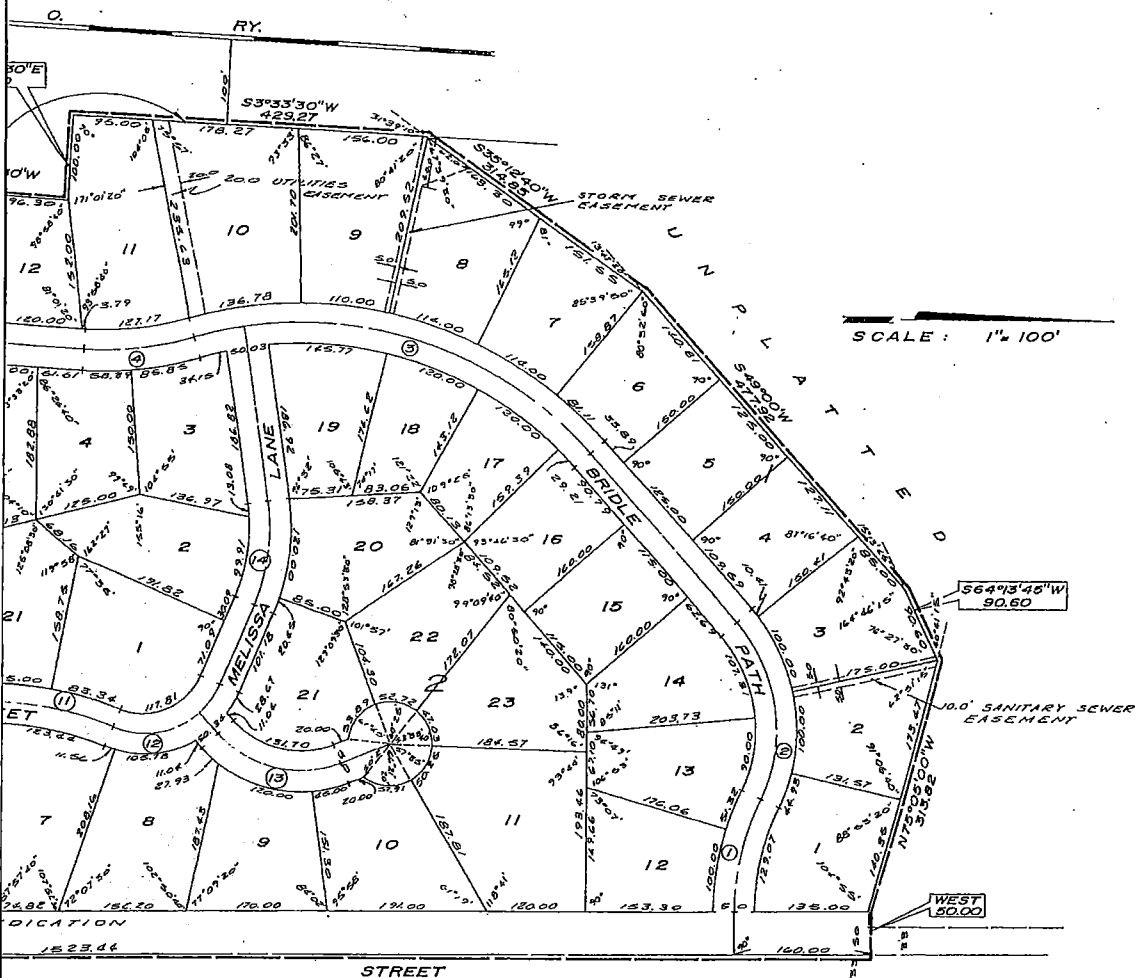


ESTATES 2ND ADDITION

ROUGH 23, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 21, INCLUSIVE,
OF THE NE 1/4 OF SECTION 13, T16N, R12E, OF THE 6th P.M.,



A T T E D

NOTE:

DISTANCES SHOWN ON CURVES ARE
ARC DISTANCES NOT CHORD DISTANCES

53°30"	A = 18°20'00"	A = 75°24'20"	A = 96°09'10"
42224	D = 3732430	D = 33218807	D = 51043028
52	T = 247.71	T = 183.32	T = 185.00
171	L = 491.19	L = 227.00	L = 188.38
755	R = 1835.08	R = 172.48	R = 112.25
D A T A			
100'00"	A = 90°00'00"	A = 70°10'00"	A = 31°28'00"
924789	D = 57.2958	D = 43.229062	D = 24.832401
00	T = 100.00	T = 93.09	T = 65.00
.50	L = 157.08	L = 162.31	L = 126.72
3.79	R = 100.00	R = 132.34	R = 230.73

APPROVED
WM. H. GREEN
DOUGLAS COUNTY
SURVEYOR

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 COUNTRY SQUIRE ESTATES 2ND ADDITION, Lots 1 thru 27, inclusive, Block 1; Lots 1 thru 23, inclusive, Block 2; and Lots 1 thru 21, inclusive, Block 3; being a platting of part of the East 1/2 of the NE 1/4 of said Section 13, T 16 N, R 12 E of the 6th P.M., Douglas County, Nebraska, to-wit: Beginning at the East 1/4 corner of said Section 13; thence North along the East line of the NE 1/4 of said Section 13, 2108.47 feet; thence West, 30.00 feet; thence N 75° 05' 00" W, 313.82 feet; thence S 64° 13' 45" W, 90.60 feet; thence S 89° 00' 00" W, 477.92 feet; thence S 35° 12' 40" W, 314.85 feet to a point on the Easterly R.O.W. line of the C.St.P. & M.&O. Railway; thence S 03° 33' 30" W along said Easterly R.O.W. line, 429.27 feet to a point on the Northerly R.O.W. line of said C.St.P. & M.&O. Railway; thence S 86° 26' 30" E, along said Northerly R.O.W. line, 100.00 feet to a point on the Easterly R.O.W. line of said C.St.P. & M.&O. Railway; thence S 03° 33' 30" W, along said Easterly R.O.W. line, 197.21 feet to a point of curve; thence Southeasterly on a curve to the left along said Easterly R.O.W. line (radius being 1710.08 feet) for an arc distance of 547.19 feet; thence S 14° 46' 30" E along said Easterly R.O.W. line, 421.89 feet to a point on the South line of the NE 1/4 of said Section 13; thence N 89° 49' 10" E along the South line of the NE 1/4 of said Section 13 assumed North-South direction, 753.07 feet to the point of beginning. (The last line of the NE 1/4 of said Section 13 assumed North-South direction is 753.07 feet to the point of beginning.)

11/25/64
Date

William L. Ryncarson, Land Surveyor
No. 753

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, COUNTRY SQUIRES CORPORATION (a Nebraska corporation), 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 hereafter known as COUNTRY SQUIRE ESTATES 2ND ADDITION, 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 conveying 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 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.

COUNTRY SQUIRES CORPORATION

Charles M. Bonniwell, President

Helga M. Bonniwell, Secretary

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

ss On this 27th day of November, 1964, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Charles M. Bonniwell and Helga M. Bonniwell, who are personally known by me to be, respectively, the President and Secretary of Country Squires Corporation (a Nebraska corporation), Owner of the property described in the Surveyor's Certificate on this plat, 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.

My commission expires on Oct 14th 1966

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 27th day of November, 1964.

R. P. Bonniwell
Deputy

Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I hereby approve the plat of COUNTRY SQUIRE ESTATES 2ND ADDITION, on this 29th day of December, 1964.

D. R. Beaud
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of COUNTRY SQUIRE ESTATES 2ND ADDITION was approved by the City Planning Board of the City of Omaha, this 13th day of January, 1965.

Quinn J. Marston
Chairman, City Planning Board


APPROVAL OF OMAHA CITY COUNCIL

This plat of COUNTRY SQUIRE ESTATES 2ND ADDITION was approved and accepted by the City Council of Omaha on this 9th day of February, 1965.

James J. Doherty
Mayor

President

APPROVED
WM. H. GREEN
DOUGLAS COUNTY
SURVEYOR

 LAMP, RYNECARSON & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS	SCALE 1/4" = 100' DRAWN BY J. H. G. DATE NOV 1964 REVISIONS	COUNTRY SQUIRE ESTATES 2nd ADDITION FINAL PLAT	DRAWING NUMBER 63-9
	15 18 February 1965		