

# YOSSEM'S PARADISE VALLEY

LOTS 1 THRU 72

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34 T16N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SCALE 1"=100'

**CURVE DATA**

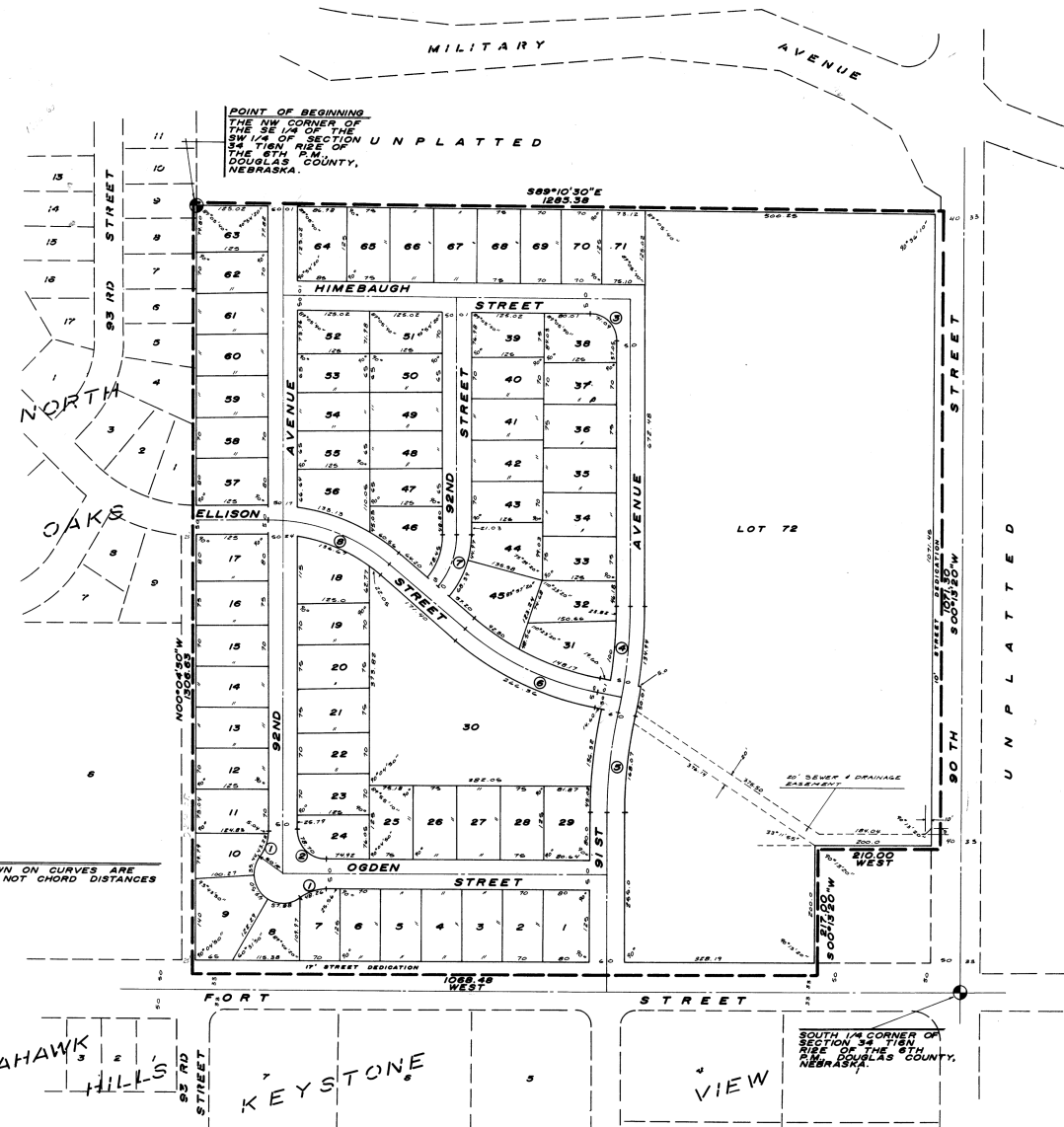
**P CURVES**

Curve No.	Chord	Angle	Radius
1	36°52'10"	25.50	75.00
2	89°55'10"	150.53	75.00
3	89°08'40"	125.31	71.09
4	18°44'30"	7.10	306.32
5	17°33'	172.70	720.25
6	29°05'30"	114.88	453.66
7	40°	41.70	137.37
8	40°	17.66	118.04

**Q CURVES**

Curve No.	Chord	Angle	Radius
9	12°44'30"	7.10	306.32
10	17°33'	172.70	720.25
11	29°05'30"	114.88	453.66
12	40°	41.70	137.37
13	40°	17.66	118.04

NOTE: DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD 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 YOSSEM'S PARADISE VALLEY, LOTS 1 THRU 72, INCLUSIVE; BEING A PLATTING OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, T16N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SE 1/4 OF THE SW 1/4 OF SECTION 34; THENCE S 89° 10' 30" E, ALONG THE NORTH LINE OF THE SAID SE 1/4 OF THE SW 1/4 OF SECTION 34, FOR A DISTANCE OF 1,685.38 FEET; THENCE S 00° 13' 20" W AND PARALLEL TO THE EAST LINE OF THE SAID SE 1/4 OF THE SW 1/4 OF SECTION 34, A DISTANCE OF 1,071.30 FEET; THENCE WEST A DISTANCE OF 210.00 FEET; THENCE S 00° 13' 20" W, A DISTANCE OF 217.00 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF THE SAID SE 1/4 OF THE SW 1/4 OF SECTION 34, A DISTANCE OF 1,068.48 FEET; THENCE N 00° 04' 50" W, ALONG THE WEST LINE OF THE SAID SE 1/4 OF THE SW 1/4 OF SECTION 34, A DISTANCE OF 1,306.63 FEET, TO THE POINT OF BEGINNING. (THE SAID SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34 ASSUMED EAST-WEST IN DIRECTION.)

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, A. A. YOSSEM, Ethel E. Yossem, Louis Shrier, Patricia Brick and Margaret R. Fischer, Owners 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 hereafter known as YOSSEM'S PARADISE VALLEY, 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, TEST 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 walls shall be placed in the said easementways, 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.

Patricia Brick  
 Margaret R. Fischer  
 Louis Shrier  
 A. A. Yossem  
 Ethel E. Yossem

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 On this 19th day of AUGUST, 1966, before me, a notary public, duly commissioned and qualified, in and for said county, appeared A. A. Yossem, Ethel E. Yossem, Louis Shrier, Patricia Brick and Margaret R. Fischer, 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.

**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 county, on this 23rd day of August, 1966.

**APPROVAL OF CITY ENGINEER**  
 I hereby approve the plat of YOSSEM'S PARADISE VALLEY, on this 23rd day of Sept, 1966.

**APPROVAL OF CITY PLANNING BOARD**  
 This plat of YOSSEM'S PARADISE VALLEY was approved by the City Planning Board of the City of Omaha, this 27th day of OCTOBER, 1966.

**APPROVAL OF OMAHA CITY COUNCIL**  
 This plat of YOSSEM'S PARADISE VALLEY was approved and accepted by the City Council of Omaha on this 27th day of Oct, 1966.

J.12-34  
 DOUGLAS COUNTY SURVEYOR OFFICE

LAMP, RYMERSON & ASSOCIATES SURVEYORS AND LAND ENGINEERS	SCALE	AS SHOWN	YOSSEM'S PARADISE VALLEY
	DATE	8-23-66	
	REVISIONS		FINAL PLAT
			DRAWING NUMBER 64-17