President  
Lela B. Donahue, Secretary

**ACKNOWLEDGMENTS OF NOTARY**

On this 25th day of November, 1964, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Milton C. Simon and Lela B. Donahue, who are personally known by me to be, respectively, the President and Secretary of Colonial Development Co., Inc. (a Nebraska corporation), Owner of the property described in this plat, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, of their own free will and understanding.

My commission expires on Oct 14 1966  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 25th day of November, 1964, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Milton C. Simon and Florence M. Simon, husband and wife, Daniel J. Donahue and Lela B. Donahue, husband and wife; and Raymond K. Oye, an individual; Owners of the property described in the Surveyor's Certificate on this plat, who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.

My commission expires on Oct 14 1966  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

Notary Public

STATE OF NEBRASKA) as  
COUNTY OF DOUGLAS)

On this 25<sup>th</sup> day of November, 1964, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Charles F. Buckamp, single, MORTGAGEE of the property described in the Surveyor's Certificate on this plat, 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.

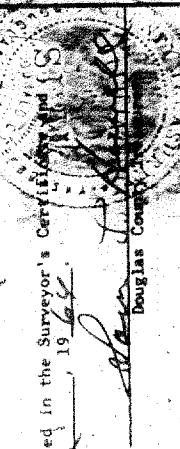
WITNESS my hand and official seal, in Omaha, Nebraska, the date last aforesaid.  
My commission expires on Oct 14 1966

George D. Lee  
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 (S) embraced in this plat, as shown by the records of this office, this 30 day of November, 1964.

R. P. Schuetz  
Deputy



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of COLONIAL ACRES (2ND PLATTING), on this 4<sup>th</sup> day of December, 1964.

A. P. A. Boyd  
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of COLONIAL ACRES (2ND PLATTING) was approved by the City Planning Board of the City of Omaha, this 16<sup>th</sup> day of DEC., 1964.

James P. Mount  
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of COLONIAL ACRES (2ND PLATTING) was approved and accepted by the City Council of Omaha on this 24<sup>th</sup> day of December, 1964.

James J. Gowerak  
President



APPROVED  
WAL H. GREEN  
DOUGLAS COUNTY  
SURVEYOR



COLONIAL ACRES (2ND PLATTING)  
FINAL PLAT

64-2