

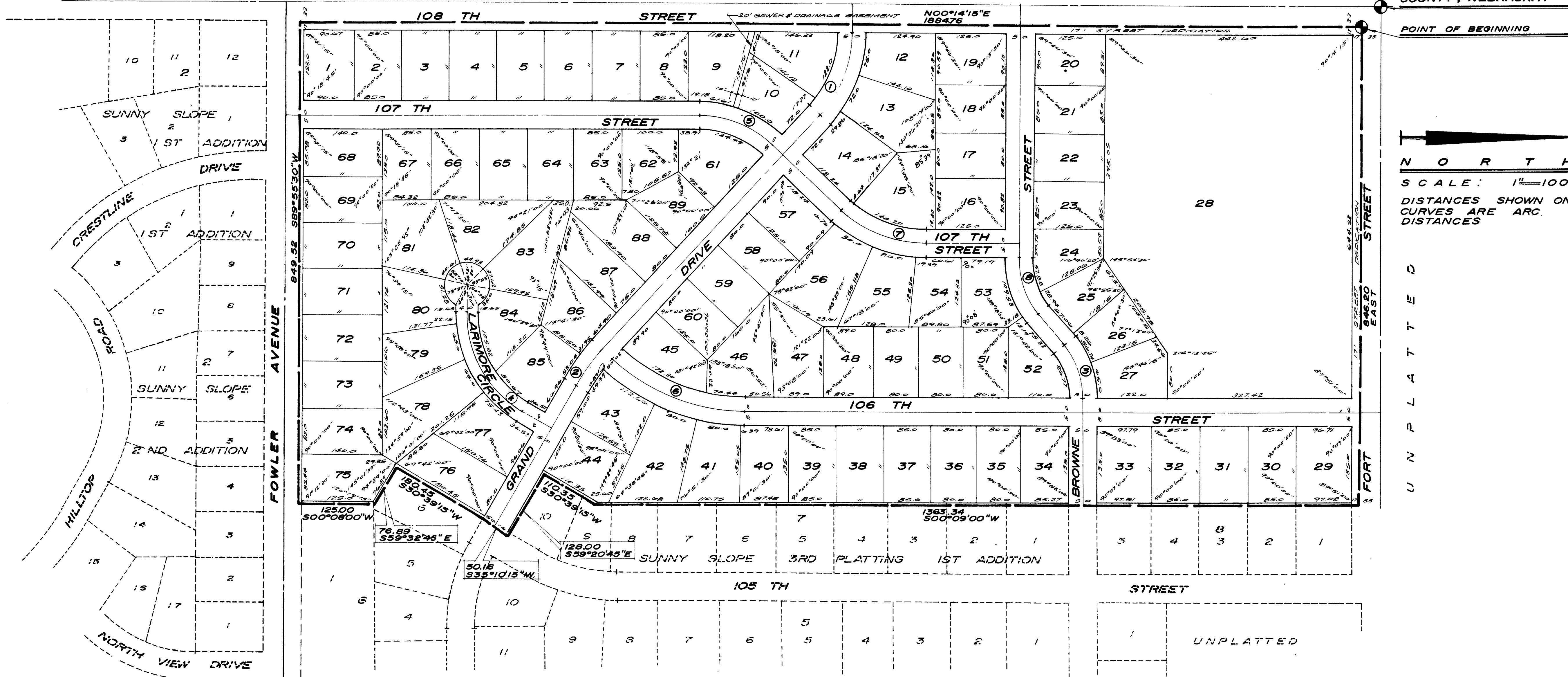
# WEAR'S SUNNY VIEW

LOTS 1 THROUGH 89 INCLUSIVE.

BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 4 T15N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CURVE DATA							
① Δ = 42°32'00" D = 26.86790 T = 83.00 L = 158.31 R = 213.25	② Δ = 12°07'15" D = 15.207506 T = 40.00 L = 79.70 R = 376.76	③ Δ = 40°04'30" D = 38.440659 T = 54.36 L = 104.25 R = 149.05	④ Δ = 59°17'00" D = 28.655063 T = 113.79 L = 206.89 R = 199.95	⑤ Δ = 42°32'00" D = 29.73316 T = 75.00 L = 143.05 R = 192.70	⑥ Δ = 42°37'30" D = 16.31014 T = 137.05 L = 261.35 R = 331.29	⑦ Δ = 42°45'15" D = 25.52606 T = 87.86 L = 167.49 R = 224.46	⑧ Δ = 39°59'30" D = 38.353169 T = 54.36 L = 104.27 R = 149.39

UNPLATTED



NW CORNER SECTION 4 T15N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

POINT OF BEGINNING

N O R T H  
SCALE: 1"=100'  
DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points, and ends of all curves in WEAR'S SUNNY VIEW, Lots 1 thru 89, inclusive; being a platting of part of the NW 1/4 of Section 4, T 15 N, R 12 E of the 6th P. M., Douglas County, Nebraska, to-wit: Beginning at a point 33.0 feet East of and 33.0 feet S 00° 14' 15" W of the Northwest corner of said Section 4; thence East along a line 33.0 feet South of and parallel to the North line of the said NW 1/4 of Section 4, a distance of 846.20 feet; thence S 00° 09' 00" W, a distance of 1363.34; thence S 30° 39' 15" W, a distance of 110.35 feet; thence S 59° 20' 45" E, a distance of 120.00 feet; thence S 35° 10' 15" W, a distance of 50.16 feet; thence S 30° 39' 15" W, a distance of 180.45 feet; thence S 59° 32' 45" E, a distance of 76.89 feet; thence S 00° 08' 00" W, a distance of 125.0 feet to a point on the North R.O.W. line of Fowler Avenue; thence S 89° 55' 30" W, along the said North R.O.W. line of Fowler Avenue, a distance of 849.52 feet; thence N 00° 14' 15" E, along a line 33.0 feet East of and parallel to the West line of the said NW 1/4 of Section 4, a distance of 1864.76 feet to the point of beginning. (The said North line of the NW 1/4 of Section 4 assumed East in the plat.)

7/25/66  
(Date)

William L. Rynearson  
William L. Rynearson, Land Surveyor

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That we, WEAR CONSTRUCTION CO. (a Nebraska corporation), being the sole owner 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 known as WEAR'S SUNNY VIEW, 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 and 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, wires or conduits along any of said side lot lines within 36 months of the date hereof, or if any poles, wires or conduits 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 abandoned easement ways. No permanent buildings, trees, retaining walls or loose rock 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.

WEAR CONSTRUCTION CO.  
Frank J. Wear, President  
Robert E. Wear, Secretary

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA) ss  
COUNTY OF DOUGLAS) ON THIS 26 day of July, 1966, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared FRANK J. WEAR and ROBERT E. WEAR, who are personally known by me to be respectively, the President and Secretary of WEAR CONSTRUCTION CO., a Nebraska corporation, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal in Omaha, Nebraska, the date last aforesaid.

Lars E. Juven  
Notary Public

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE the plat of WEAR'S SUNNY VIEW, on this 10th day of August, 1966.

Steve Jordan  
City Engineer

**APPROVAL OF CITY PLANNING BOARD**

This plat of WEAR'S SUNNY VIEW was APPROVED by the City Planning Board of the City of Omaha, this 14th day of SEPTEMBER, 1966.

Quinn D. Marston  
Chairman, City Planning Board

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of WEAR'S SUNNY VIEW was APPROVED AND ACCEPTED by the CITY COUNCIL on this 4th day of Oct, 1966.

W. D. Danner, Mayor  
H. J. Gumbert, President  
Mary Helen Perrett

**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, this 26th day of July, 1966.

Douglas County Treasurer

**LAMP, RYNEARSON & ASSOCIATES**  
CONSULTING ENGINEERS - LAND SURVEYORS

SCALE: 1"=100'  
DRAWN BY: [Signature]  
DATE: 7-25-66  
REVISIONS:

**WEAR'S SUNNY VIEW**  
FINAL PLAT  
DRAWING NUMBER: 65-40

J-12-31

2-15-31

2-15-31