

66#51
FARMINGTON WOODS

RECEIVED

Dec 21 12 57 PM '94

FARMINGTON WOODS

LOTS 1 THRU 129 INCLUSIVE
BEING A PLATING OF PART OF THE N 1/2 OF THE NW 1/4 OF SECTION
14, T 15 N, R 11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Farmington Woods (Lots 1 thru 129, inclusive), being a platting of part of the North 1/2 of the NW 1/4 of Section 14, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 463, Pepperwood, a subdivision located in said NW 1/4 of Section 14, said point also being on the East right-of-way line of 156th Street; thence N00°00'07"E (assumed bearing) along said East right-of-way line of 156th Street, a distance of 1287.94 feet to the point of intersection of said East right-of-way line of 156th Street and the South right-of-way line of Blondo Street; thence N89°15'13"E along said South right-of-way line of Blondo Street, a distance of 1311.06 feet; thence S00°04'47"E along said South right-of-way line of Blondo Street, a distance of 17.00 feet to the Northwest corner of Lot "Q", Eldorado, a subdivision located in said Section 14; thence along the Western boundary line of said Eldorado on the following described courses: thence S13°18'09"E, a distance of 813.48 feet; thence S51°18'08"E, a distance of 120.00 feet; thence S18°18'09"E, a distance of 50.00 feet; thence S31°18'08"E, a distance of 230.00 feet; thence S00°11'46"E, a distance of 128.74 feet to the Southwest corner of Lot "P" in said Eldorado, said point also being on the North line of Lot 439, said Pepperwood; thence S89°48'10"W along the North boundary line of said Pepperwood, a distance of 1696.30 feet to the point of beginning.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of FARMINGTON WOODS (lots numbered as shown) as to the Design Standards this 26 day of March, 1993.

CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 83 of the Omaha Municipal Code.

CITY ENGINEER

12-21-94

Date

Robert Clark, LS-419

March 27, 1993

Date



DEDICATION

Know all men by these presents that I, Charles G. Smith, Trustee of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as FARMINGTON WOODS (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of our property as shown on this plat, and I hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals across a five-foot (5') wide strip of land abutting all front and rear boundary lines of an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and I do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all front and rear boundary lines of all lots; and I do hereby dedicate to the public for public use the streets, avenues and circles. No permanent buildings or retaining walls shall be placed in the 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.

In witness whereof, I do set my hand this 26 day of March, 1993.

Charles G. Smith
By: Charles G. Smith, Trustee

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.

County Treasurer
by 9/30/93



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the FARMINGTON WOODS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 26 day of March, 1993.

Charles G. Smith
DOUGLAS COUNTY ENGINEER



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of FARMINGTON WOODS (lots numbered as shown) was approved by the City Planning Board on this 24 day of April, 1993.

Charles G. Smith
CHAIRMAN OF CITY PLANNING BOARD

OMAHA CITY COUNCIL ACCEPTANCE

This plat of FARMINGTON WOODS (lots numbered as shown) was approved by the City Council of Omaha on this 26 day of March, 1993.

MAYOR

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL



CURVE	BEARS	LENGTH	TANGENT	DELTA
1	100.0000	251.8812	166.5568	89°11'39"
2	143.7500	177.4386	86.2510	25°00'00"
3	179.9900	143.8977	217.9250	125°31'39"
4	143.7500	76.3407	46.8014	25°00'00"
5	140.0000	218.7120	138.8007	89°59'59"
6	75.0000	158.0074	85.4660	50°00'00"
7	50.0000	211.5788	127.8970	89°49'59"
8	30.0000	322.8543	146.7427	50°00'00"
9	40.0000	273.6884	142.3470	38°24'39"
10	125.0000	110.2506	36.2570	28°14'31"
11	151.1818	152.6368	85.4813	50°00'00"

CURVE	BEARS	LENGTH	TANGENT	DELTA
12	365.0000	150.3119	76.3867	22°27'00"
13	365.0000	150.3119	76.3867	22°27'00"
14	492.5897	132.8001	68.8449	19°22'00"
15	492.5897	132.8001	68.8449	19°22'00"
16	182.0000	27.3441	12.5337	19°22'00"
17	182.0000	27.3441	12.5337	19°22'00"
18	492.5897	132.8001	68.8449	19°22'00"
19	492.5897	132.8001	68.8449	19°22'00"
20	221.5181	48.6778	24.8434	19°22'00"
21	171.5181	14.9209	7.2648	0°00'00"

DETAIL OF PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT
ANY ABOVE-GROUND OBSTRUCTIONS INCLUDING STRUCTURES, FENCES, LANDSCAPING AND EARTHEN FILLS WILL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENT AREA.

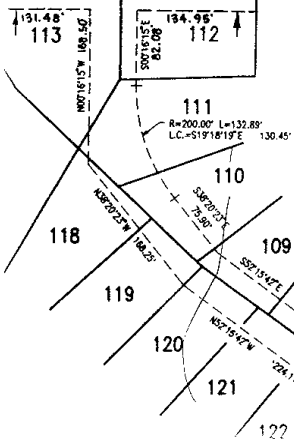
- NOTES
- ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS OTHERWISE.
 - A PERMANENT 10 FOOT (10') WIDE SITE DISTANCE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY, NEBRASKA, FOR THE USE OF THE CITY OF OMAHA, NEBRASKA, FOR THE PURPOSE OF PLACING AND MAINTAINING STORM SEWERS AND DRAINAGEWAYS EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID DISTANCE.
 - NO STREET VEHICLE ACCESS WILL BE ALLOWED TO 156TH STREET FROM LOTS 15 THRU 18 & 43 THRU 51, TO BLONDO STREET FROM LOTS 51 THRU 61 & 71, 72.



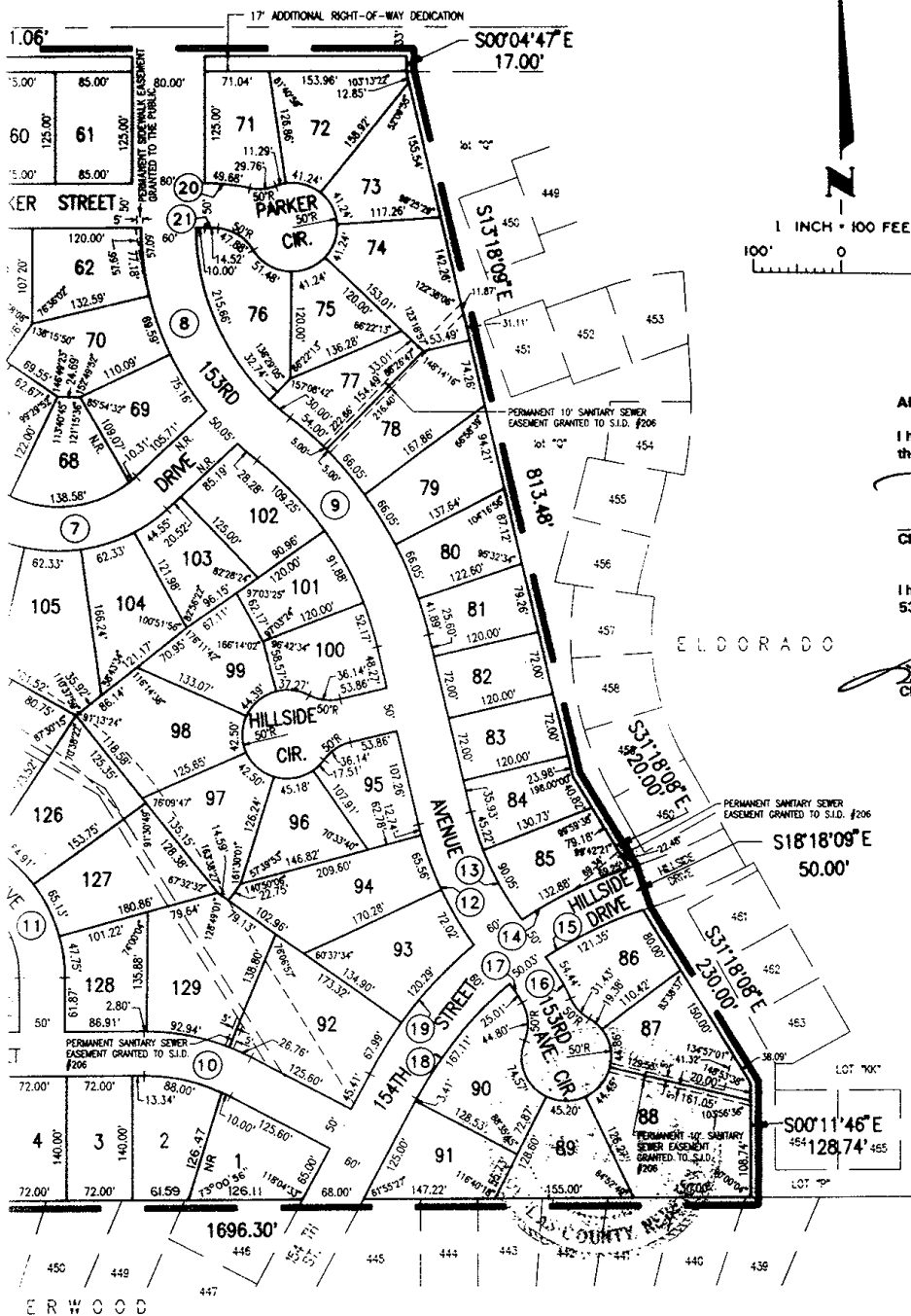
1994 446 DEED



16651 94 446-451



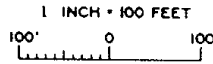
R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
12	383.8324"	150.3182'	78.1365'	22°27'01"
13	323.8324"	135.2884'	88.6363'	23°56'52"
14	492.5867'	123.8601'	66.8439'	19°52'22"
15	442.5867'	121.3504'	61.0582'	19°48'58"
16	232.9004'	54.4390'	27.3441'	13°23'33"
17	182.9004'	25.0069'	12.5230'	9°05'01"
18	442.5867'	167.1066'	84.5803'	21°37'58"
19	502.5867'	188.2784'	95.2558'	21°27'51"
20	221.5161'	49.6776'	24.9434'	12°50'57"
21	171.5161'	14.5209'	7.2648'	04°51'03"



FARMINGTON

LOTS 1 THRU
BEING A PLATTING OF PAR
14, T 15 N, R 11 E OF

NE 7 NW
NW 7 NW



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of FARMINGTON WC
the Design Standards this 8th day of JUNE

[Signature]
CITY ENGINEER

I hereby certify that adequate provisions have been
made for the 53 of the Omaha Municipal Code.

[Signature]
CITY ENGINEER

ELCORADO

PERMANENT SANITARY SEWER
EASEMENT GRANTED TO S.I.D. #206
S18°18'09"E
50.00'

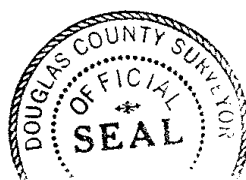
PERMANENT SANITARY SEWER
EASEMENT GRANTED TO S.I.D. #206
S00°11'46"E
128.74'

166
RE
9
DEL
166

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due
property described in the Surveyor's Certificate and entered
by the records of this office.

[Signature]
COUNTY TREASURER
DATE 5-11-94



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the FARMINGTON WOODS (lots numbered 1 through 129)
was reviewed by the office of the Douglas County Engineer on this 8th day of JUNE 1994.

DATA	TANGENT	DELTA
32'	76.1362'	22°27'01"
44'	68.6363'	23°56'12"
44'	66.8458'	15°27'12"
44'	61.0582'	15°42'35"
40'	27.3441'	13°25'33"
49'	12.5230'	07°50'01"
48'	84.5603'	21°37'59"
44'	95.2558'	21°27'51"
46'	24.8434'	12°50'57"
39'	7.2848'	04°51'03"

RECEIVED

DEC 21 12 57 PM '94

WOODS

SUBSIVE
2 OF THE NW 1/4 OF SECTION
DOUGLAS COUNTY, NEBRASKA

GEORGE J. ELLIOTT
REGISTERED
DOUGLAS CO.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Farmington Woods (Lots 1 thru 129, inclusive), being a platting of part of the North 1/2 of the NW 1/4 of Section 14, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

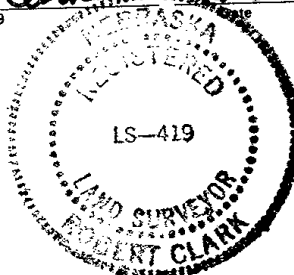
Beginning at the Northwest corner of Lot 463, Pepperwood, a subdivision located in said NW 1/4 of Section 14, said point also being on the East right-of-way line of 156th Street; thence N00°00'07"E (assumed bearing) along said East right-of-way line of 156th Street, a distance of 1287.94 feet to the point of intersection of said East right-of-way line of 156th Street and the South right-of-way line of Blondo Street; thence N89°55'13"E along said South right-of-way line of Blondo Street, a distance of 1311.06 feet; thence S00°04'47"E along said South right-of-way line of Blondo Street, a distance of 17.00 feet to the Northwest corner of Lot "Q", Eldorado, a subdivision located in said Section 14; thence along the Westerly boundary line of said Eldorado on the following described courses; thence S13°18'09"E, a distance of 813.48 feet; thence S31°18'08"E, a distance of 120.00 feet; thence S18°18'09"E, a distance of 50.00 feet; thence S31°18'08"E, a distance of 230.00 feet; thence S00°11'46"E, a distance of 128.74 feet to the Southwest corner of Lot "P" in said Eldorado, said point also being on the North line of Lot 439, said Pepperwood; thence S89°48'10"W along the North boundary line of said Pepperwood, a distance of 1696.30 feet to the point of beginning.

ered as shown) as to

pliance with Chapter

21-94

Robert Clark March 27, 1993
Robert Clark, LS-419



DEDICATION

Know all men by these presents that I, Charles G. Smith, Trustee of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as FARMINGTON WOODS (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of our property as shown on this plat, and I hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and I do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the 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.

In witness whereof, I do set my hand this 26 day of MAR 1993.

Charles G. Smith
By: Charles G. Smith, Trustee



reviewed by
1993.



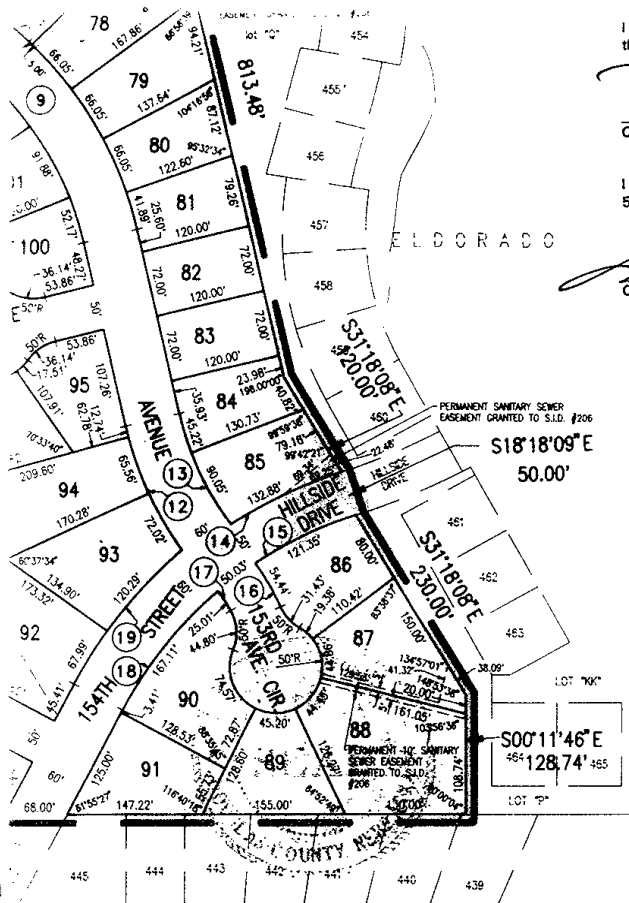
ELLIOTT & ASSOCIATES

5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

FARMINGTON WOODS

OMAHA, NEBRASKA

FINAL PLAT



I hereby approve this plat of FARMINGTON WOODS (lots numbered as shown) as to the Design Standards this 8th day of June, 1993.

CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

CITY ENGINEER

Date

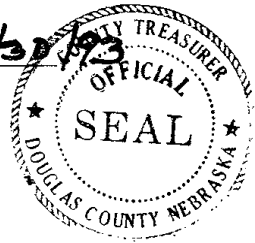
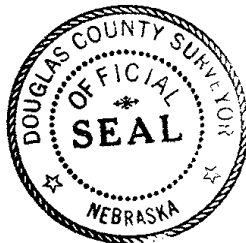
116051 #
9500
0160000
MC-11925
CITY ENGINEER

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.

COUNTY TREASURER

DATE



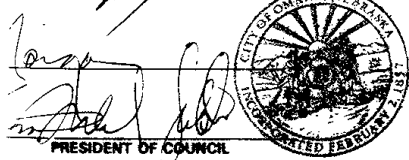
REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the FARMINGTON WOODS (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 20th day of June, 1993.

DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of FARMINGTON WOODS (lots numbered as shown) was approved by the City Planning Board on this 10th day of April, 1993.



PRESIDENT OF COUNCIL

CHAIRMAN OF CITY PLANNING BOARD

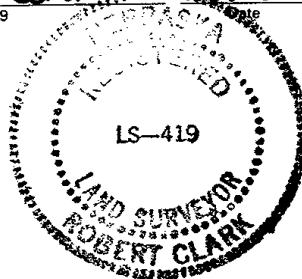
WOODS (lots numbered as shown) as to
12, 1993.

been made for compliance with Chapter

Date 12-21-94

line of 156th Street, a distance of 1267.94 feet to the point of intersection of said East right-of-way line of 156th Street and the South right-of-way line of Blondo Street; thence N89°55'13"E along said South right-of-way line of Blondo Street, a distance of 1311.06 feet; thence S00°04'47"E along said South right-of-way line of Blondo Street, a distance of 17.00 feet to the Northwest corner of Lot "Q", Eldorado, a subdivision located in said Section 14; thence along the Westerly boundary line of said Eldorado on the following described courses; thence S13°18'09"E, a distance of 813.48 feet; thence S31°18'08"E, a distance of 120.00 feet; thence S18°18'09"E, a distance of 50.00 feet; thence S31°18'08"E, a distance of 230.00 feet; thence S00°11'46"E, a distance of 128.74 feet to the Southwest corner of Lot "P" in said Eldorado, said point also being on the North line of Lot 439, said Pepperwood; thence S89°48'10"W along the North boundary line of said Pepperwood, a distance of 1696.30 feet to the point of beginning.

Robert Clark March 27, 1993
Robert Clark, LS-419



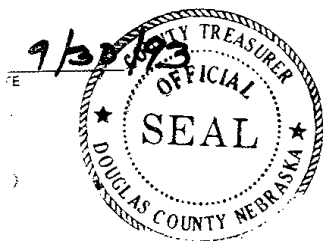
DEDICATION

Know all men by these presents that I, Charles G. Smith, Trustee of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as FARMINGTON WOODS (lots to be numbered as shown), and I do hereby ratify and approve of the disposition of our property as shown on this plat, and I hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and I do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the 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.

In witness whereof, I do set my hand this 26 day of MAR 1993.

Charles G. Smith
By: Charles G. Smith, Trustee

due or delinquent against the
embraced in this plat as shown



(as shown) was reviewed by
day of March, 1993.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
NOTARY PUBLIC
COUNTY OF DOUGLAS)

On this 26 day of MAR 1993, before me, the undersigned, a Notary Public in and for said County, personally came Charles G. Smith, Trustee, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

My commission expires



(shown) was approved by the
1993.

ELLIOTT &

FARMINGTON WOODS

FINAL PLAT

3-12-93
92037
FILE