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Plot 1522-355

# FINAL PLAT

## FAIR MEADOWS - PHASE I

Sanitary & Improvement District No. 279 - Douglas Co. Nebraska

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that permanent markers have been placed at all corners on the boundary of this plat and that permanent markers will be placed on the interior. Said subdivision is known as Fair Meadows, Phase I, Lots 1 through 355 inclusive, platting of a part of the west half of the Southwest Quarter, Section 8, Township 15 North, Range 11 East of the Sixth P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Section 8, Township 15 North, Range 11 East of the Sixth P.M., Douglas County, Nebraska; thence north 00°00'00" west a distance of 1,377.0 feet; thence north 89°51'17" east a distance of 348.6 feet; thence north 09°02'00" east a distance of 298 feet; thence north 76°00'37" east a distance of 1,569 feet; thence north 47°10'40" east a distance of 314.9 feet; thence on an arc to the right with a radius of 200 feet a distance of 149.21 feet; thence south 00°04'35" east a distance of 170 feet; thence north 29°51'17" east a distance of 115 feet; thence south 00°04'35" east a distance of 25 feet; thence north 66°51'17" east a distance of 190 feet; thence south 00°04'35" east a distance of 1,230 feet; thence south 89°51'17" west a distance of 1,322.83 feet to the point of beginning. Said area contains 43.18 acres.

DATE: April 5th 1975

Registered Land Surveyor

*Gerald Erickson*

G. Gerald Erickson Reg. No. L.S. 107



### CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD
1.	478'	68°55'0"	328.01'	574.95'	540.91'
2.	408'	68°55'0"	279.97'	490.15'	461.70'
3.	458'	21°29'59"	86.95'	171.86'	170.80'
4.	498'	21°29'59"	94.55'	186.87'	185.78'
5.	173.6'	30° 0'0"	46.52'	90.90'	89.86'
6.	173.6'	30° 0'0"	46.52'	90.90'	89.86'
7.	50'	240°0'0"	86.60'	30.90'	89.86'
8.	570.86'	21° 2'25"	108.01'	209.44'	86.60'
9.	640.86'	21° 2'25"	119.01'	209.63'	208.46'
10.	425.95'	45°38'59.3"	179.27'	235.34'	234.02'
11.	365.95'	45°38'59.3"	154.02'	319.37'	330.46'
12.	222.79'	68°57'35"	153.00'	291.57'	283.92'
13.	292.79'	68°57'35"	201.08'	268.14'	252.25'
14.	50'	220°0'56.8"	137.32'	352.40'	331.51'
15.	206.44'	39°56'48.8"	75.03'	192.00'	93.96'
16.	200.00'	42°44'45"	78.27'	143.93'	141.03'
17.	152.0'	46°15'00"	64.91'	149.21'	145.77'
18.	192.0'	46°15'00"	81.99'	122.70'	119.39'
19.	300.0'	46°15'00"	128.12'	154.99'	150.81'
20.	150'	47°15'00"	65.61'	242.16'	235.64'
21.	190'	23°13'11.5"	39.04'	121.7'	120.22'
22.	150'	18°25'1.3"	24.34'	77.0'	76.47'
23.	50'	257°0'0"	62.86'	48.26'	48.05'
24.	173.6'	30° 0'0"	46.52'	224.27'	78.26'
25.	173.6'	30° 0'0"	46.52'	90.90'	89.86'
26.	50'	30° 0'0"	46.52'	90.90'	89.86'
27.	173.6'	240°0'0"	86.60'	209.44'	86.60'
28.	173.6'	30° 0'0"	46.52'	90.90'	89.86'
29.	50'	240°0'0"	86.60'	30.90'	89.86'
				209.44'	86.60'

Know all men by these presents: That Quinn, husband and wife; being the owner and embraced within this plat, have numbered and named as shown, said Sub and hereby ratify and approve to the

We do further grant a perpetual Easement to the Omaha National Bank, Trustee, their successors and assigns down guys and anchors, cables, conduits for the carrying and transmission of electric power and signals and sounds of all kinds and a foot wide strip of land adjoining all the rear boundary lines of all interior lots and a boundary line of all exterior lots, specific condition that if either of the above (60) months of the date hereof, removed without replacement within 30 days automatically terminate and become void, not to be hereinafter defined as those lots within sixteen (16) foot wide easement will be surveyed, platted and recorded if said condition and if requested by the owner. No part of this Easement shall be used for any purpose other than that for which it was placed in said Easement ways, but the same shall not then or later interfere with the OMAHA NATIONAL BANK, TRUSTEE, A Corporation

*John Quinn*  
John Quinn, Husband  
State of Nebraska )  
County of Douglas ) SS  
On this 10th day of April, 1975, I, John Quinn, qualified in and for said County, appear and

Trustee, a Corporation, who are persons named above, and they did acknowledge their deed as persons and officers of the Omaha National Bank as a Corporation, and the voluntary and official seal, in Omaha, Nebraska.

My Commission expires on June 1st, 1975.  
State of Nebraska )  
County of Douglas ) SS  
On this 14th day of May, 1975, I, John Quinn, qualified in and for said County, appear who are personally known by me to be the

acknowledges their execution of the foregoing and official seal, in Omaha, Nebraska, My Commission expires on June 1st, 1975.



### APPROVAL OF CITY PLANNING COMMISSION, ELKHORN, NEBRASKA

This plat of Fair Meadows was approved by the City Planning Commission of Elkhorn, Nebraska this 27th day of January, 1975.

*Eugene K. Reese*  
Chairman

### APPROVAL OF CITY COUNCIL, ELKHORN, NEBRASKA

This plat of Fair Meadows was approved and accepted by the City Council of Elkhorn, Nebraska, this 7th day of April, 1975.

*Dennis J. Klabe*  
(Seal) Village Clerk

*Hudson Jones*  
Mayor

### APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

This plat of Fair Meadows was approved and accepted by the Douglas County Planning Commission this 3rd day of June, 1975.

*Frank J. Jones*  
Chairman

### APPROVAL OF THE DOUGLAS COUNTY BOARD

This plat of Fair Meadows was approved by the Douglas County Board this 13th day of May, 1975.

*Lloyd W. Palmer*  
(Seal) County Clerk

*David J. Douglas*  
Chairman

### APPROVAL OF THE DOUGLAS COUNTY SURVEYOR

This plat of Fair Meadows was approved by the Douglas County Surveyor this 13th day of May, 1975.

*Tom J. Tompkins*  
Douglas County Surveyor

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

4 DAY OF June 1975 AT 11:08 A.M. C. MARCO OSTLER, REGISTER OF DEEDS \$42.00

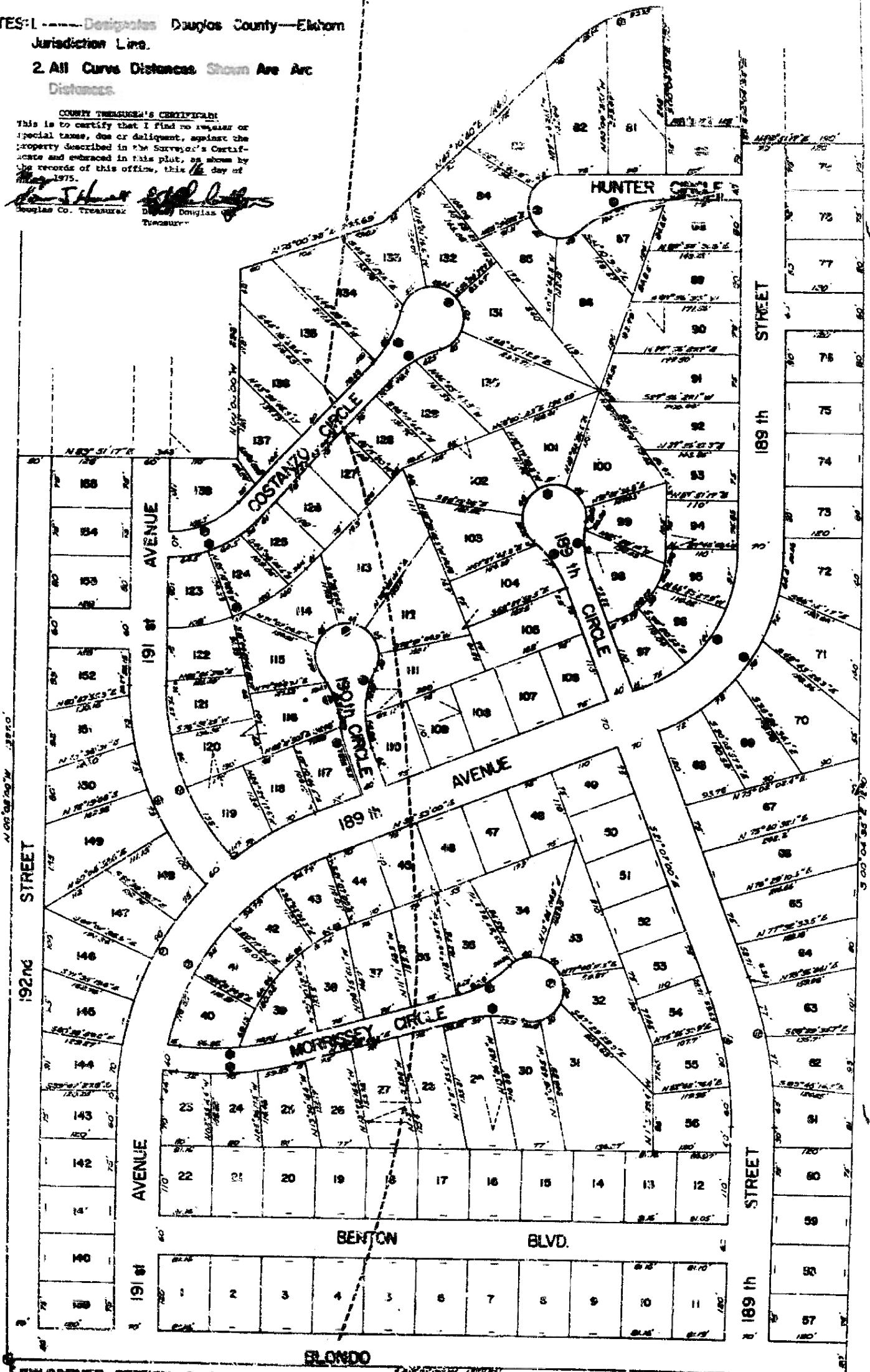
NOTES: 1. --- Designates Douglas County—Elkhorn Jurisdiction Line.

2. All Curve Distances Shown Are Arc Distances.

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 16 day of May, 1975.

*[Signature]*  
 Douglas Co. Treasurer  
*[Signature]*  
 Douglas Co. Treasurer



S.W. CORNER SECTION 8-15-11

3-10-1975

# DWS - PHASE I

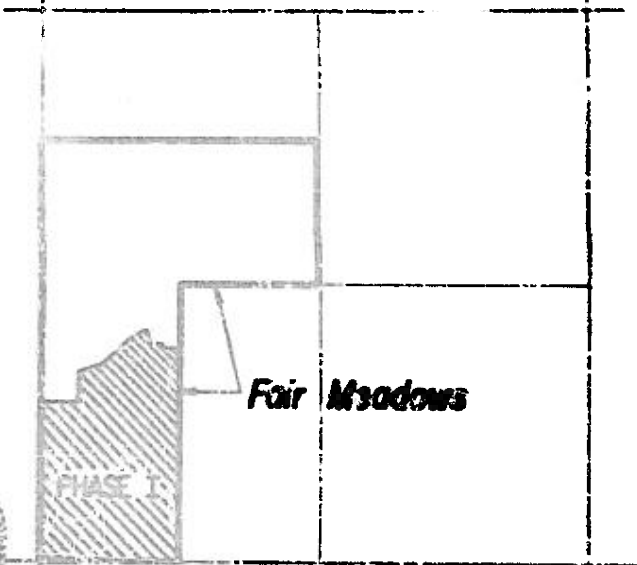
## District No. 279 - Douglas Co. Nebraska

### SETON'S CERTIFICATE

Every Survey of the Subdivision Name: And that permanent markers of this plat and that permanent markers will be placed on the corners, Phase I, Lots 1 through 155 inclusive, platting of a part of Section 8, Township 15 North, Range 11 East of the Sixth P.M., described as follows: Beginning at the Southeast Corner of the Sixth P.M., Douglas County, Nebraska; thence north 20°02'00" east a distance of 348.0 feet; thence north 77°02'00" east a distance of 15.69 feet; thence north 47°10'40" east to the right with a radius of 200 feet a distance of 149.21 feet; thence north 89°51'17" east a distance of 115 feet; thence north 89°51'17" east a distance of 190 feet; thence south 89°51'17" west a distance of 1,022.83 feet to the center.

Registered Land Surveyor

K. Gerald Erickson Reg. No. L.S. 107



### LOCATION MAP - SECTION 8

SCALE: 1" = 100'

### RECITATION

Know all men by these presents: That the Omaha National Bank; being the Trustee, and John Quins and Goldie Quins, husband and wife, being the mortgage holders of the land described within the surveyors certificate and embraced within this plat, have caused said land to be divided into lots, blocks and streets, to be numbered and named as shown, said subdivision to be herein after known as Fair Meadows - Phase I, and we do hereby ratify and approve to the disposition of our property as shown on this plat.

We do further grant a perpetual Easement to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, cross-arms, down guys and anchors, cables, conduits and other related facilities, and to connect thereon, wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a five (5) foot wide strip of land adjoining all 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, provided, however, that said side lot easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement shall automatically terminate and become void as to such unused or abandoned easement ways. The rear exterior lot, as herein defined as those lots forming the outer perimeter of the above described addition, 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 wide strip when the adjacent land is surveyed and if requested by the owner. No permanent buildings, trees, retaining walls or fences shall be placed in said 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.

THE OMAHA NATIONAL BANK, TRUSTEE, A Corporation

BY: \_\_\_\_\_

By John Quins

By Goldie Quins

### MORTGAGE HOLDERS:

By John Quins  
John Quins, Husband

By Goldie Quins  
Goldie Quins, wife

State of Nebraska )  
                          ) SS  
County of Douglas )

On this 18th day of April, 1975, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Jack B. Woods and Robert O. Bruner and \_\_\_\_\_, respectively of the Omaha National Bank,

Trustees, a Corporation, 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 as persons and officers of the Omaha National Bank, the voluntary act and deed of the Omaha National Bank as a Corporation, and the voluntary act and deed of the Omaha National Bank as Trustee. Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

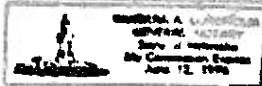
My Commission expires on June 12, 1976 Notary Public Richard W. Lundholm

State of Nebraska )  
                          ) SS  
County of Douglas )

On this 14 day of May, 1975, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared John Quins and Goldie Quins 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, and official seal, in Omaha, Nebraska, the date last aforesaid.

My Commission expires on November 20, 1977 Notary Public \_\_\_\_\_



**PRICE, JOHNSON & ERICKSON**  
CONSULTING ENGINEERS - LAND SURVEYORS  
WYHOO, NEBRASKA 68095

SCALE: 1" = 100'    DATE: MARCH 1975    BY: SCRT.

IN DOUGLAS COUNTY, NEBRASKA

AND OSTLER, REGISTER OF NEEDS \$42.00