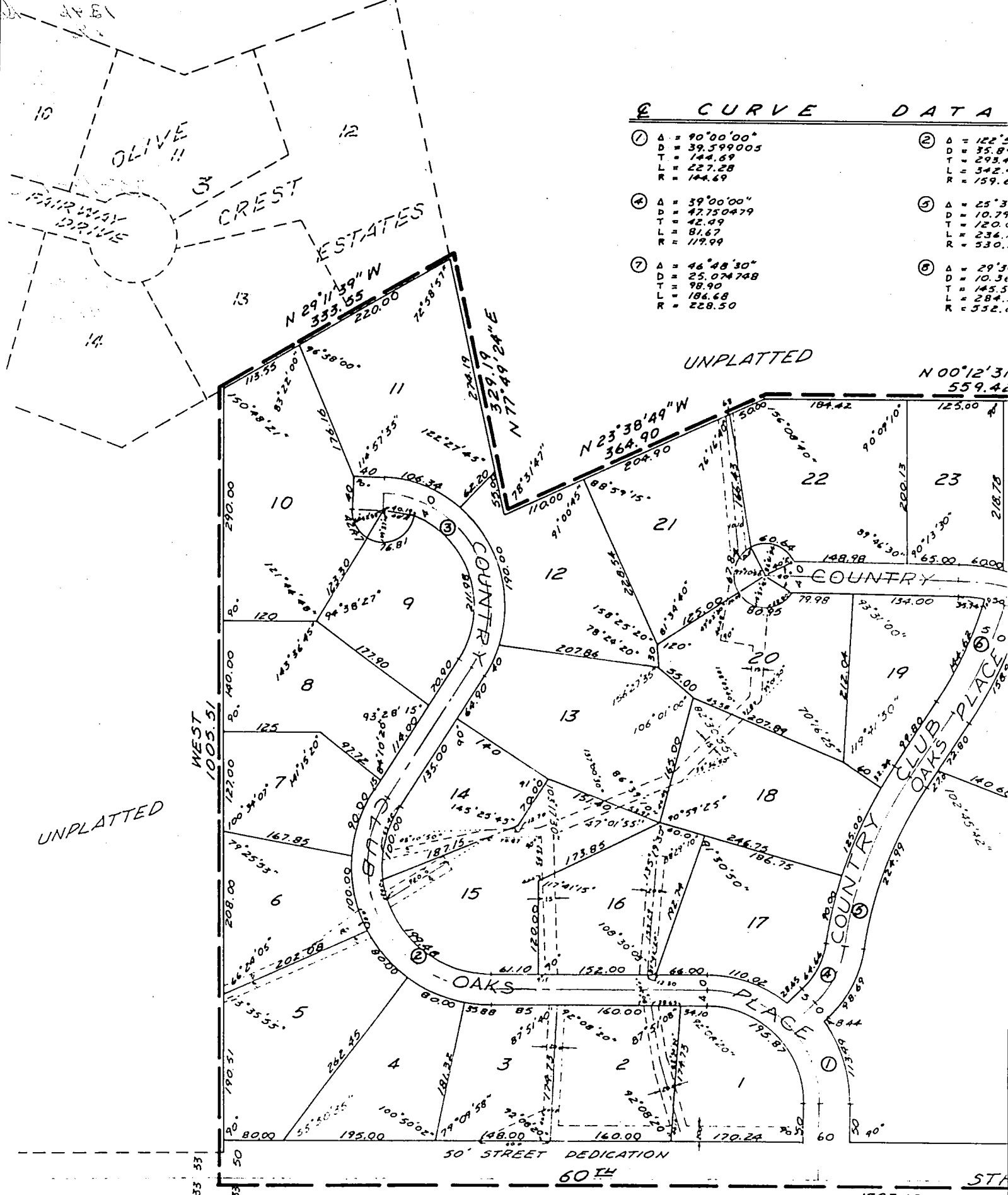


COUNTRY CLUB

LOTS 1 THRU 35, INCLUSIVE

BEING A PLATTING OF PART OF THE 1/4 SECTION 25, T16N, R12E OF THE 6TH P.M., DOUGLASS COUNTY, NEBRASKA.



CURVE DATA					
①	A = 90°00'00"	D = 39.59005	②	A = 122°30'00"	D = 35.8
	T = 144.67	L = 227.28		T = 293.4	L = 342.1
	R = 144.67			R = 159.0	
④	A = 39°00'00"	D = 47.750479	⑤	A = 25°30'00"	D = 10.79
	T = 42.49	L = 81.67		T = 120.0	L = 234.0
	R = 119.99			R = 530.0	
⑦	A = 46°48'30"	D = 25.074748	⑧	A = 29°30'00"	D = 10.36
	T = 98.90	L = 184.68		T = 145.5	L = 284.0
	R = 228.50			R = 552.0	

LEGEND
 PERMANENT SEWER AND DRAINAGE EASEMENT

NOTE
 DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.

CLUB OAKS

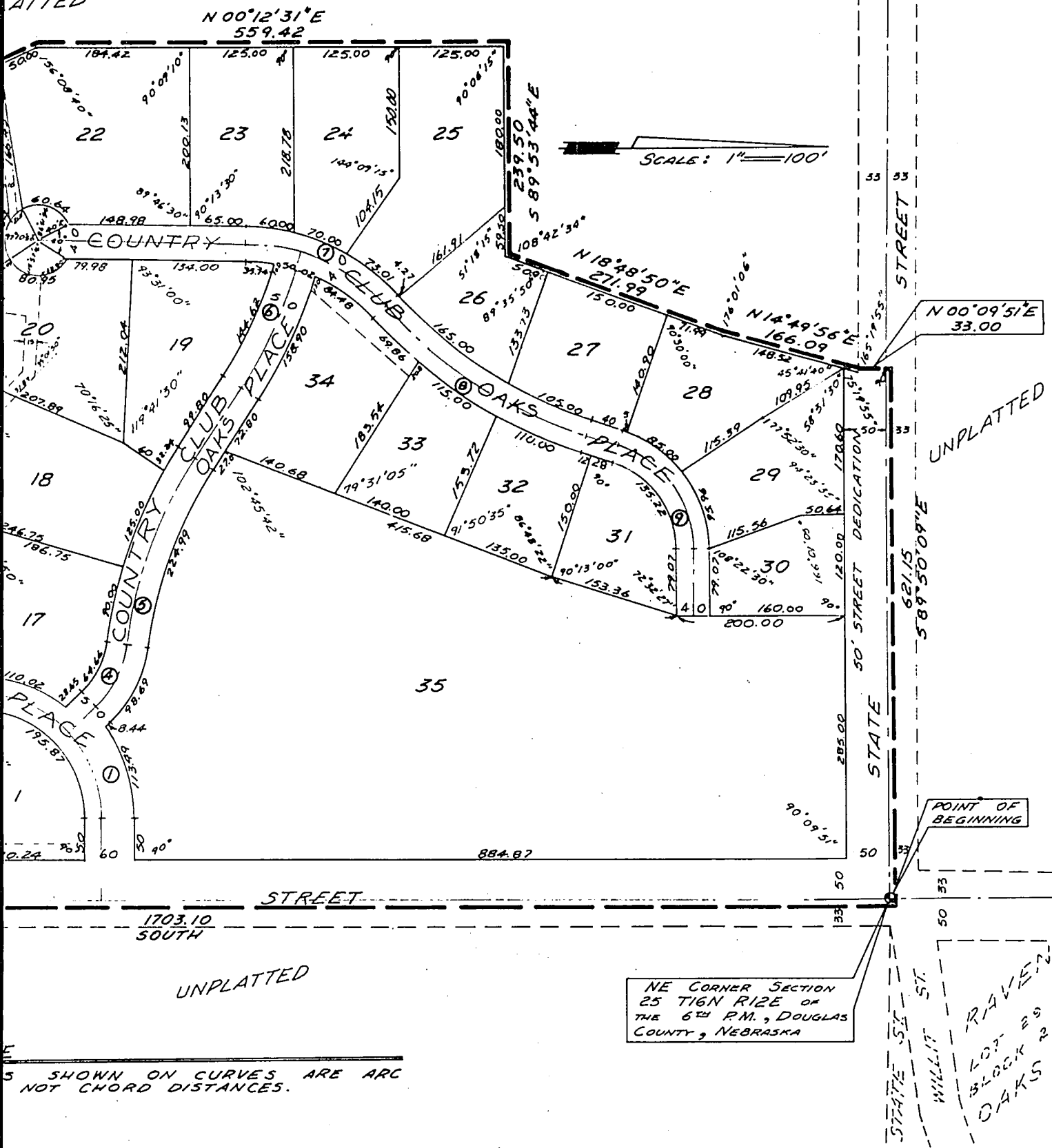
INCLUSIVE

PART OF THE NE 1/4 OF SECTION 6TH P.M., DOUGLAS COUNTY,

CURVE DATA

②	A = 122°55'00"	D = 35.899624	T = 293.44	L = 342.40	R = 159.60
③	A = 25°30'00"	D = 10.799932	T = 120.04	L = 236.11	R = 530.52
④	A = 29°30'00"	D = 10.366715	T = 145.51	L = 284.57	R = 552.69
⑤	A = 120°33'49"	D = 40.972397	T = 243.00	L = 294.26	R = 189.84
⑥	A = 16°22'00"	D = 10.784685	T = 76.40	L = 151.76	R = 531.27
⑦	A = 72°41'00"	D = 45.260921	T = 93.13	L = 160.59	R = 126.59

ATTACHED



NE CORNER SECTION 25 T16N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

5 SHOWN ON CURVES ARE ARC 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 COUNTRY CLUB OAKS, Lots 1 through 35, inclusive, being a platting of part of the NE 1/4 of Section 25, T 16 N, R 12 E of the 6th P.M., Douglas County, Nebraska, to-wit: Beginning at the Northeast corner of said Section 25; thence South along the East line of the said NE 1/4 of Section 25, 1703.10 feet; thence West, 1005.51 feet; thence N 29° 11' 39" W, 333.55 feet; thence N 77° 49' 24" E, 329.19 feet; thence N 23° 38' 49" W, 364.90 feet; thence N 00° 12' 31" E, 559.42 feet; thence S 89° 53' 44" E, 239.50 feet; thence N 18° 48' 50" E, 271.99 feet; thence N 14° 49' 56" E, 166.09 feet; thence N 00° 09' 51" E, 33.00 feet to a point on the North line of the said NE 1/4 of Section 25; thence S 89° 50' 09" E along the said North line, 621.15 feet to the point of beginning. (The said East line of the NE 1/4 of Section 25 assumed North-South in direction.)

1/30/68
Date

William L. Ryneason
Land Surveyor No. 63

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, N. P. Dodge Company (a Nebraska corporation), Frank C. Saunders and Ruth E. Saunders (husband and wife), George D. Walsh (single), Gilbert G. Geihs and Peggy J. Geihs (husband and wife), Stuart E. Fried and Phyllis S. Fried (husband and wife), and Rose Schik (single), being the sole 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 COUNTRY CLUB OAKS, 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 walls shall be placed in perpetual 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.

Frank C. Saunders
Gilbert G. Geihs
Peggy J. Geihs
Ruth E. Saunders

George D. Walsh
Rose Schik
Stuart E. Fried
Phyllis S. Fried

N. P. DODGE COMPANY
R. H. Abernathy, Jr., Vice-President
N. P. Dodge III, Asst. Secretary

ACKNOWLEDGMENTS OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS) ss
On this 31 day of Jan, 1968, before me, a notary public, duly commissioned and qualified, in and for said county, appeared R. H. Abernathy, Jr. and N. P. Dodge III, who are personally known by me to be, respectively, the Vice-President and Assistant Secretary of N. P. Dodge Company (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.

My commission expires on March 17 1972

Notary Public

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS) ss
On this 31 day of Jan, 1968, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Frank C. Saunders and Ruth E. Saunders (husband and wife), George D. Walsh (single), Gilbert G. Geihs and Peggy J. Geihs (husband and wife), Stuart E. Fried and Phyllis S. Fried (husband and wife), and Rose Schik (single), 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.
Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on March 17 1972

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 day of _____, 1968.

Deputy

Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of COUNTRY CLUB OAKS, on this 12th day of February, 1968.

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of COUNTRY CLUB OAKS was approved by the City Planning Board of the City of Omaha, this 28th day of February, 1968.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of COUNTRY CLUB OAKS was approved and accepted by the City Council of Omaha on this 1st day of March, 1968.

Mayor
President
City Clerk

DOUGLAS COUNTY SURVEYOR'S OFFICE

0°09'51"E
33.00

PLATTED

NT OF
GINNING

RAVEN
LOT 25
BLOCK 2
OAKS

LAMP, RYNEASON & ASSOCIATES
CONSULTING ENGINEER - LAND SURVEYORS

SCALE AS SHOWN
DRAWN BY RAL
DATE 1-12-68
REVISIONS

COUNTRY CLUB OAKS

FINAL PLAT

DRAWING NUMBER 67-11