

LE BEAU WEST

A SUBDIVISION LOCATED IN PART OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 11 EAST

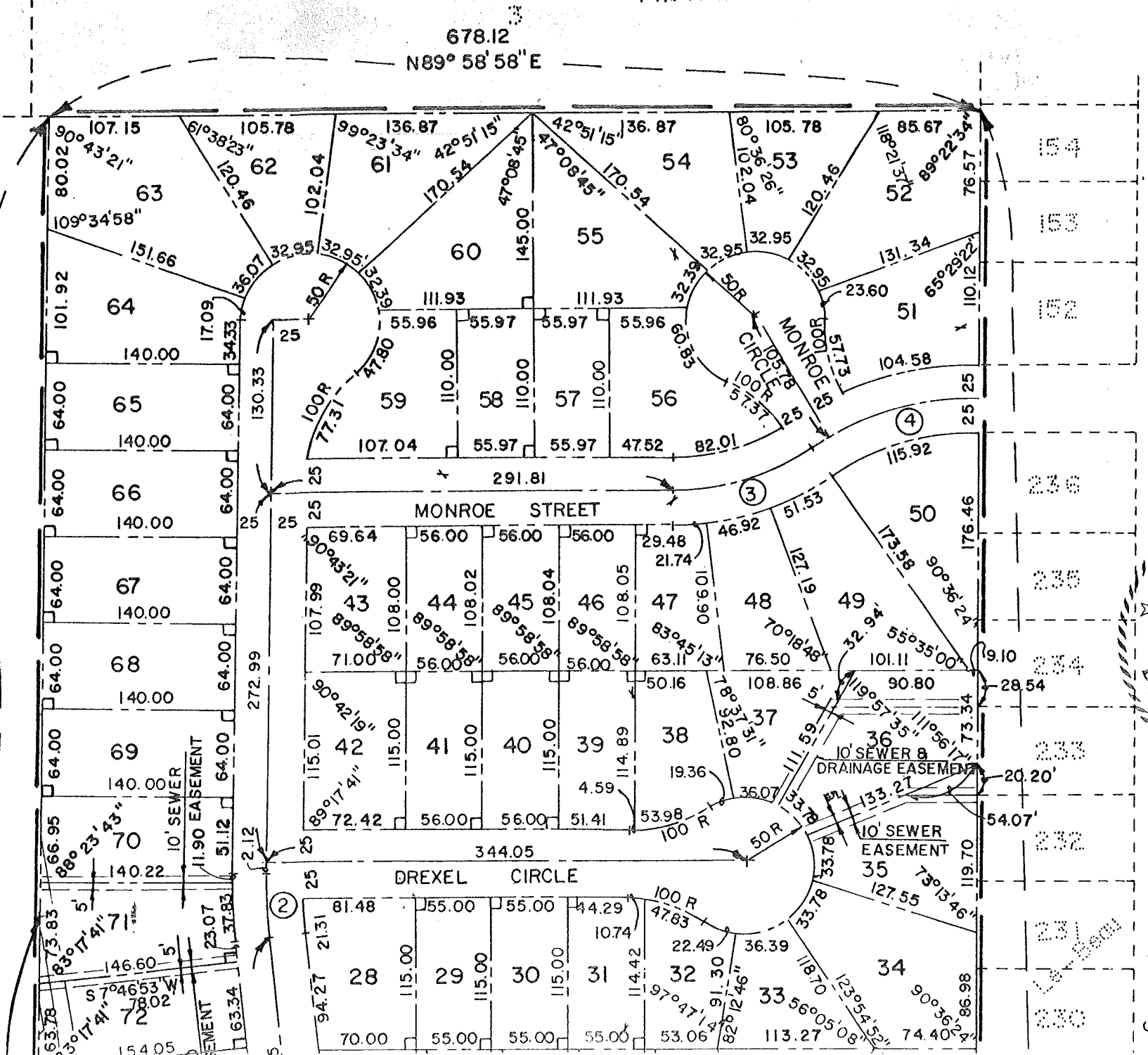
DOUGLAS COUNTY, NEBRASKA

LE BEAU WEST

1978

Pheasant Run II

A subdivision being all of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 11, T14N, R11E except the westerly 660 feet of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 11. Lots 1 through 31 inclusive.



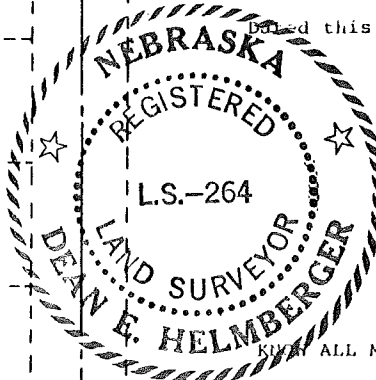
SURVEYOR'S CERTIFICATE

I, Dean E. Helmlberger, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of Le Beau West, and I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Le Beau West, the limits and boundaries of said subdivision are as follows:

A tract of land lying in part of Section 11, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, said tract of land being all of the southwest quarter (SW $\frac{1}{4}$) of said Section 11 except the westerly 660 feet of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11 and more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence N90°00'00"E (assumed bearing) along the south line of said Section 11, said line also being the centerline of Harrison Street, a distance of 660.05 feet to the true point of beginning; thence N0°42'19"E, along a line 660 feet easterly of and parallel to the west line of said Section 11, a distance of 1,328.03 feet to a point on the southerly property line of Lot 3, Pheasant Run II, a platted and recorded subdivision in Douglas County, Nebraska; thence N89°58'58"E, along said southerly property line of said Lot 3, a distance of 678.12 feet to the southeasterly corner of said Lot 3, said corner being on the westerly property line of Lot 154, Le Beau, a platted and recorded subdivision in Douglas County, Nebraska; thence S0°36'23"W, along the westerly line of said Le Beau subdivision, a distance of 1328.20 feet to a point on the south line of said Section 11, said line also being the centerline of Harrison Street; thence S90°00'00"W, along said south line of Section 11, a distance of 680.41 feet to the true point of beginning; said tract of land contains 20.71 acres more or less.

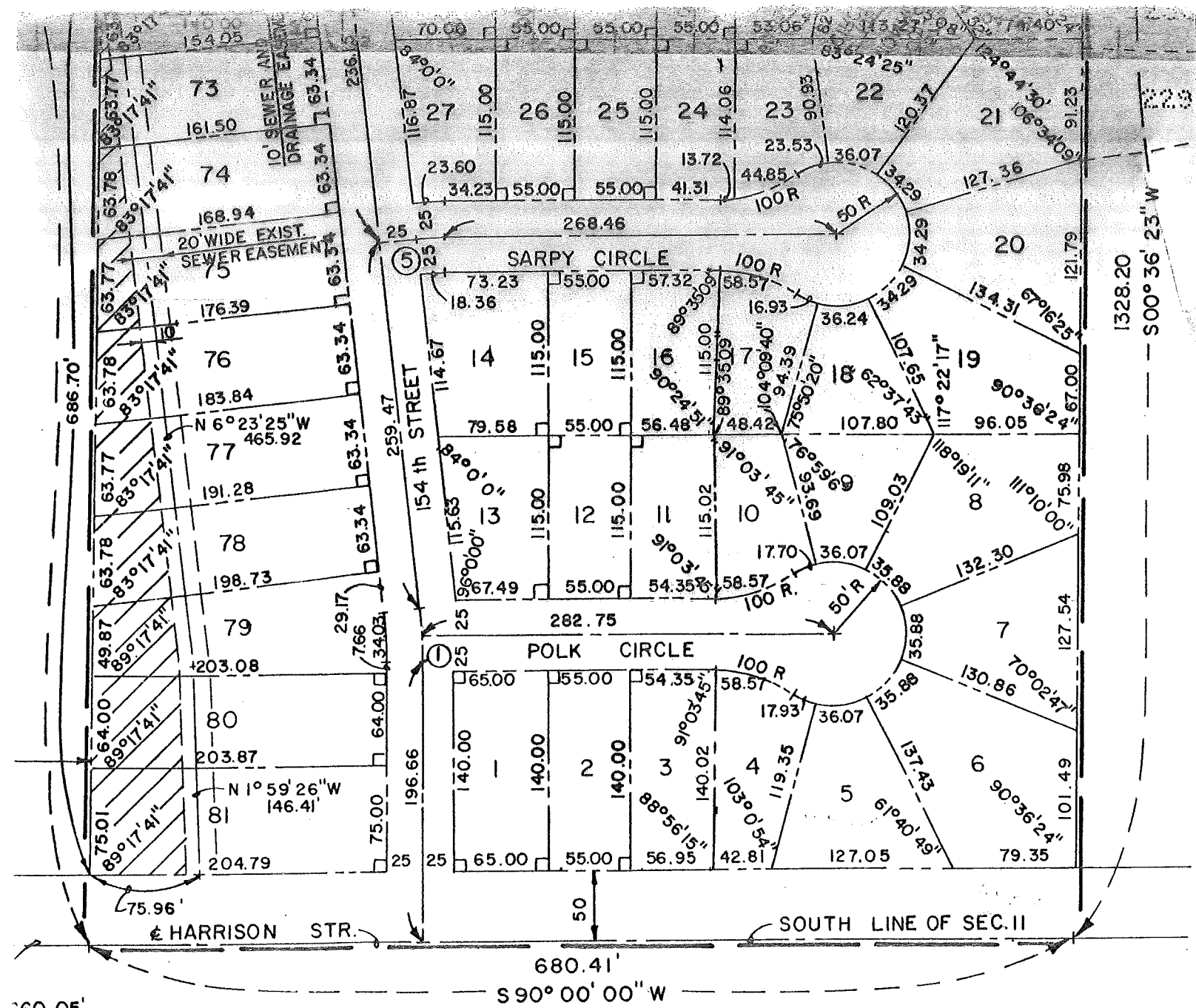
Dated this 20th day of March, 1978.



Dean E. Helmlberger
 Dean E. Helmlberger
 Registered Land Surveyor
 L.S. No. 264

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Donald J. Sudbeck, President, and Louis A. Seminara, Secretary, of Le Beau West, Inc., a Nebraska Corporation, together with Donald J. Sudbeck, Joy L. Klaasmeyer, William L. Miller, R.L. Miller, and Keith Klaasmeyer, sole owners and proprietors of the land described in the Surveyor's Certificate and embraced within this plat, and that we H.J. Miller, R.L. Miller, Keith Klaasmeyer, and Joy L. Klaasmeyer, mortgagees of the land described in the Surveyor's Certificate and embraced within this plat, have caused the same to be subdivided into lots and streets, said subdivision to be known as LE BEAU WEST, the lots to be numbered as shown, and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets, and sewer and drainage easements as shown herein. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for all telephone and telegraph and message service over, upon or under a 5-foot strip of land adjoining the front and side boundary lines of all lots, an 8-foot strip of land adjoining the rear boundary lines of Lots 1 through 62, a 16-foot strip of land adjoining the rear boundary lines of Lots 63 through 70, and an 8-foot strip of land adjoining the east side of the existing 20-foot wide sewer easement shown on this plat in Lots 28 through 31. (These



NOTE: THE AREA SHOWN HATCHED BETWEEN THE WEST BOUNDARY LINE OF THE PLAT AND THE EXISTING SEWER EASEMENT SHOWN ON LOTS 72 THROUGH 81 IS A PERMANENT DRAINAGEWAY EASEMENT.

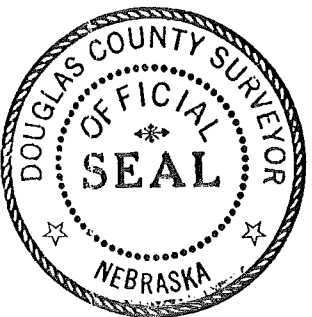
CENTRELINE CURVE DATA

| | | | | |
|------------------|------------------|-------------------|-------------------|------------------|
| (1) Δ = 6°00'00" | (2) Δ = 6°42'19" | (3) Δ = 34°25'58" | (4) Δ = 34°58'03" | (5) Δ = 6°00'00" |
| D = 16°22'13" | D = 14°19'26" | D = 32°44'26" | D = 26°38'57" | D = 26°35'51" |
| R = 350.00' | R = 400.00' | R = 175.00' | R = 215.00' | R = 200.35' |
| T = 18.34' | T = 23.43' | T = 54.23' | T = 67.72' | T = 10.50' |
| L = 36.65' | L = 46.81' | L = 105.17' | L = 131.21' | L = 20.98' |

Notes: (1) All curve data is based on the arc definition.
 (2) All distances along curves are arc lengths unless otherwise noted.

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Le Beau West was approved and accepted by the City Council of Omaha this day of _____, 1978, A.D.



I hereby certify that adequate provisions have been made for compliance with title 86 of the Omaha Municipal Code.

Date AUGUST 7, 1978

Jeffrey M. Brown

lines of lots 63 through 70, and in a lot strip of land adjoining the west side of the existing 20-foot wide sewer easement shown on the plat in bold type. These easements apply only to land within said subdivision and shall not be for the benefit of all present and future owners of lots in said subdivision.

IN WITNESS WHEREOF, we do hereby set our hands this 11th day of April, 1978, A.D.

FOR LE BEAU WEST, INC.
Donald J. Sudbeck, President
Louis A. Seminara, Secretary
Donald J. Sudbeck, Owner
Joy L. Klaasmeyer, Owner
William L. Miller, Owner
R.L. Miller, Owner
Keith Klaasmeyer, Owner
H.J. Miller, Mortgagee
Keith Klaasmeyer, Mortgagee
Joy L. Klaasmeyer, Mortgagee

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

On this 11th day of April, 1978, A.D., before me a Notary Public in and for said county came Donald J. Sudbeck, Joy L. Klaasmeyer, William L. Miller, R.L. Miller and Keith Klaasmeyer as owners and H.J. Miller, Keith Klaasmeyer and Joy L. Klaasmeyer as Mortgagees, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat and they acknowledge the signing of said dedication to be their voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

Jackie Johnson
 Notary Public

My commission expires on the 23rd day of October, 1978, A.D.

CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

On this 11th day of April, 1978, A.D., before me, a Notary Public, in and for said county, personally came the above named Donald J. Sudbeck, President, and Louis A. Seminara, Secretary, of Le Beau West, Inc., a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as President and Secretary of said Corporation and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by their authority.

Witness my hand and official seal the last date aforesaid.

Jackie Johnson
 Notary Public

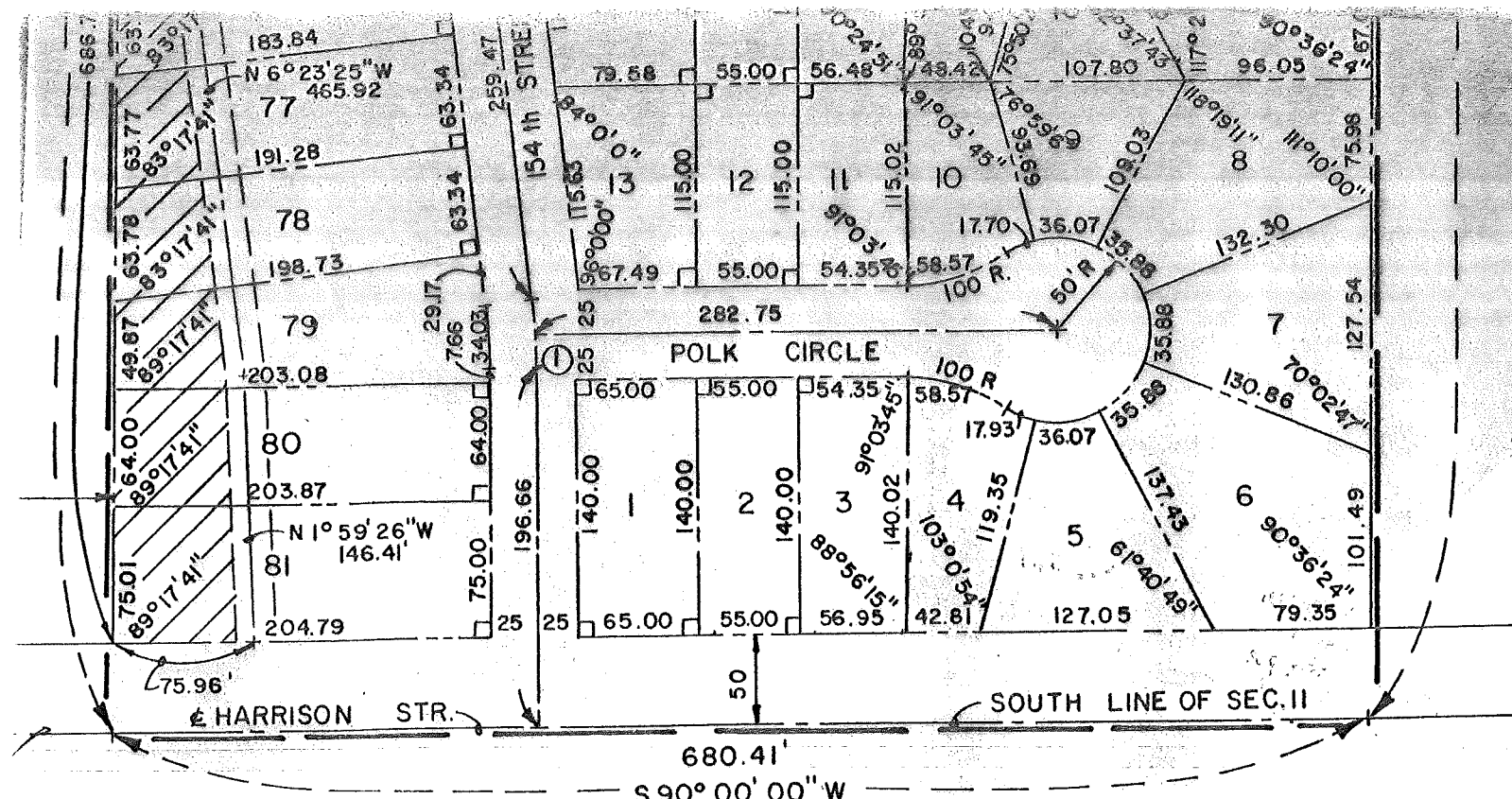
My commission expires on the 23rd day of April, 1978, A.D.

COUNTY TREASURERS 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.

Dated this 28th day of April, 1978, A.D.

Sam J. Howetz
 County Treasurer



NOTE: THE AREA SHOWN HATCHED BETWEEN THE WEST BOUNDARY LINE OF THE PLAT AND THE EXISTING SEWER EASEMENT SHOWN ON LOTS 72 THROUGH 81 IS A PERMANENT DRAINAGEWAY EASEMENT.

CENTERLINE CURVE DATA

| | | | | |
|------------------|------------------|-------------------|-------------------|------------------|
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Notes: (1) All curve data is based on the arc definition.
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OMAHA CITY COUNCIL ACCEPTANCE

This plat of Le Beau West was approved and accepted by the City Council of Omaha this _____ day of _____, 19____, A.D.

Al Veys 9/14/78
 Al Veys, Mayor

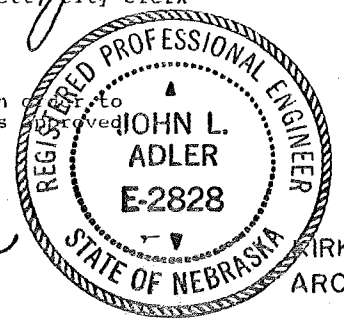
May Callaghan Cornett
 May Callaghan Cornett, City Clerk

ACKNOWLEDGEMENT OF GRADING

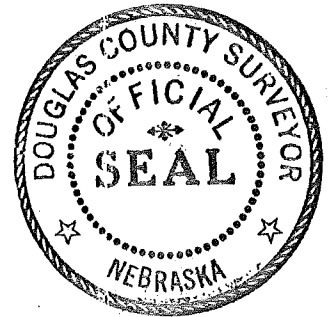
I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in insure that the streets within the plat of Le Beau West be graded to the grades by the City Engineer and filed with the City of Omaha.

Dated this 24th day of April, 1978, A.D.

John L. Adler
 John L. Adler, P.E.



PREPARED BY
 KIRKHAM, MICHAEL & ASSOCIATES
 ARCHITECTS ENGINEERS



I hereby certify that adequate provisions have been made for compliance with title 56 of the Omaha Municipal Code.

Date AUGUST 7, 1978
Jeffrey M. Brown
 City Engineer

ACKNOWLEDGEMENT OF NOTARY

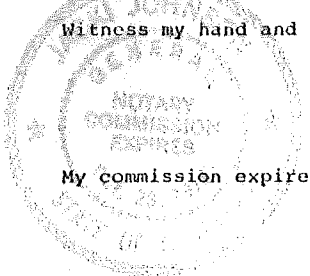
STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

On this 11th day of April, 1978, A.D., before me a Notary Public in and for said County came Donald J. Sudbeck, Joy L. Klaasmeyer, William L. Miller, R.L. Miller and Keith Klaasmeyer as owners and H.J. Miller, R.L. Miller, Keith Klaasmeyer and Joy L. Klaasmeyer as Mortgagees, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat and they acknowledge the signing of said dedication to be their voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

Jackie Johnson
 Notary Public

My commission expires on the 23rd day of October, 1978, A.D.



CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

On this 11th day of April, 1978, A.D., before me, a Notary Public, in and for said county, personally came the above named Donald J. Sudbeck, President, and Louis A. Seminara, Secretary, of Le Beau West, Inc., a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as President and Secretary of said Corporation and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by their authority.

Witness my hand and official seal the last date aforesaid.

Jackie Johnson
 Notary Public

My commission expires on the 23rd day of October, 1978, A.D.

COUNTY TREASURERS CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against property described in the Surveyor's Certificate and embraced in this plat as shown records of this office.

Dated this 28th day of April, 1978, A.D.

Sam J. Howell
 Sam J. Howell, County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Le Beau West (Lots 1 thru 81 inclusive) as to the Design Standards this 26 day of JUNE, 1978.

Jeffrey M. Brown
 Jeffrey M. Brown, City Engineer

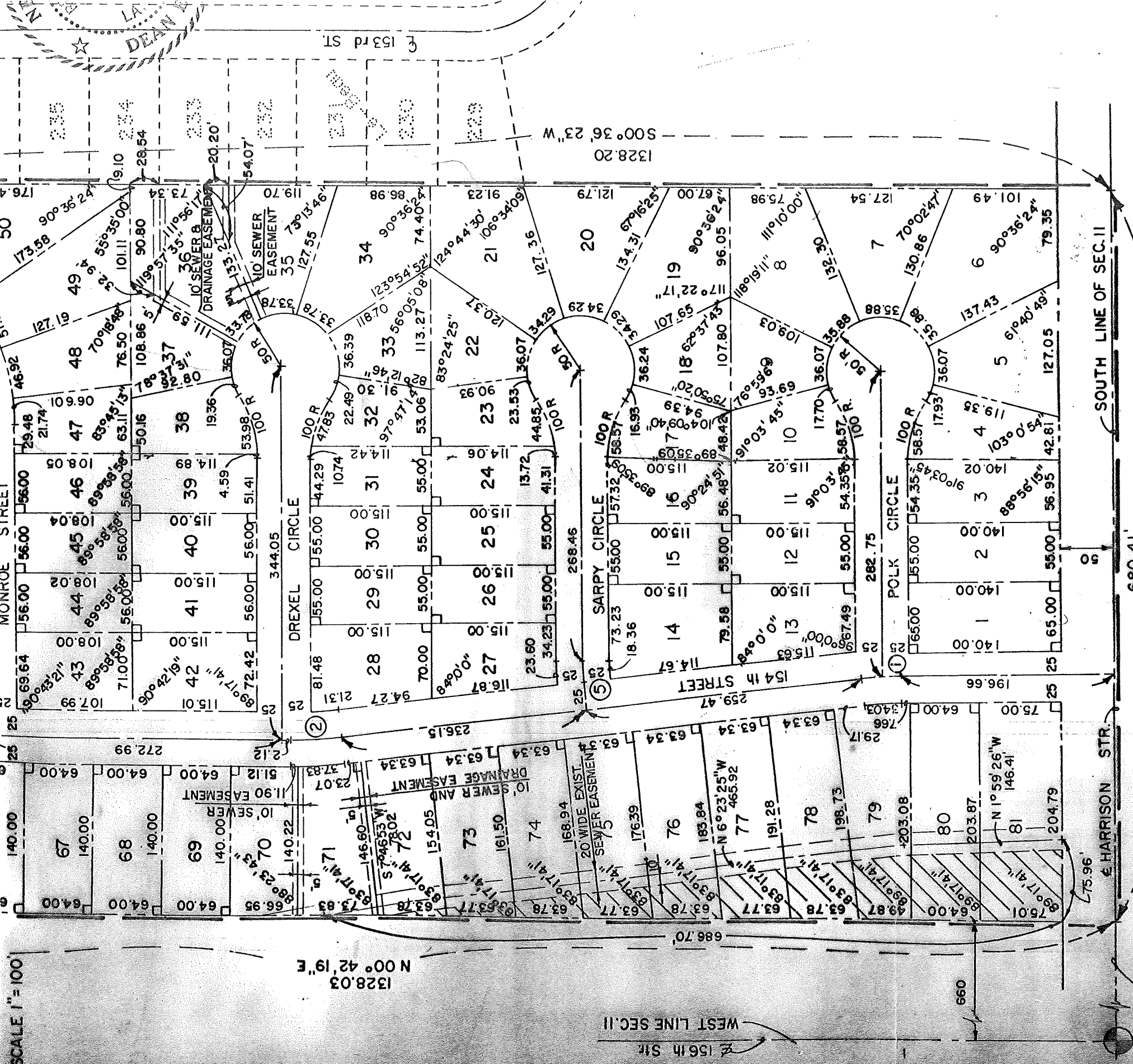
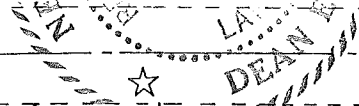
APPROVAL OF CITY PLANNING BOARD

This plat of Le Beau West, was approved by the City Planning Board of the City of Omaha this 12 day of JULY, 1978, A.D.

Henry J. Kist
 Henry J. Kist, Chairman

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
10th DAY OF OCTOBER AT 11:50 AM 1978

SCALE 1" = 100'



1328.03 N 00° 42' 19" E

WEST LINE SEC. II
E 156th Str

660.05' N 90° 00' 00" E (ASSUMED BEARING)

S.W. CORNER SECTION II T14N R11E

SOUTH LINE OF SEC. II
680.41' S 90° 00' 00" W

NOTE: THE AREA SHOWN HATCHED BETWEEN THE WEST BOUNDARY LINE OF THE PLAT AND THE EXISTING SEWER EASEMENT SHOWN ON LOTS 72 THROUGH 81 IS A PERMANENT DRAINAGEWAY EASEMENT.

CENTERLINE CURVE DATA

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| R = 350.00' | R = 400.00' | R = 175.00' | R = 215.00' | R = 200.35' |
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| L = 36.65' | L = 46.81' | L = 105.17' | L = 131.21' | L = 20.98' |

Notes: (1) All curve data is based on the arc definition. (2) All distances along curves are arc lengths unless otherwise noted.

This plat of Le Beau West was approved and accepted by the City Council of Omaha this day of _____, 19____, A.D.

Al Veys, Mayor
Date: September 9/14/78

City Engineer
Jeffrey M. B...

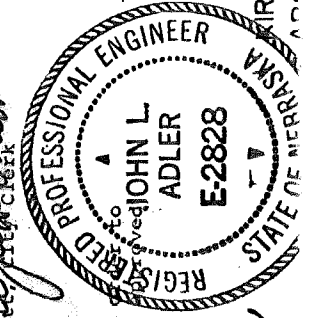
Date
AUGUST 7, 1978

ACKNOWLEDGEMENT OF GRADING

I hereby certify that a bond has been furnished to the City of Omaha, Nebraska, to insure that the streets within the plat of Le Beau West be graded to the grades by the City Engineer and filed with the City of Omaha.

Dated this 24th day of April, 1978, A.D.

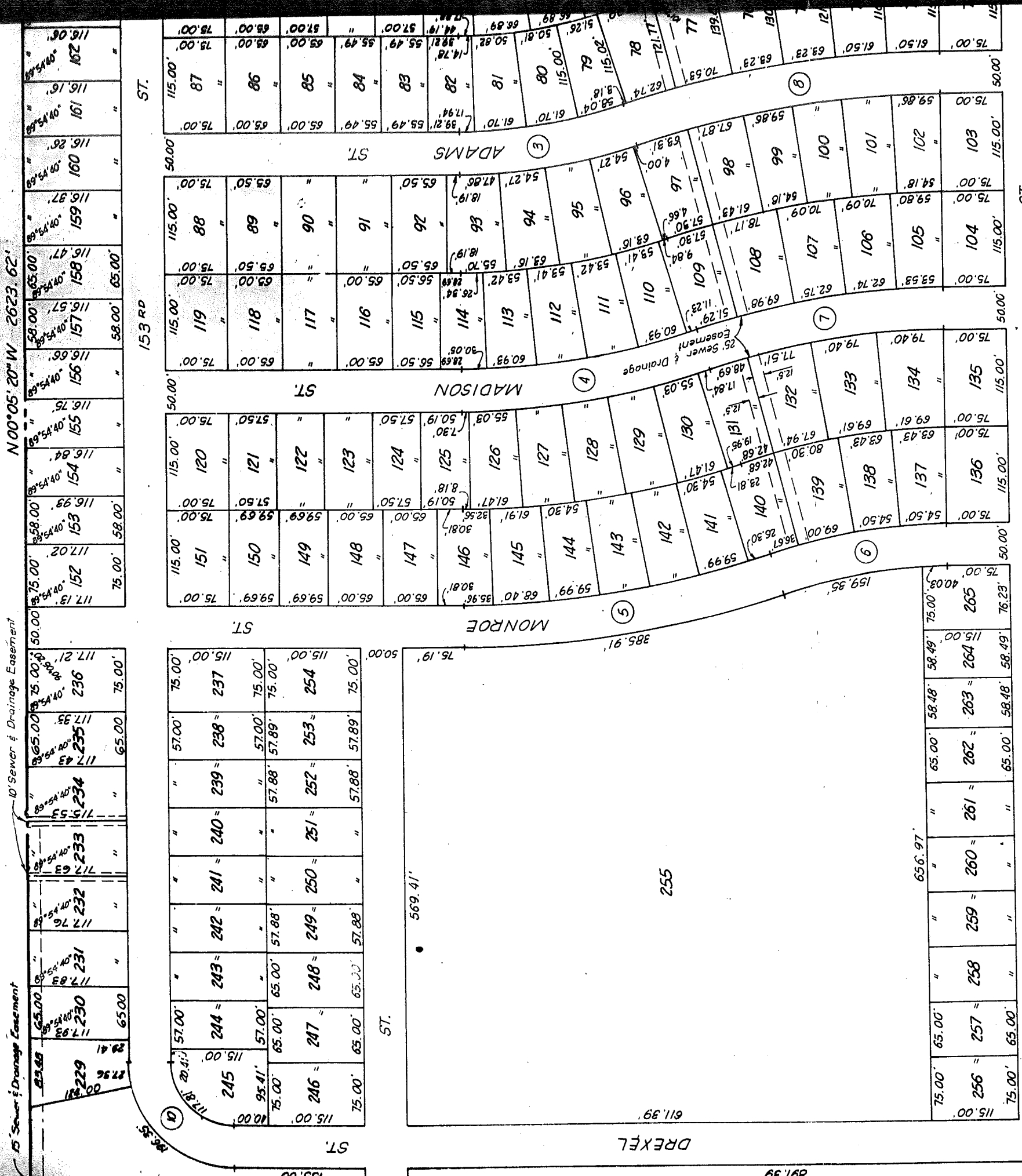
John L. Adler
John L. Adler, P.E.



ENTERED IN NUMERICAL INDEX AND
JOHN L. ADLER
CITY ENGINEER

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATE
ARCHITECTS ENGINEERS

ALL OF THE EAST 1/4 OF THE SW 1/4, EXCEPT THE SOUTH 33 FEET THEREOF, ALL IN SECTION II, TOWNSHIP 14 NORTH, RANGE II EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



| | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 |
| 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 |
| 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 |
| 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 |
| 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 |
| 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 |
| 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 |
| 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 |
| 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 |

Know all men by these presents that we, T. & R. Inc., a Nebraska Corporation, owners and Henry A. Otte and Beulah L. Otte, husband and wife, (Mortgagee), of the property described in the certification of survey and embraced within this plat, have caused said land to be re-subdivided into lots and streets, to be numbered and named as shown, said sub-division to be hereafter known as Le Beau 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, operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and to extend thereof wires for the carrying and transmission of electric current and for all tele- phone, telegraph and message service, over, upon or under a five (5) foot strip of land adjoining the rear and side boundary lines of lots 1 thru 265, inclusive, Le Beau.

In witness whereof we do set our names this 21st day of April, 1972.

T. & R. Inc.
 Ted Reeder, President

Rosalie M. Reeder, Secretary
 Henry A. Otte

Beulah L. Otte

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

On this 21st day of April, 1972, before me, the undersigned, a Notary Public, in and for said County per- sonally came Ted Reeder, Rosalie M. Reeder, Henry A. Otte and Beulah L. Otte, to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their vol- untary acts and deeds as such officers and the voluntary acts and deeds of said corporations and that the Corporate Seals of the said corporations were thereto affixed by their authority.

Witness my hand and Notarial Seal at Omaha, Nebraska, in said county the 21st day of April, 1972.

My Commission Expires the 13th day of October, 1975.

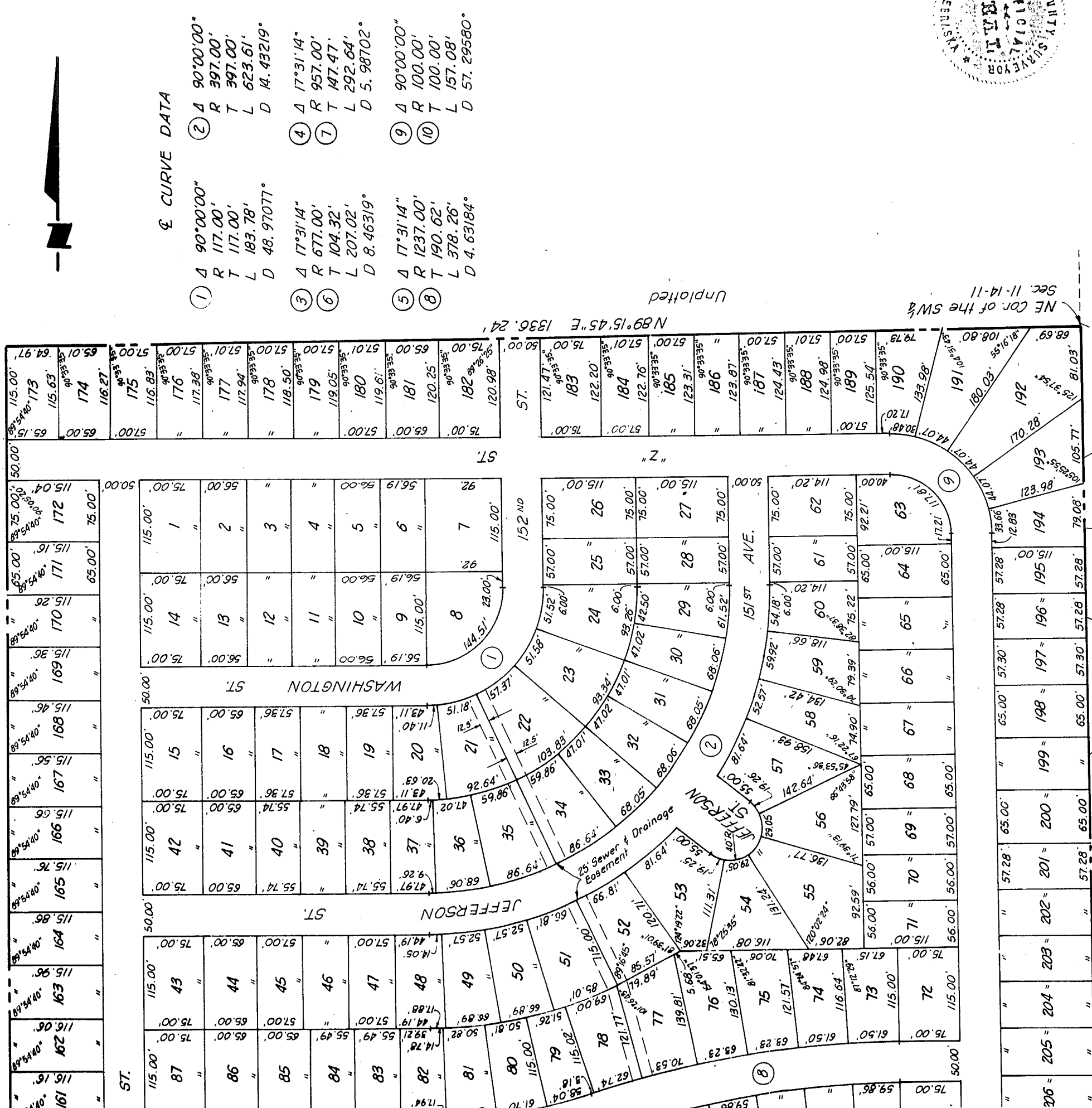
Notary Public
 Rosalie M. Reeder, Secretary
 Henry A. Otte



4-14-72
 L.S. 205

ENTERED IN NU 25 NA

THE
11,
P.M.,



☉ CURVE DATA

- ① Δ 90°00'00" R 117.00' T 117.00' L 183.78' D 48.97077°
- ② Δ 90°00'00" R 397.00' T 397.00' L 623.61' D 14.43219°
- ③ Δ 17°31'14" R 677.00' T 104.32' L 207.02' D 8.46319°
- ④ Δ 17°31'14" R 957.00' T 147.47' L 292.64' D 5.98702°
- ⑤ Δ 17°31'14" R 1237.00' T 190.62' L 378.26' D 4.63184°
- ⑥ Δ 90°00'00" R 100.00' T 100.00' L 157.08' D 57.29580°

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.

Date 5/17/72

County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Le Beau (Lots 1 thru 265 inclusive) this 17th day of May, 1972.

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Le Beau (Lots 1 thru 265 inclusive) was approved by the City Council of Omaha on the 15th day of May, 1972.

ATTEST: _____
City Clerk

Mayor
President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

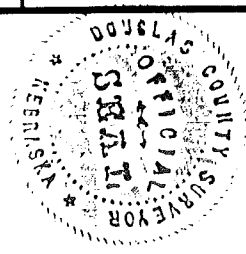
This plat of Le Beau (Lots 1 thru 265 inclusive) was approved by the City Planning Board on this 21st day of June, 1972.

Chairman of City Planning Board

said County per-
be the identical
o be their vol-
e Corporate Seals

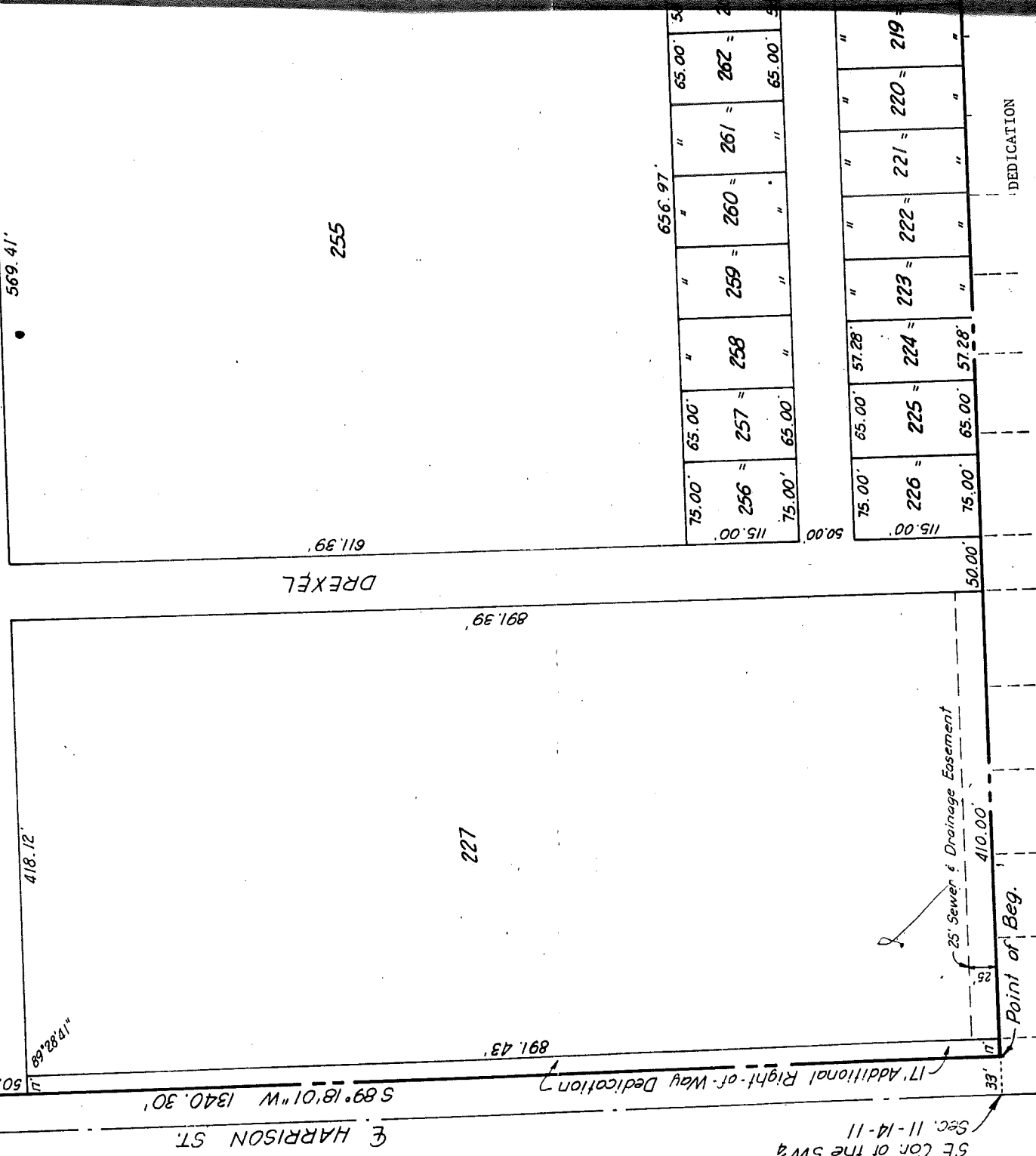
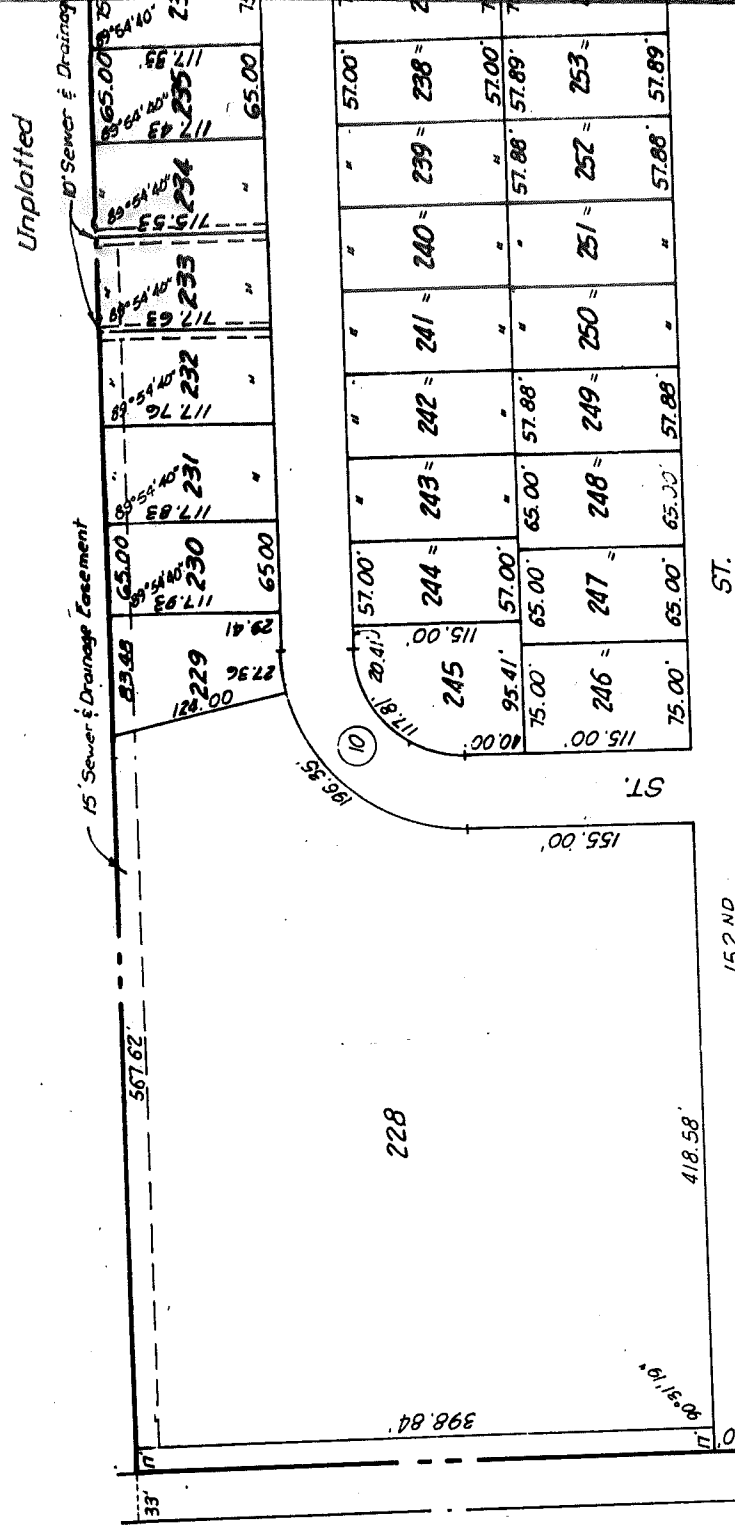
itten.

36 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 6950



DOUGLAS COUNTY REGISTER

APR 11 1972

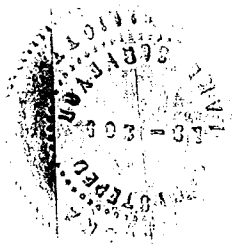


I hereby certify that I have surveyed the property shown on this plat, that the dimensions have been computed for all lots and streets in Le Beau, an addition in all of the East 1/2 of the Southwest 1/4 of Section 11, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, except the Harrison Street Right-of-Way, more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Section 11; thence N00°10'40"W (assumed bearing), along the East line of said Southwest 1/4 of Section 11, a distance of 33.00 feet to a point on the North Right-of-Way line of Harrison Street, said point also being the Point of Beginning; thence S89°18'01"W, along said North Right-of-Way line of Harrison Street, a distance of 1340.30 feet, to a point on the West line of said East 1/2 of the Southwest 1/4 of Section 11, thence N00°05'20"W, along said West line of the East 1/2 of the Southwest 1/4 of Section 11, a distance of 2623.62 feet, thence N89°15'45"E along the North line of said Southwest 1/4 of Section 11, a distance of 1336.24 feet to the Northeast corner of said Southwest 1/4 of Section 11; thence S00°10'40"E, along the East line of said Southeast 1/4 of Section 11, a distance of 2624.46 feet to the Point of Beginning.

Said tract of land contains an area of 80.612 acres, more or less.

Don W. Elliott 4-14-72
L.S. 205



DEDICATION

Know all men by these presents that I, Don W. Elliott, husband and wife, of the County of Douglas, State of Nebraska, do hereby dedicate to the public the property shown on this plat, shown on this plat, Northwestern Bell Telephone Company, conduits and instrumentalities, phone, telegraph and boundary lines of the same.

In witness whereof, I have hereunto set my hand and the hand of my wife, Ted Reader, President of T. & R. Inc.

ACKNOWLEDGEMENT OF STATE OF NEBRASKA COUNTY OF DOUGLAS

On this 21st day of April, 1972, personally came Ted Reader, President of T. & R. Inc., and I, Don W. Elliott, Register of said County, and we have read the foregoing plat and the contents of the same, and we certify that the same are correct and true to the original plat and the contents of the same, and we have signed these presents in the presence of each other and of the undersigned witnesses, my commission expires the 31st day of March, 1973.

My Commission Expires