


BK 1863 PG 331



DEED 1989 16968

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

16908 Quad plat
 BK 1863 N CJO FEE 62.00
 PG 331 N 13-15-11 DEL MC
 OF Deed COMP. FIB 01-60000
 ma NEW. MC-22578

BOOK 1863 PAGE 331

LINDENWOOD

Lots 1 thru 110, inclusive & Out Lots 1 thru 8, inclusive
 Being A Platting of Part of the NW 1/4 of Section 13, T15N, R11E
 of the 6th P.M., Douglas County, Nebraska.



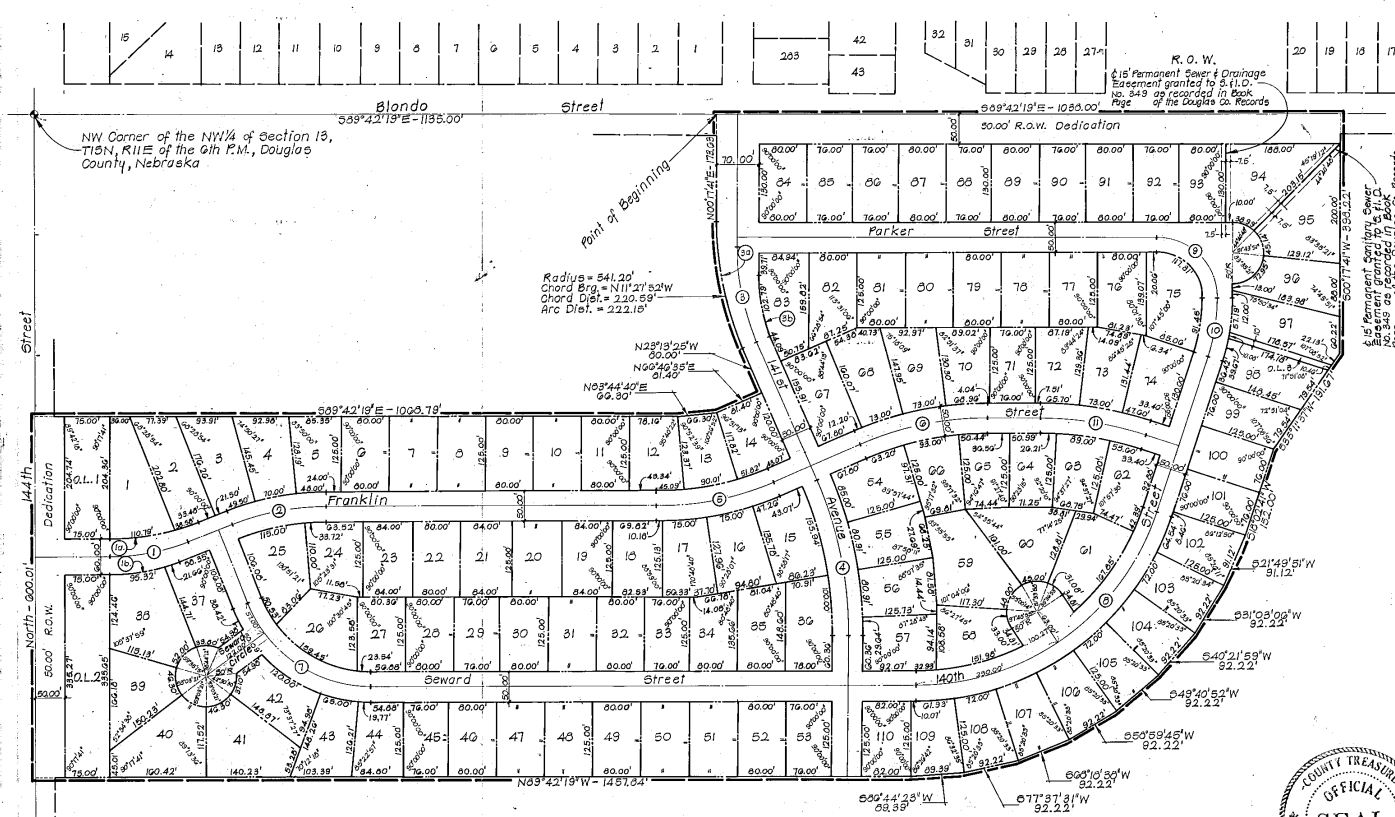
NOTE
 There will not be any direct vehicular
 access permitted onto Blondo Street
 over the north lot line of Lots 84 thru
 84, inclusive.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the NW 1/4 of Section 13, T15N, R11E of the 6th P.M., Douglas County, Nebraska, and that iron pipes or permanent markers were found at all corners of said boundary, and that the subdivision herein lies wholly within said boundary, and that a bond will be posted with the City of Omaha to assure that iron pipes are set at all lot corners, angle points and at the ends of all curves within said subdivision to be known as Lindenwood, Lots 1 thru 110, inclusive and Out Lots 1 thru 8, inclusive, all more particularly described as follows: Commencing at the NW corner of said NW 1/4; thence S89°42'19"W (Assumed bearing), 1135.00 feet on the North line of said NW 1/4 to the point of beginning; thence continuing S89°42'19"W, 1038.00 feet on the North line of said NW 1/4; thence S00°17'41"W, 398.22 feet; thence S35°11'37"W, 191.67 feet; thence S18°02'14"W, 152.00 feet; thence S27°49'51"W, 91.15 feet; thence S31°03'06"W, 92.22 feet; thence S60°21'59"W, 92.22 feet; thence S49°40'15"W, 92.22 feet; thence S98°59'45"W, 92.22 feet; thence S65°18'38"W, 92.22 feet; thence S77°37'21"W, 92.22 feet; thence S86°41'23"W, 89.39 feet; thence S89°42'19"W, 1457.84 feet on a line 1103.00 feet South of and parallel to the North line of said NW 1/4 to the West line of said NW 1/4; thence North 600.00 feet on the West line of said NW 1/4; thence S89°42'19"W, 1068.79 feet on a line 1003.00 feet South of and parallel to the North line of said NW 1/4; thence N83°44'40"E, 66.30 feet; thence N66°46'35"E, 61.40 feet; thence N23°13'25"W, 80.00 feet to a point of curve; thence Northwesterly on a 541.20 foot radius curve to the right, chord bearing N17°25"W, a chord distance of 220.59 feet, for an arc distance of 222.75 feet to a point of tangency; thence S00°17'41"W, 371.63 feet to the point of beginning.

Date January 25, 1989
 James D. Warner
 Registered Land Surveyor, L.S. 308

SCALE 5/8"=1'-0"
 DATE: June 13, 1990
 DRAWN BY: J.P.
 CHECKED BY:
 REVISION: 01-25-1989



DEDICATION
 Know all men by these presents; that we, Royal Homes, Inc., (a Nebraska Corporation), being the Owners of the land described within the Surveyor's Certificate and embodied within this plat, have caused said land to be subdivided into streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Lindenwood, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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, crossarms, down poles, and anchors, 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 for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines on 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 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 easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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.

ROYAL HOMES, INC.
 Barry A. Broder, President
 Howard J. Friedman, Secretary

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA) COUNTY OF DOUGLAS) I, Ingo Platzer, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 15th day of February, 1989, by Barry A. Broder, President of Royal Homes, Inc., a Nebraska Corporation, on behalf of the Corporation.

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA) COUNTY OF DOUGLAS) I, Ingo Platzer, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 17th day of February, 1989, by Howard J. Friedman, Secretary of Royal Homes, Inc., a Nebraska Corporation, on behalf of the Corporation.

LINDENWOOD
 Final Plat

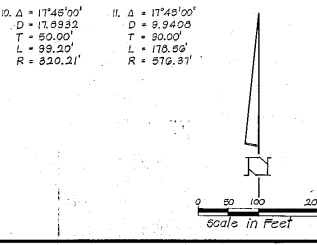
2 THOMPSON, DREESSEN & DORNER
 Consulting Engineers & Land Surveyors
 OMAHA, NEBRASKA 68104
 TELEPHONE: (402) 330-1680

Centerline Curve Data

1. Δ = 21°18'21"	2. Δ = 21°31'00"	3. Δ = 23°31'02"	4. Δ = 23°19'00"	5. Δ = 23°31'00"	6. Δ = 23°31'00"	7. Δ = 90°20'54"	8. Δ = 12°15'00"	9. Δ = 80°00'00"
D = 48.0213	D = 13.6936	D = 14.4745	D = 13.6948	D = 11.8271	D = 10.8423	D = 25.9906	D = 13.7111	D = 57.2350
T = 67.36'	T = 82.40'	T = 82.40'	T = 135.00'	T = 100.00'	T = 150.00'	T = 328.00'	T = 328.00'	T = 100.00'
L = 153.15'	L = 153.11'	L = 102.45'	L = 256.20'	L = 157.13'	L = 216.90'	L = 205.41'	L = 523.34'	L = 157.05'
R = 553.53'	R = 421.00'	R = 595.04'	R = 649.52'	R = 409.50'	R = 526.42'	R = 222.50'	R = 417.00'	R = 100.00'

Property Line Curve Data

1a. Δ = 21°18'21"	1b. Δ = 21°31'00"	2a. Δ = 23°31'00"	2b. Δ = 23°31'00"
D = 17.8322	D = 9.9409	D = 14.2093	D = 10.8926
T = 80.00'	T = 80.00'	T = 75.59'	T = 59.17'
L = 99.20'	L = 170.50'	L = 149.87'	L = 116.90'
R = 820.21'	R = 579.31'	R = 493.24'	R = 516.01'



APPROVAL OF OMAHA CITY COUNCIL
 This plat of Lindenwood was approved and accepted by the City Council of Omaha this 22nd day of February, 1989.

APPROVAL OF CITY ENGINEER
 I hereby approve the plat of Lindenwood on this 22nd day of Feb. 1989.

APPROVAL OF CITY PLANNING BOARD
 This plat of Lindenwood was approved by the City Planning Board of the City of Omaha this 21st day of February, 1989.



JOB NUMBER
 172-110