N ESTATES 2ND ADDITION

LOTS 1 THROUGH 6, INCLUSIVE, AND OUTLOT 1 BEING A REPLATTING OF LOTS 47 THROUGH 52, INCLUSIVE; LOTS 54 THROUGH 57, INCLUSIVE; LOT 165 AND OUTLOT 2, LINDEN ESTATES 2ND ADDITION, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

DEDICATION AND PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, Horgan Development Company, a Nebraska Corporation, OWNERS of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots as be numbered as shown, said subdivision to be hereafter known as LINDEN ESTATES 2ND ADDITION REPLAT 1, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to 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, crossarms, downguys and anchors, cables, conduits and other related facilities; and to extend therein 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 thereon, over, through, under, and across a five (5) foot wide strip of land abutting all front and 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. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip whenever the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the 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 therein pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed on the above-described 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.

KNOW ALL MEN BY THESE PRESENTS: That We, Horgan Development Company, a Nebraska Corporation being the sole owners of the land described in the Land Surveyor's Certificate hereby petition the City Council of Omaha to vacate Lots 47 through 52, inclusive; Lots 54 through 57, inclusive; Lot 165 and Outlot 2, LINDEN ESTATES 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Horgan Development Company
A Nebraska Corporation, OWNER

By: Robert P. Horgan, President

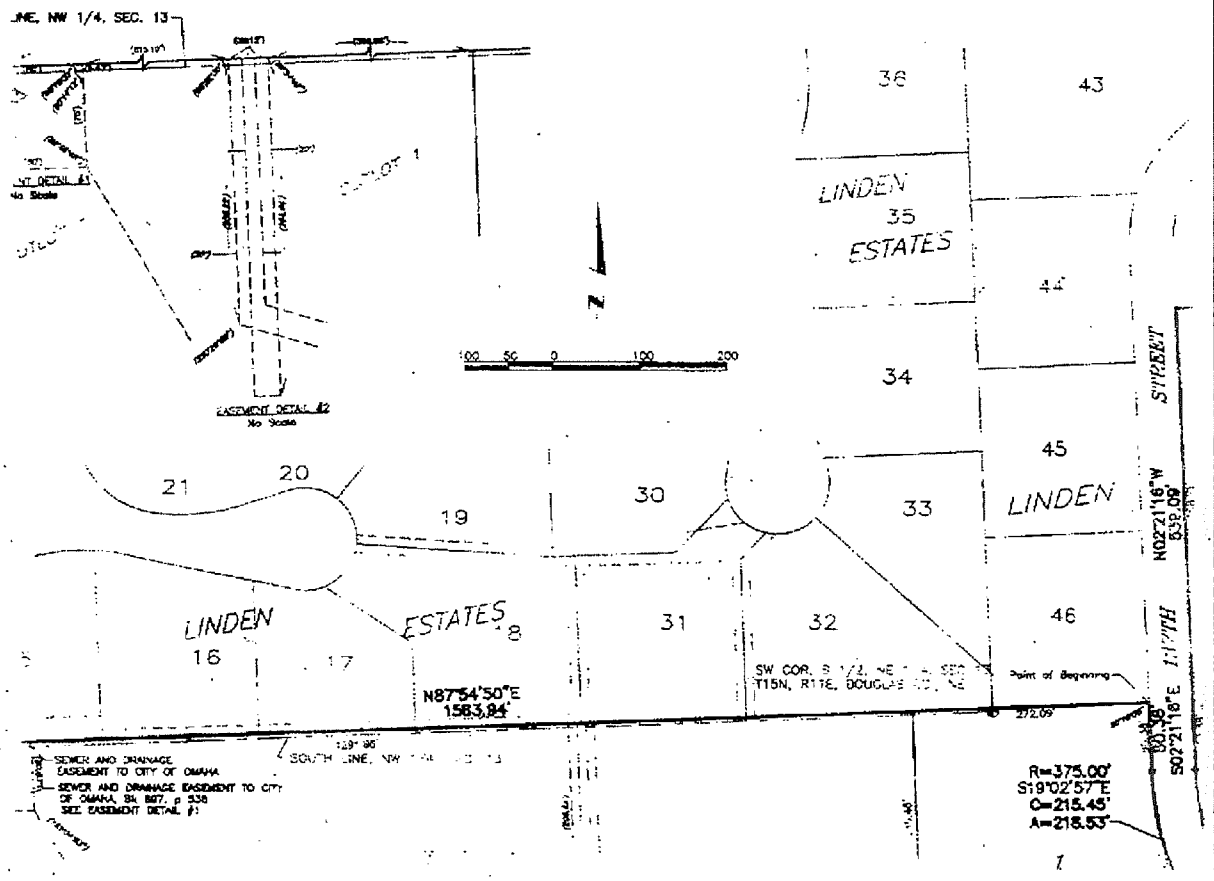
ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska } ss
County of Douglas

On this 9th day March, 1995, before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT P. HORGAN who is personally known to me to be the identical person whose name is affixed to the above instrument as President of Horgan Development Company, a Nebraska Corporation, and he did acknowledge the execution of the foregoing Dedication to be his voluntary act and deed as such Officer and his voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid

Joan R. Maly
Notary Public



ON REPLAT 1

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ASKA

COUNTY ENGINEER'S CERTIFICATE

This plat of LINDEN ESTATES 2ND ADDITION REPLAT 1 was reviewed by the Douglas County Engineer's office.

2/2/95

Douglas County 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, this 5 day of December, 1995.

December 5, 1995
Date

January 18, 1996

Douglas County Treasurer

APPROVAL OF THE CITY ENGINEER OF OMAHA

I HEREBY APPROVE the plat of LINDEN ESTATES 2ND ADDITION REPLAT 1 (Lots 1 through 6, inclusive and Outlot 1) as to the design standards this 11th day of May, 1995.

City Engineer

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

January 22, 1996

City Engineer

APPROVAL OF THE CITY PLANNING BOARD

The plat of LINDEN ESTATES 2ND ADDITION REPLAT 1 was approved and accepted by the Planning Board of the City of Omaha this 5th day of April, 1995.

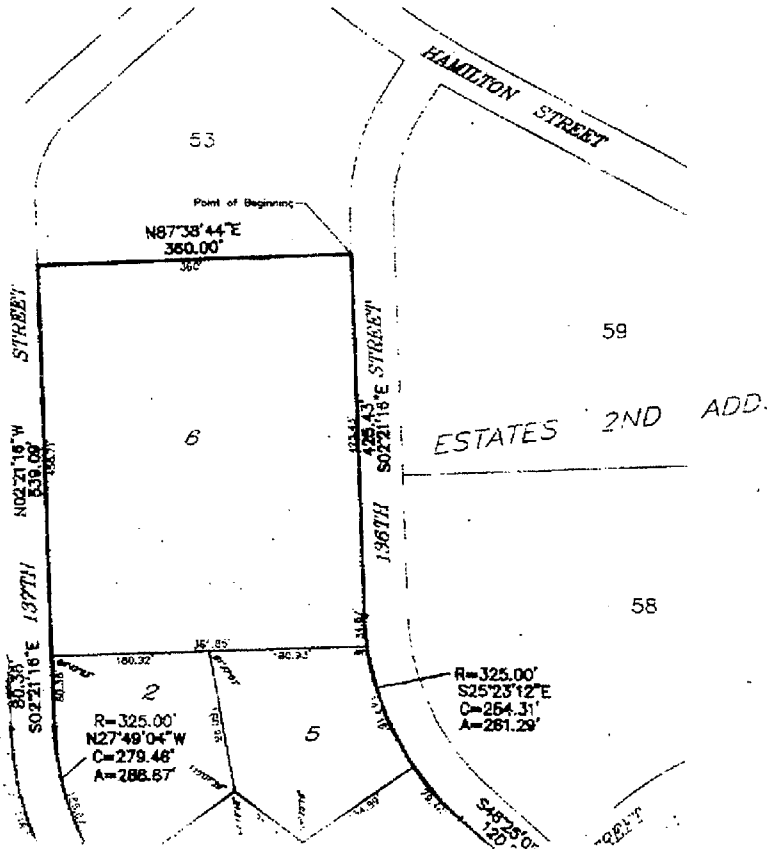
Secretary, City Planning Board

APPROVAL OF THE OMAHA CITY COUNCIL

This plat of LINDEN ESTATES 2ND ADDITION REPLAT 1 was approved and accepted by the City Council of Omaha this 137 day of 1995

Mayor

City Clerk



FINAL PLAT

lamp, rynearson & associates, inc.
surveyors engineers planners
14747 california street omaha, nebraska 68154-1962
402-496-2498
FAX 402-496-2496

TATES 2ND ADDITION REPLAT 1
COUNTY, NEBRASKA

[illegible] Street, Thence North 02°[illegible] West for [illegible] feet along the [illegible] to the Northwest corner of Lot 51, LINDEN [illegible] East for 360.00 feet to the [illegible]

TOGETHER WITH

A tract of land of Lots 47 and 165, and Outlot 1, LINDEN ESTATES 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the southeast corner of Lot 46, LINDEN ESTATES 2ND ADDITION; Thence South 00°51'16" East (bearings referenced to the LINDEN ESTATES 2ND ADDITION Final Plat) for 180.38 feet along the west right of way line of 137th Street; Thence along a curve to the left (having a radius of 375.00 feet and a long chord bearing South 18°54'57" East for 218.19 feet) for an arc length of 219.83 feet along the west right of way line of 137th Street to the northwest right of way line of 137th Street; Thence along a curve to the right (having a radius of 475.00 feet and a long chord bearing South 58°30'27" West for 67.06 feet) for an arc length of 67.20 feet along the northwest right of way line of 137th Street; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 49°38'54" West for 258.17 feet) for an arc length of 258.76 feet along the northwest right of way line of 137th Street, to the northwest corner of Lot 159, LINDEN ESTATES 2ND ADDITION; Thence North 74°15'49" West for 222.27 feet to the northwest corner of Lot 159, LINDEN ESTATES 2ND ADDITION; Thence North 73°58'46" West for 368.46 feet to the northwest corner of Lot 181, LINDEN ESTATES 2ND ADDITION; Thence South 81°24'44" West for 363.22 feet to the northwest corner of Lot 163, LINDEN ESTATES 2ND ADDITION; Thence South 00°50'42" East for 180.00 feet to the southwest corner of Lot 163, LINDEN ESTATES 2ND ADDITION; Thence along a nontangential curve to the right (having a radius of 175.00 feet and a long chord bearing North 54°35'16" West for 44.80 feet) for an arc length of 44.93 feet along the north right of way line of Cuming Street; Thence North 47°34'00" West for 169.09 feet along the north right of way line of Cuming Street; Thence along a curve to the left (having a radius of 225.00 feet and a long chord bearing North 68°37'32" West for 161.70 feet) for an arc length of 165.40 feet along the north right of way line of Cuming Street; Thence North 89°41'04" West for 116.92 feet along the north right of way line of Cuming Street to the east right of way line of 142nd Street; Thence North 00°18'56" East for 128.56 feet along the east right of way line of 142nd Street; Thence along a curve to the left (having a radius of 1241.57 feet and a long chord bearing North 00°51'42" West for 51.02 feet) for an arc length of 51.02 feet along the east right of way line of 142nd Street; Thence North 02°02'20" West for 123.86 feet along the east right of way line of 142nd Street; Thence North 87°54'50" East for 1583.94 feet along the south line of LINDEN ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 87°54'50" East for 1363.94 feet along the north line of LINDEN ESTATES 2ND ADDITION to the Point of Beginning. Containing 13.40 acres for a gross area of 15.13 acres.

Robert D. Hunger, President

State of Nebraska)
County of Douglas)

On this 9th day of March, 1995, before me, ROBERT P. HORGAN who is personally known to me to be the President of Hunger Development Companies, a Nebraska Corporation, and he did sign and execute the instrument and the seal affixed thereto, and he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last above written.

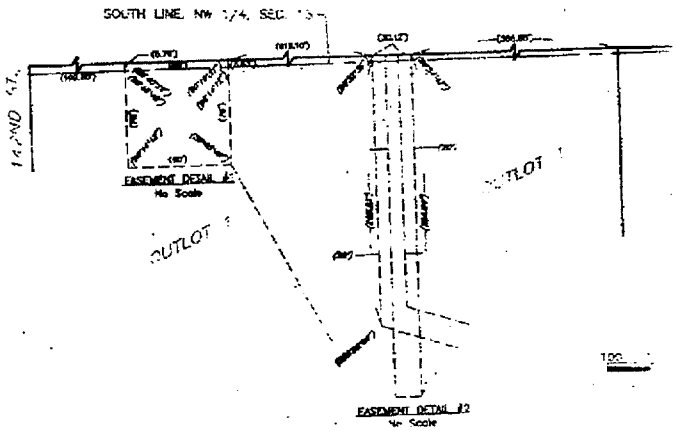
Robert D. Proett, LS 379

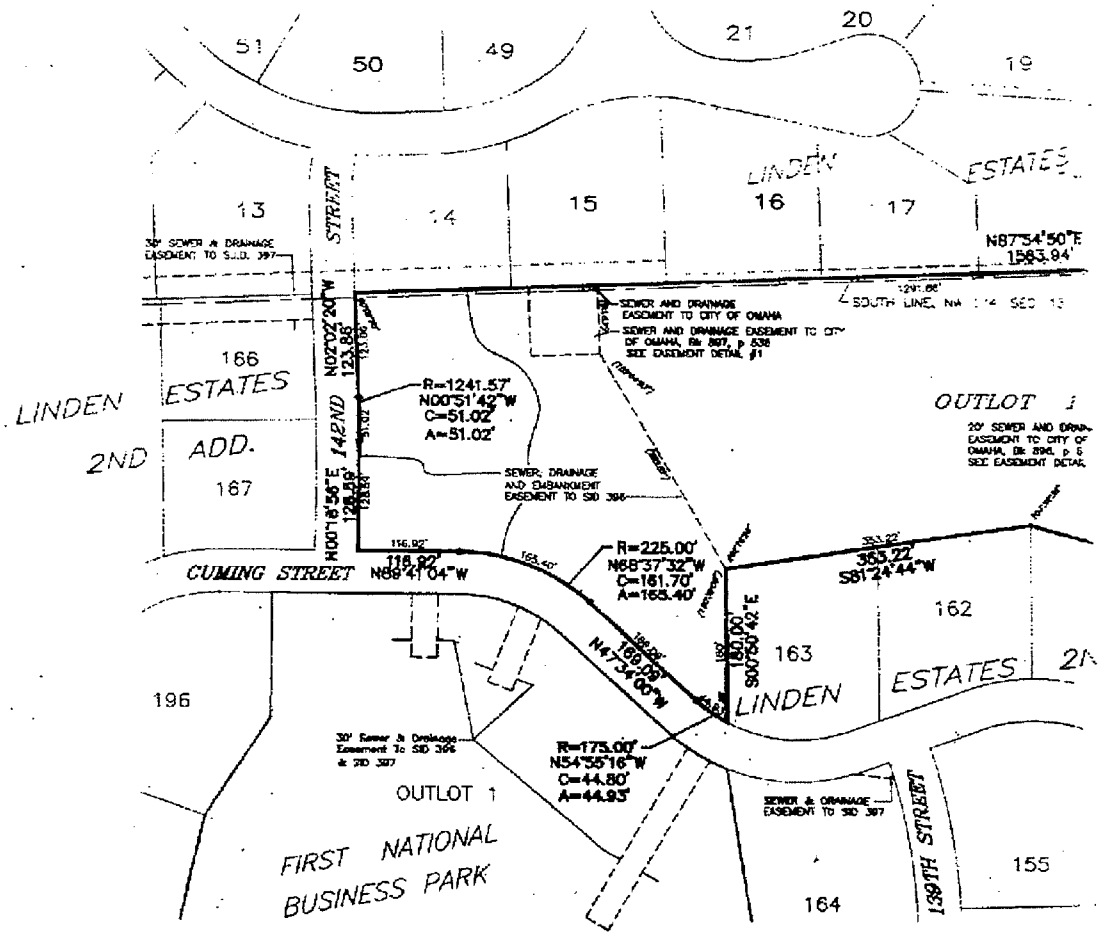
Feb 3, 1995
Date

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.





May

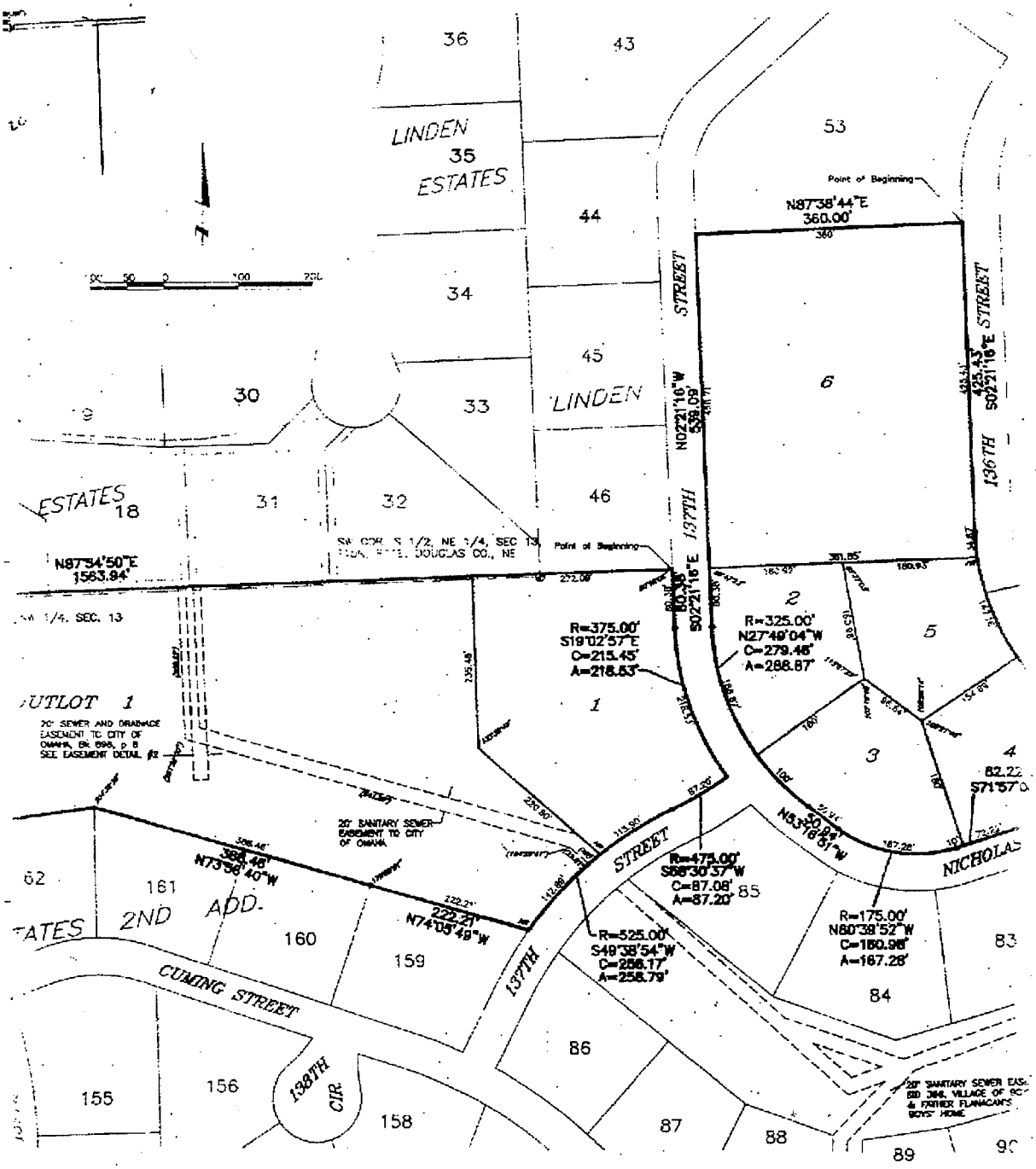
January 22, 1996

ACKNOWLEDGEMENT OF NOTARIES

APPROVAL OF

This plat of LINDEN ESTATES 2ND ADDITION REPLAT was approved on this 5th day of April, 1996

Joan R. Maly



Larry L. Neumann
City Engineer

January 22, 1996
Date

Larry L. Neumann
City Engineer

APPROVAL OF THE CITY PLANNING BOARD

This day of LINDEN ESTATES 2ND ADDITION REPLAT 1 was approved and accepted by the Planning Board of the City of Omaha this 5th day of April, 1995

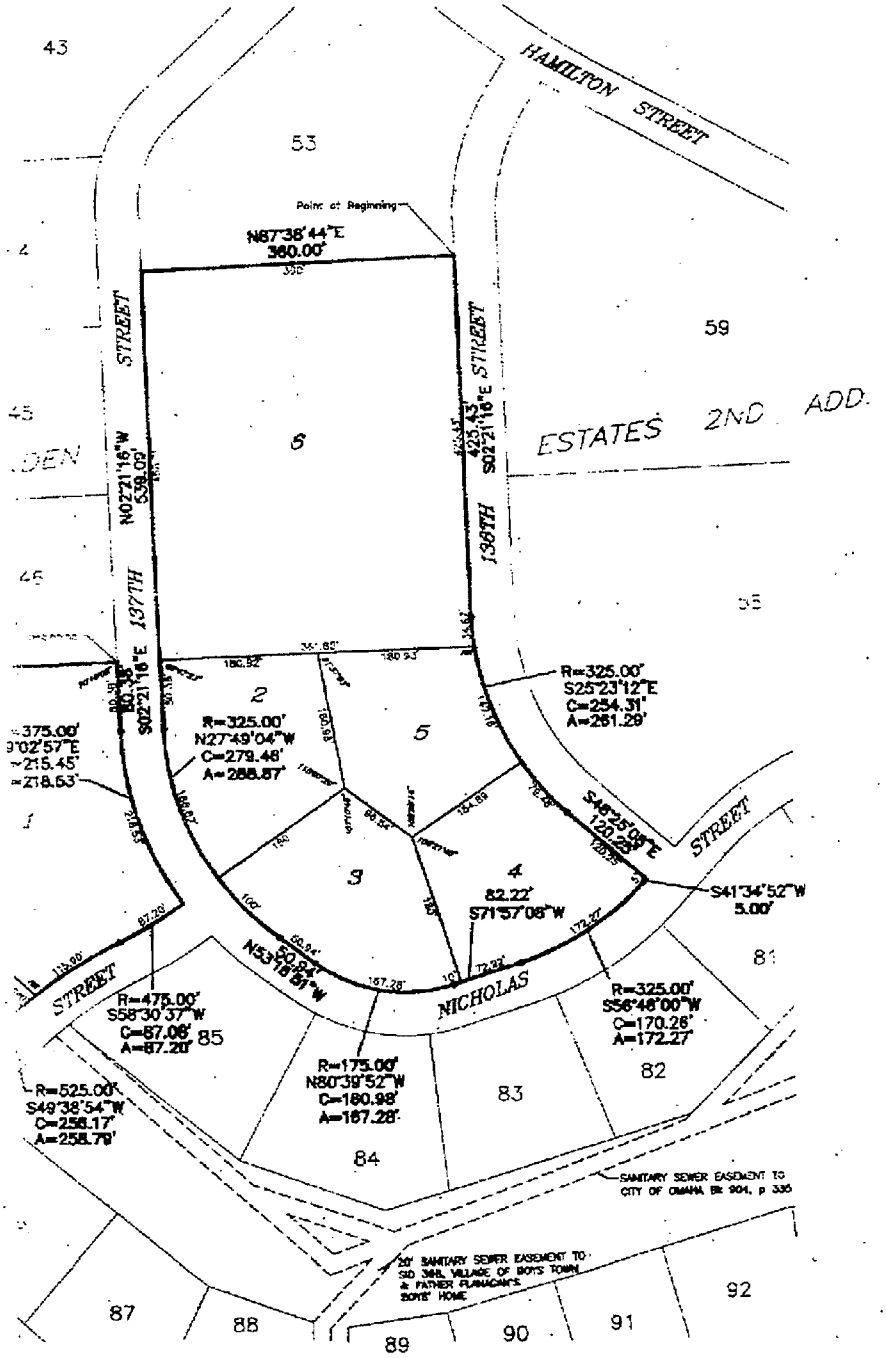
Chairman, City Planning Board

APPROVAL OF THE OMAHA CITY COUNCIL

This day of LINDEN ESTATES 2ND ADDITION REPLAT 1 was approved and accepted by the City Council of Omaha this 13th day of

Mayor

City Clerk



lamp, rynearson & associates, inc.
engineers surveyors planners
14747 California street omaha, nebraska 68154-1982
402-496-2498
FAX 402-496-2486

LINDEN ESTATES 2ND ADDITION REPLAT 1
DOUGLAS COUNTY, NEBRASKA

designer
RDP

drawn by
GTP

revisions

job number
93057-778

date
1-31-95

sheet
1 of 1

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LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of said part and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on all lots and streets in the subdivision to be known as LINDEN ESTATES 2ND ADDITION REPLAT 1, Lots 1 through 6, inclusive and Outlot 1, being a replat of Lots 48 through 52, and Lots 54 through 57, inclusive, LINDEN ESTATES 2ND ADDITION, a subdivision, as surveyed, platted and recorded in County, Nebraska, described as follows: Beginning at the southeast corner of Lot 53, LINDEN ESTATES 2ND ADDITION; Thence South 02°21'16" East (bearings referenced to the LINDEN ESTATES 2ND ADDITION Final Plat) for 425.43 feet along the west right of way line of 136th Street; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 29°23'12" East, for 254.31 feet) for an arc length of 261.78 feet along the west right of way line of 136th Street; Thence South 48°23'08" East for 120.25 feet along the west right of way line of 136th Street to the north right of way line of Nicholas Street; Thence South 41°34'52" West for 3.00 feet along the north right of way line of Nicholas Street; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 58°48'00" West for 79.28 feet) for an arc length of 172.37 feet along the north right of way line of Nicholas Street; Thence South 71°57'08" West for 42.22 feet along the north right of way line of Nicholas Street; Thence along a curve to the right (having a radius of 175.00 feet and a long chord bearing North 80°36'52" West for 190.96 feet) for an arc length of 197.76 feet along the north right of way line of Nicholas Street; Thence North 57°16'51" West for 30.84 feet along the north right of way line of Nicholas Street; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing North 37°50'04" West for 270.33 feet) for an arc length of 288.87 feet along the west right of way line of 137th Street; Thence North 02°21'16" West for 338.08 feet along the west right of way line of 137th Street to the southwest corner of Lot 53, LINDEN ESTATES 2ND ADDITION; Thence North 87°39'44" East for 340.00 feet to the Point of Beginning. Contains 7.33 acres.

TOGETHER WITH

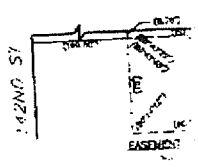
A replatting of Lots 47 and 185 and Outlot 2, LINDEN ESTATES 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the southeast corner of Lot 48, LINDEN ESTATES 2ND ADDITION; Thence South 02°21'16" East (bearings referenced to the LINDEN ESTATES 2ND ADDITION Final Plat) for 80.38 feet along the west right of way line of 137th Street; Thence along a curve to the left (having a radius of 375.00 feet and a long chord bearing South 16°02'37" East for 319.45 feet) for an arc length of 218.53 feet along the west right of way line of 137th Street to the northwest right of way line of 137th Street; Thence along a curve to the right (having a radius of 475.00 feet and a long chord bearing South 38°30'37" West for 87.08 feet) for an arc length of 87.20 feet along the northwest right of way line of 137th Street; Thence along a curve to the left (having a radius of 525.00 feet and a long chord bearing South 49°38'04" West for 254.17 feet) for an arc length of 258.79 feet along the northwest right of way line of 137th Street to the northwest corner of Lot 186, LINDEN ESTATES 2ND ADDITION; Thence North 74°03'48" West for 232.21 feet to the northwest corner of Lot 186, LINDEN ESTATES 2ND ADDITION; Thence North 73°34'40" West for 388.46 feet to the northwest corner of Lot 181, LINDEN ESTATES 2ND ADDITION; Thence South 81°24'44" West for 353.02 feet to the northwest corner of Lot 182, LINDEN ESTATES 2ND ADDITION; Thence South 00°52'42" East for 190.32 feet to the southwest corner of Lot 183, LINDEN ESTATES 2ND ADDITION; Thence along a non-radial curve to the right (having a radius of 175.00 feet and a long chord bearing North 54°56'18" West for 44.80 feet) for an arc length of 44.93 feet along the north right of way line of Cuming Street; Thence North 47°34'00" West for 159.24 feet along the north right of way line of Cuming Street; Thence along a curve to the left (having a radius of 225.00 feet and a long chord bearing North 66°37'32" West for 161.70 feet) for an arc length of 165.41 feet along the north right of way line of Cuming Street; Thence North 86°41'04" West for 116.92 feet along the north right of way line of Cuming Street; Thence North 00°18'56" East for 128.59 feet along the east right of way line of 142nd Street; Thence along a curve to the left (having a radius of 1241.57 feet and a long chord bearing North 00°51'42" West for 51.02 feet) for an arc length of 51.02 feet along the east right of way line of 142nd Street; Thence North 02°02'20" West for 123.66 feet along the east right of way line of 142nd Street; Thence North 00°02'20" West for 123.66 feet along the east right of way line of 142nd Street, to the southeast corner of Lot 14, LINDEN ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 87°54'30" East for 563.94 feet along the north line of LINDEN ESTATES 2ND ADDITION to the Point of Beginning. Contains 13.40 acres for a total area of 20.73 acres.

Robert D. Proett, LS 379

Feb 3, 199

Date

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT



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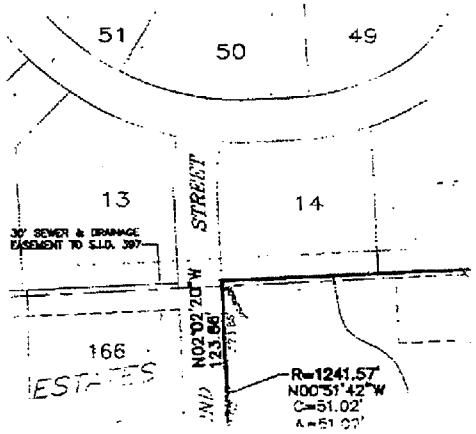
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