

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
98-019744

98 JUL 21 PM 2: 54

*Glenn J. Dawkins*  
REGISTER OF DEEDS

98-19744  
55  
County \_\_\_\_\_  
City \_\_\_\_\_  
D.E. \_\_\_\_\_  
P.D. \_\_\_\_\_  
Fees 10.50  
X ☐ ☐ ☐

[The Space Above Line is for Recording Data]

**PLAT AND DEDICATION**

DEDICATION: KNOW ALL PERSONS BY THESE PRESENTS: That the Newman Family Partnership, L.P., a California limited partnership, being the sole owner of the following legally described real property, to-wit:

See Attached Exhibit "A"

does hereby ratify and approve of the disposition of its property as shown on Exhibit "A", and it hereby dedicates to the public, for public use, the additional right-of-way for street and utilities purposes to be hereafter known as Melissa Street

NEWMAN FAMILY PARTNERSHIP, L.P.,  
a California limited partnership,

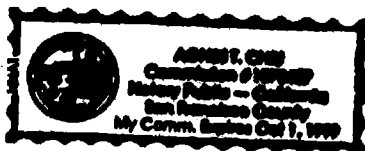
By: *Raquel H. Newman*  
Its: *Gen's Partner*

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF SAN FRANCISCO )

On this 13<sup>th</sup> day of JULY, 1998, before me, a Notary Public in and for said County and State, personally appeared RAQUEL H. NEWMAN of the Newman Family Partnership, L.P., who executed the above and foregoing easement acknowledged the execution thereof to be his or her voluntary act and deed on behalf of said limited partnership.



*[Signature]*  
Notary Public



019744

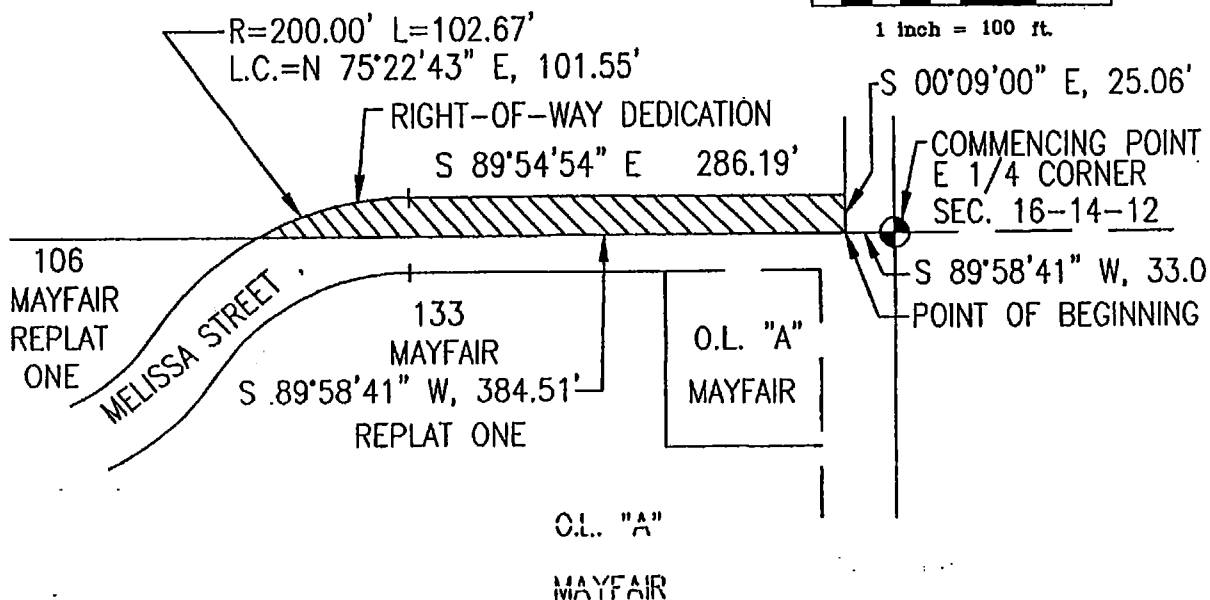
98-19744A

LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION  
MELISSA STREET

A tract of land located in the SE 1/4 of the NE 1/4 of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 16; thence S89°58'41"W (assumed bearing) along the South line of said NE 1/4 of Section 16, a distance of 33.00 feet to the point of intersection of the West right-of-way line of 96th Street and the North right-of-way line of Melissa Street, said point also being the point of beginning; thence continuing S89°58'41"W along said South line of the NE 1/4 of Section 16, said line also being the North right-of-way line of Melissa Street, a distance of 384.51 feet to the Northeast corner of Lot 106, Mayfair Replat One, a subdivision located in the East 1/2 of the SE 1/4 of said Section 16; thence Easterly on a curve to the right with a radius of 200.00 feet, a distance of 102.67 feet, said curve having a long chord which bears N75°22'43"E, a distance of 101.55 feet; thence S89°54'54"E, a distance of 286.19 feet to a point on said West right-of-way line of 96th Street; thence S00°09'00"E along said West right-of-way line of 96th Street, a distance of 25.06 feet to the point of beginning.

Said tract of land contains an area of 0.208 acres, more or less.



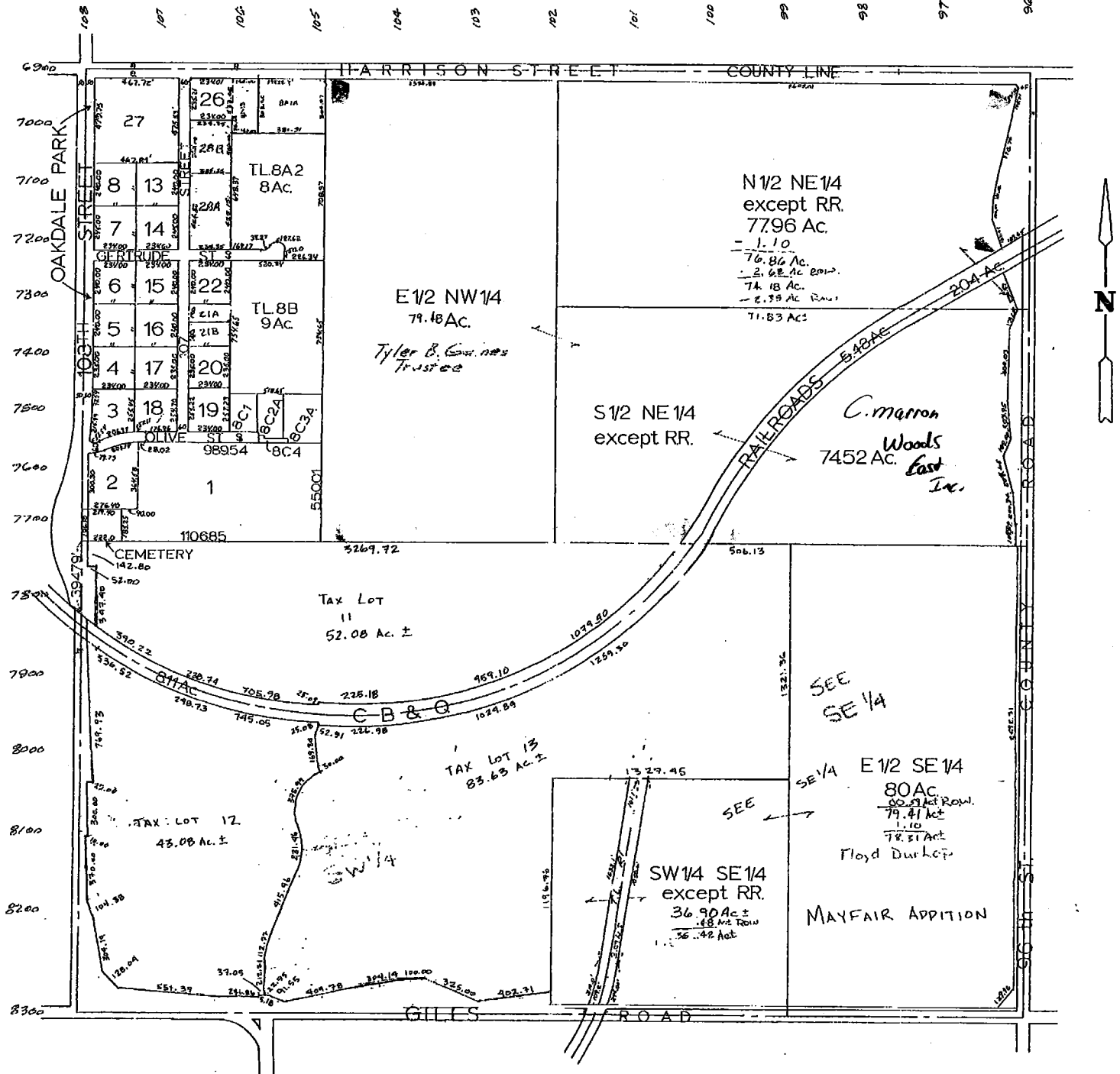
E & A CONSULTING GROUP  
12001 "Q" STREET  
OMAHA, NE 68137

#97054  
2-19-98



SEC. 16-T14N-R12E  
SCALE: 1" = 400'

967-70

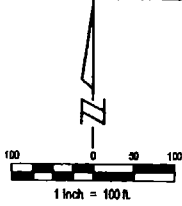


SARPY COUNTY SURVEYOR'S OFFICE  
DECEMBER, 1958

REVISED—NOVEMBER—1971  
MARCH—1977  
FEBRUARY—1978

October — 1978  
January — 1979  
August — 1988  
December — 1989  
May — 1991  
July — 1992  
October — 1992

11-10-93  
18-12-97 ROW  
05-03-01 T.L. 09841, 09835

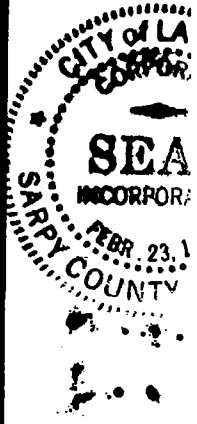
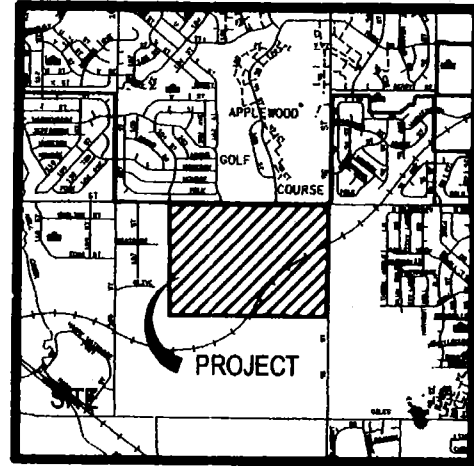


# NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS TO HARRISON STREET, MELISSA STREET OR TO 80TH STREET FROM ANY ADJUTING LOTS WILL NOT ALLOWED.
5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO SARRY COUNTY S.I.D. NO.237 OVER ALL OF OUTLOT 'D'.
6. A PERMANENT 15' WIDE LANDSCAPE EASEMENT IS GRANTED TO SARRY COUNTY S.I.D. NO. 237, THE LOCATION AS SHOWN AND NOTED.

## MINIMUM HOUSE SETBACK REQUIREMENTS

FRONT YARD: 25'  
REAR YARD: 25'  
SIDE YARD: 5'  
STREET SIDE YARD: 25'



VICINITY MAP

