G9 #42

STARWOOD SOUTH

2005 1 608 DEED

RECEIVED
Aug 26 12 37 PM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2005 97 1 608 113

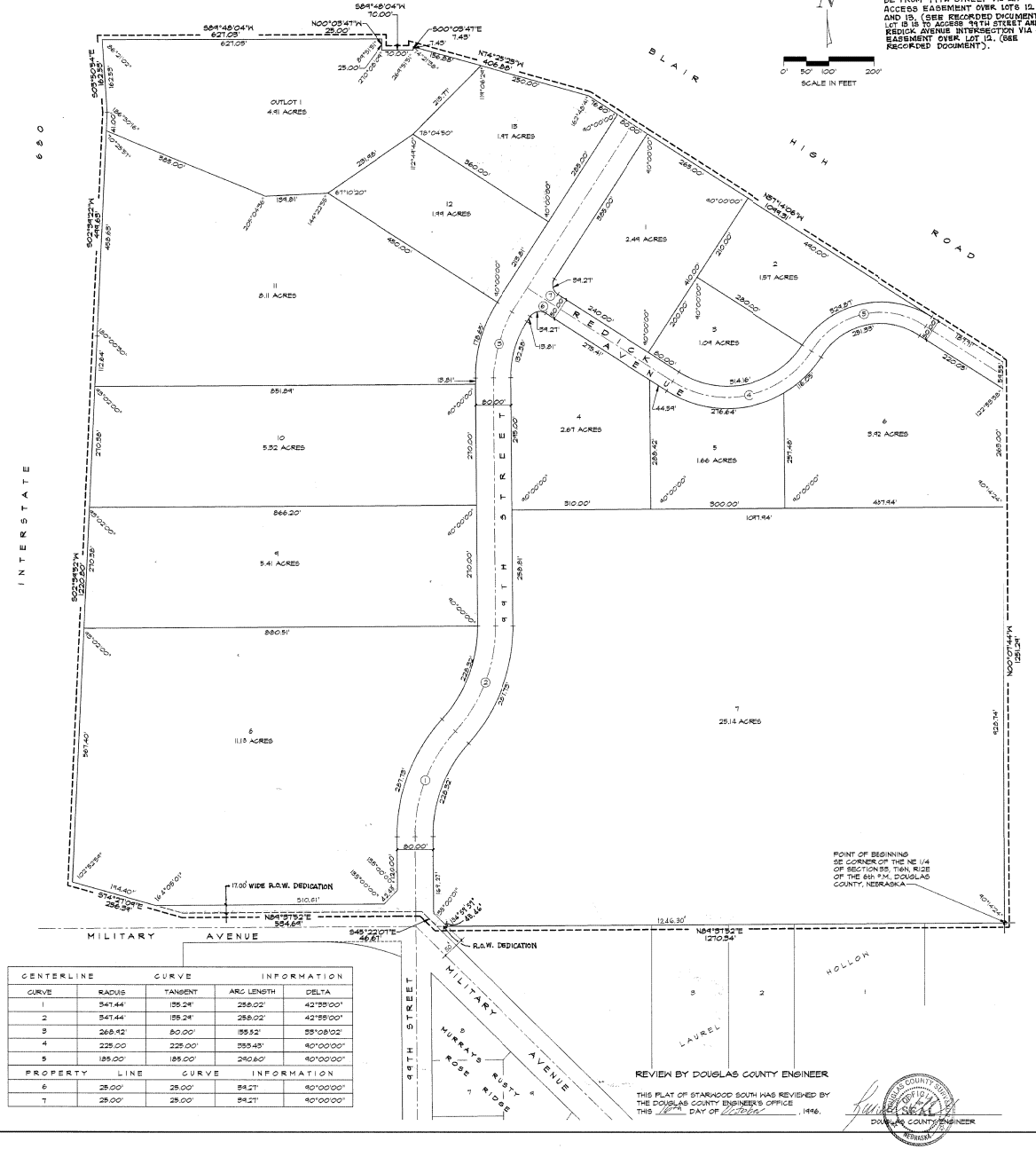
STARWOOD SOUTH

LOTS 1 - 13, INCLUSIVE AND OUTLOT 1

or ALL FOUR QTRS.

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 35, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTES:
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO BLAIR HIGH ROAD (HWY. 133) FROM LOTS 1, 2, AND 15.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO MILITARY AVENUE FROM LOTS 7 AND 8.
3. ACCESS TO OUTLOT 1 AND UNPLATTED PROPERTY NORTH OF OUTLOT 15 TO BE FROM 99TH STREET VIA AN ACCESS EASEMENT OVER LOTS 12, AND 15. (SEE RECORDED DOCUMENT) LOT 13 IS TO ACCESS 99TH STREET AND REDICK AVENUE INTERSECTION VIA EASEMENT OVER LOT 12. (SEE RECORDED DOCUMENT).



CENTERLINE CURVE INFORMATION				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	347.44'	155.24'	258.02'	42°33'00"
2	347.44'	155.24'	258.02'	42°33'00"
3	268.42'	80.00'	155.52'	33°08'02"
4	225.00'	225.00'	353.43'	90°00'00"
5	185.00'	185.00'	290.80'	90°00'00"

PROPERTY LINE CURVE INFORMATION				
6	25.00'	25.00'	39.27'	90°00'00"
7	25.00'	25.00'	39.27'	90°00'00"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION, TO BE KNOWN AS STARWOOD SOUTH, LOTS 1 THRU 13, INCLUSIVE, AND OUTLOT 1, BEING A PLATTING OF THAT PART OF THE NE1/4 OF SECTION 35, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID NE1/4; THENCE N00°07'44"W (ASSUMED BEARING) 1251.34 FEET ON THE EAST LINE OF SAID NE1/4 TO THE SOUTHERLY LINE OF BLAIR HIGH ROAD; THENCE N74°14'06"W 1044.91 FEET ON THE SOUTHERLY LINE OF BLAIR HIGH ROAD; THENCE N74°25'25"W 406.88 FEET ON THE SOUTHERLY LINE OF BLAIR HIGH ROAD TO THE EAST LINE OF THE NW1/4 OF SAID NE1/4; THENCE S00°08'47"E 7.45 FEET ON THE EAST LINE OF THE NW1/4 OF SAID NE1/4; THENCE S89°48'04"W 70.00 FEET; THENCE N00°08'47"W 25.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF NW1/4 OF SAID NE1/4; THENCE S89°48'04"W 621.08 FEET ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NW1/4 OF SAID NE1/4 TO THE EASTERLY LINE OF INTERSTATE 680; THENCE S02°13'52"W 1250.00 FEET ON THE EASTERLY LINE OF INTERSTATE 680; THENCE S02°13'52"W 449.65 FEET ON THE EASTERLY LINE OF INTERSTATE 680 TO THE SOUTH LINE OF THE NW1/4 OF SAID NE1/4; THENCE S02°59'32"W 1320.60 FEET ON THE EASTERLY LINE OF INTERSTATE 680; THENCE S74°21'01"E 236.54 FEET ON THE EASTERLY LINE OF INTERSTATE 680 TO THE NORTHERLY LINE OF MILITARY AVENUE; THENCE N89°51'52"E 534.64 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF NE1/4 AND ON THE NORTHERLY LINE OF MILITARY AVENUE; THENCE S45°22'01"E 46.61 FEET ON THE NORTHERLY LINE OF MILITARY AVENUE TO THE SOUTH LINE OF SAID NE1/4; THENCE N89°51'52"E 1270.34 FEET ON THE SOUTH LINE OF SAID NE1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR JAMES D. WARNER LS-308

JANUARY 11, 1996
DATE

JAMES D. WARNER
NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE IRVIN GENDLER, TRUSTEE OF THE IRVIN GENDLER REVOCABLE TRUST AND CAROL J. GENDLER, SUCCESSOR TRUSTEE OF THE H. LEE GENDLER REVOCABLE TRUST, BEING THE OWNERS AND BOATMEN'S FIRST NATIONAL BANK OF KANSAS CITY, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS STARWOOD SOUTH, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREAS TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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, FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING 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 SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IRVIN GENDLER,
TRUSTEE OF THE IRVIN GENDLER REVOCABLE TRUST

CAROL J. GENDLER,
SUCCESSOR TRUSTEE OF THE H. LEE GENDLER REVOCABLE TRUST

BOATMEN'S FIRST NATIONAL BANK OF KANSAS CITY

BY: Judy Z. Morgan

TITLE: Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 1996 BY IRVIN GENDLER, TRUSTEE OF THE IRVIN GENDLER REVOCABLE TRUST ON BEHALF OF SAID IRVIN GENDLER REVOCABLE TRUST.

GLORIA J. STOCK, NOTARY PUBLIC, DOUGLAS COUNTY, NEBRASKA, My Comm. Exp. 9-1-96

Gloria J. Stock
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 1996 BY CAROL J. GENDLER, SUCCESSOR TRUSTEE OF THE H. LEE GENDLER REVOCABLE TRUST ON BEHALF OF SAID H. LEE GENDLER REVOCABLE TRUST.

GLORIA J. STOCK, NOTARY PUBLIC, DOUGLAS COUNTY, NEBRASKA, My Comm. Exp. 9-1-96

Gloria J. Stock
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Missouri)
) SS
COUNTY OF Jackson)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February, 1996 BY Judy Z. Morgan OF BOATMAN'S FIRST NATIONAL BANK OF KANSAS CITY ON BEHALF OF SAID BANK.

NORMA J. BEE, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires April 4, 1998

Norma J. Bee
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, THIS 14th DAY OF November, 1996.

DEPUTY

Dale M. Haven
DOUGLAS COUNTY TREASURER

OFFICIAL SEAL, DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF STARWOOD SOUTH ON THIS 18th DAY OF November, 1996.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

8-22-97
DATE

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF STARWOOD SOUTH WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 7th DAY OF February, 1996.

CHAIRMAN

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF STARWOOD SOUTH WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 14th DAY OF January, 1997

MAYOR

PRESIDENT

CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF STARWOOD SOUTH WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 18th DAY OF October, 1996.

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR, NEBRASKA

scale:	AS SHOWN
date:	JAN. 11, 1996
drawn by:	JKZ
checked by:	JDW
revision:	

STARWOOD SOUTH

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

119-125

A119125F.DWG