



1975 523 DEED



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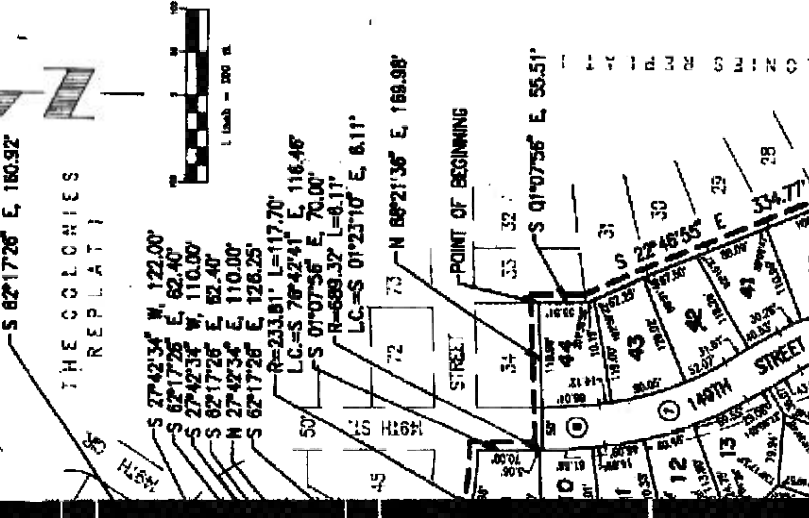


Plans

# THE COLONIES REPLAT IV

LOTS 1 THRU 45 INCLUSIVE

THE CITY OF OMAHA, NEBRASKA, HAS ORDERED THAT THE COLONIES REPLAT IV, AS SHOWN ON THE ATTACHED SURVEY MAP, BE REPLATED AS SHOWN THEREON, AND THAT THE COLONIES REPLAT IV, AS SHOWN ON THE ATTACHED SURVEY MAP, BE REPLATED AS SHOWN THEREON, AND THAT THE COLONIES REPLAT IV, AS SHOWN ON THE ATTACHED SURVEY MAP, BE REPLATED AS SHOWN THEREON.



## SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that appropriate 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, single points and ends of all curves in THE COLONIES REPLAT IV (Lots 1 through 45, inclusive), including Lots 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 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765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**DEDICATION**

Know all men by these presents that we, Construction Sciences, Inc., Owner of the property described in the Certification of Survey and embraced within the plat has caused said subdivision to be subdivided into lots and streets to be numbered and named as shown, and we do hereby certify 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, avenues and alleys, and we do hereby grant the easements as shown on this plat, and 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, in erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to install, erect and maintain cabinets for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kind 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 lines; an eight-foot (8') wide strip of land abutting the rear boundary line of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary line 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 steam, through, under and across a five-foot (5') wide strip of land abutting all front, rear, side and corner 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 this 23<sup>rd</sup> day of May, 1953.

CONSTRUCTION SCIENCES, INC.

BY: *[Signature]*  
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402) 995-4700

ELLIOTT & ASSOCIATES

OMNES REPLAT IV  
OMAHA, NEBRASKA

RECEIVED

Apr 20 9 20 AM '94

GEORGE J. BOGGS, JR.  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

SUMMERWOOD

N 00°26'41" W 881.96'

881.96'

NW COR. OF NE 1/4  
SEC. 2-14-11

F STREET

N 08°13'21" E 112.50'

R=485.87' L=71.25'  
LC=S 89°27'18" E 78.20'

R=307.07' L=154.54'  
LC=S 78°42'41" E 152.92'

S 62°17'28" E 180.1

THE COLONIES  
REPLAT 1

S 27°42'34" W 112.00'  
S 62°17'28" E 82.40'  
S 27°42'34" W 110.00'  
S 62°17'28" E 82.40'

S 27°42'34" E 110.00'  
S 62°17'28" E 126.25'

R=211.81' L=117.70'  
LC=S 78°42'41" E 116.1  
S 01°07'58" E 70.00'  
R=689.37' L=6.11'  
LC=S 01°23'10" E 116.1

N 89°21'36"

POINT OF BEG

EXISTING 12' PERMANENT SURVEY STATION  
MARKER PLACED TO SURVEY  
CORNER S.D. 1259

S 27°42'34" W 50.00'

S 62°17'28" E 54.42'

N 82°17'28" W 112.01'

S 27°42'34" W 122.00'

S 62°17'28" E 11.78'

S 57°08'45" E 47.52'

R=442.87' L=81.65'  
LC=S 28°53'58" W 81.60'

S 68°05'20" E 60.00'

R=382.87' L=174.03'  
LC=S 11°53'22" W 172.54'

EXISTING 30' PERMANENT SANITARY SEWER SEGMENT  
M.D.C. 24, P.C. 203 & 204, S.D. 505, P.D. 587

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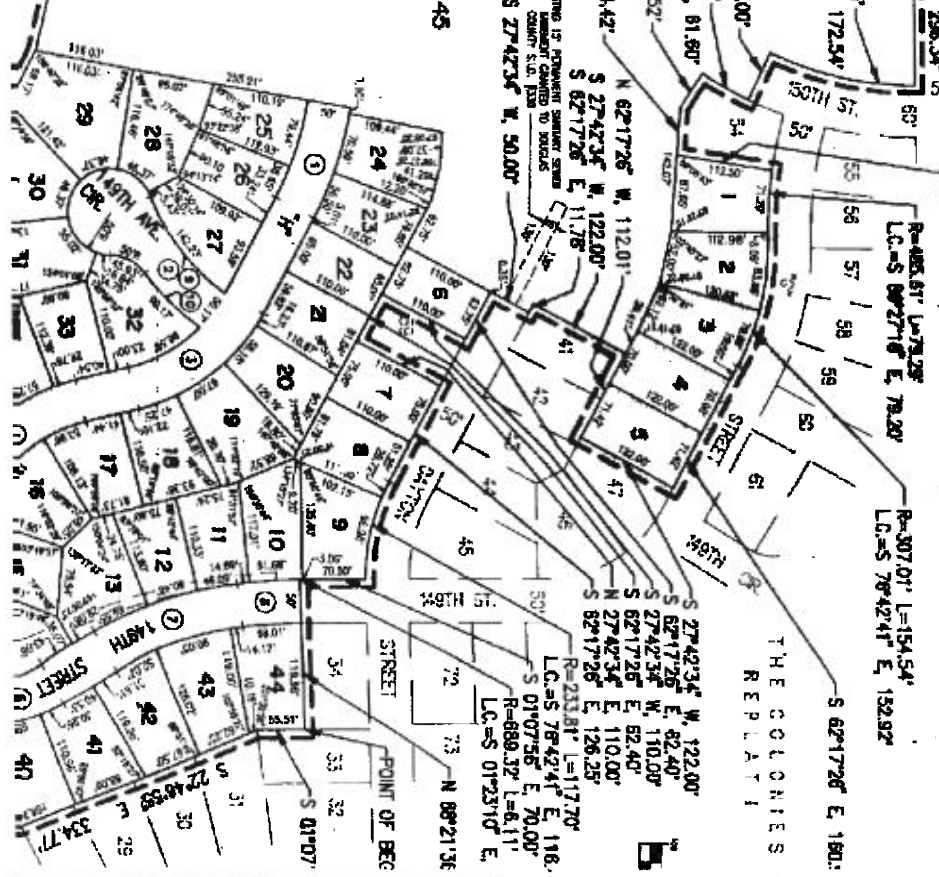
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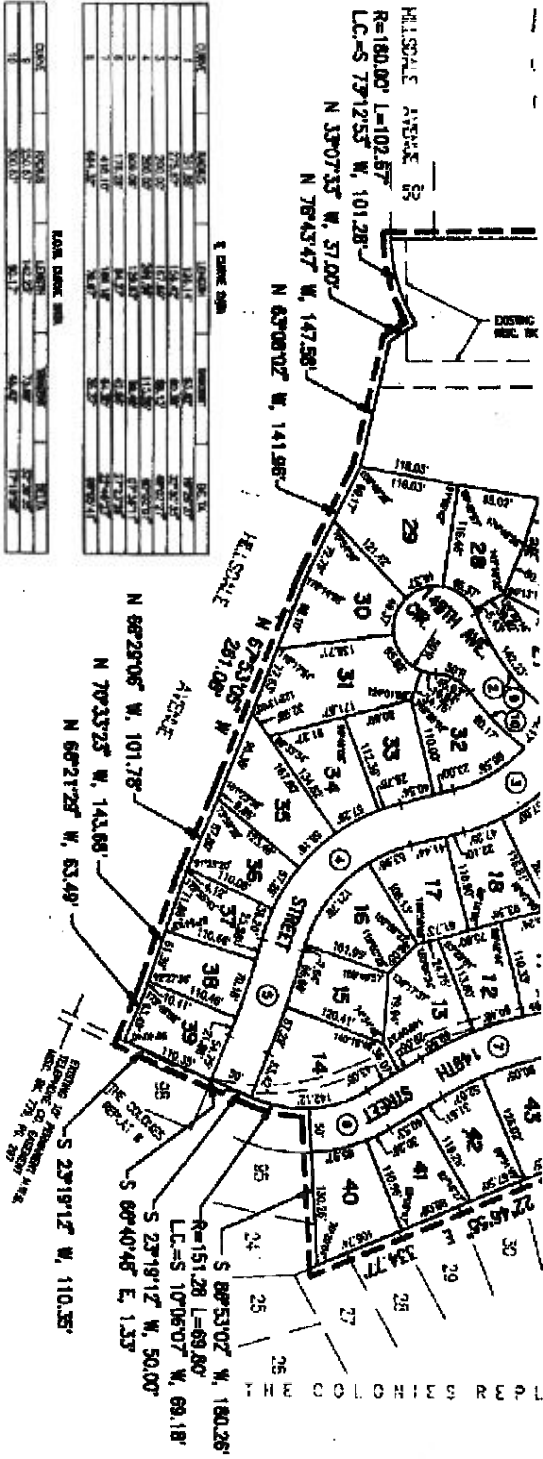
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HILSDALE AVENUE B3  
R=180.00' L=102.67'  
LC=S 73°12'53" W 101.28'





LINE	BEARING	DISTANCE	AREA	PERMITS
1	N 88°29'06" W	101.78	101.78	101.78
2	N 70°33'25" W	101.78	101.78	101.78
3	N 66°21'25" W	143.68	143.68	143.68
4	S 23°19'12" W	110.35	110.35	110.35
5	S 89°53'02" W	180.26	180.26	180.26
6	S 80°40'48" E	1.33	1.33	1.33
7	S 23°19'12" W	110.35	110.35	110.35
8	S 89°53'02" W	180.26	180.26	180.26
9	S 80°40'48" E	1.33	1.33	1.33
10	S 23°19'12" W	110.35	110.35	110.35
11	S 89°53'02" W	180.26	180.26	180.26
12	S 80°40'48" E	1.33	1.33	1.33
13	S 23°19'12" W	110.35	110.35	110.35
14	S 89°53'02" W	180.26	180.26	180.26
15	S 80°40'48" E	1.33	1.33	1.33
16	S 23°19'12" W	110.35	110.35	110.35
17	S 89°53'02" W	180.26	180.26	180.26
18	S 80°40'48" E	1.33	1.33	1.33
19	S 23°19'12" W	110.35	110.35	110.35
20	S 89°53'02" W	180.26	180.26	180.26
21	S 80°40'48" E	1.33	1.33	1.33
22	S 23°19'12" W	110.35	110.35	110.35
23	S 89°53'02" W	180.26	180.26	180.26
24	S 80°40'48" E	1.33	1.33	1.33
25	S 23°19'12" W	110.35	110.35	110.35
26	S 89°53'02" W	180.26	180.26	180.26
27	S 80°40'48" E	1.33	1.33	1.33
28	S 23°19'12" W	110.35	110.35	110.35
29	S 89°53'02" W	180.26	180.26	180.26
30	S 80°40'48" E	1.33	1.33	1.33
31	S 23°19'12" W	110.35	110.35	110.35
32	S 89°53'02" W	180.26	180.26	180.26
33	S 80°40'48" E	1.33	1.33	1.33
34	S 23°19'12" W	110.35	110.35	110.35
35	S 89°53'02" W	180.26	180.26	180.26
36	S 80°40'48" E	1.33	1.33	1.33
37	S 23°19'12" W	110.35	110.35	110.35
38	S 89°53'02" W	180.26	180.26	180.26
39	S 80°40'48" E	1.33	1.33	1.33
40	S 23°19'12" W	110.35	110.35	110.35
41	S 89°53'02" W	180.26	180.26	180.26
42	S 80°40'48" E	1.33	1.33	1.33
43	S 23°19'12" W	110.35	110.35	110.35
44	S 89°53'02" W	180.26	180.26	180.26
45	S 80°40'48" E	1.33	1.33	1.33

NOTES:  
 1. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO REARLAND EXCEPT FROM LOT 45 STREET FRONT LOT 45.  
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
 3. ALL LOT LINES ARE NORMAL TO CURVED STREETS.

APPROVAL OF CITY ENGINEER OF OKLAHOMA  
 I hereby approve the plan of THE COLONIES REPLANT IV (as shown) as to the Design Standards thru 30 day of Nov 1983.

*[Signature]*  
 CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 83 of the Omaha Municipal Code.  
*[Signature]*  
 CITY ENGINEER

OKLAHOMA CITY COUNCIL ACCEPTANCE

This plat of THE COLONIES REPLANT IV (lots numbered as shown) was approved by the City Council of Oklahoma City on this 15th day of November 1983.

*[Signature]*  
 ALFRED J. BROWN  
 PRESIDENT OF COUNCIL

REVIEW OF DOUGLAS COUNTY ENGINEER  
 This plat of THE COLONIES REPLANT IV (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 15th day of November 1983.

*[Signature]*  
 DOUGLAS COUNTY ENGINEER

APPROVAL OF OKLAHOMA CITY PLANNING BOARD

This plat of THE COLONIES REPLANT IV (lots numbered as shown) was approved by the Planning Board on this 1st day of December 1983.

*[Signature]*  
 CHAIRMAN OF CITY PLANNING BOARD

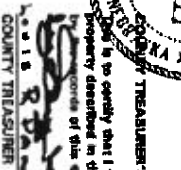
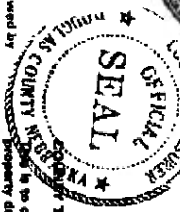
TREASURER'S CERTIFICATE  
 I do hereby certify that the amount of \$100.00 has been deposited in the City of Oklahoma City for the purpose of the Surveyor's Certificate and entered in the records of this office.

*[Signature]*  
 COUNTY TREASURER

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF DOUGLASS  
 I, John J. Smith, Notary Public, do hereby certify that the above described plat was filed for record on this 15th day of November 1983.

On this 15th day of November, 1983, before me, the undersigned Notary Public, personally appeared John J. Smith, Notary Public, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

*[Signature]*  
 Notary Public



4-15-94  
 6760 R  
 570  
 5704 M-10-7058