G5#44

OAKBROOK MEADOWS

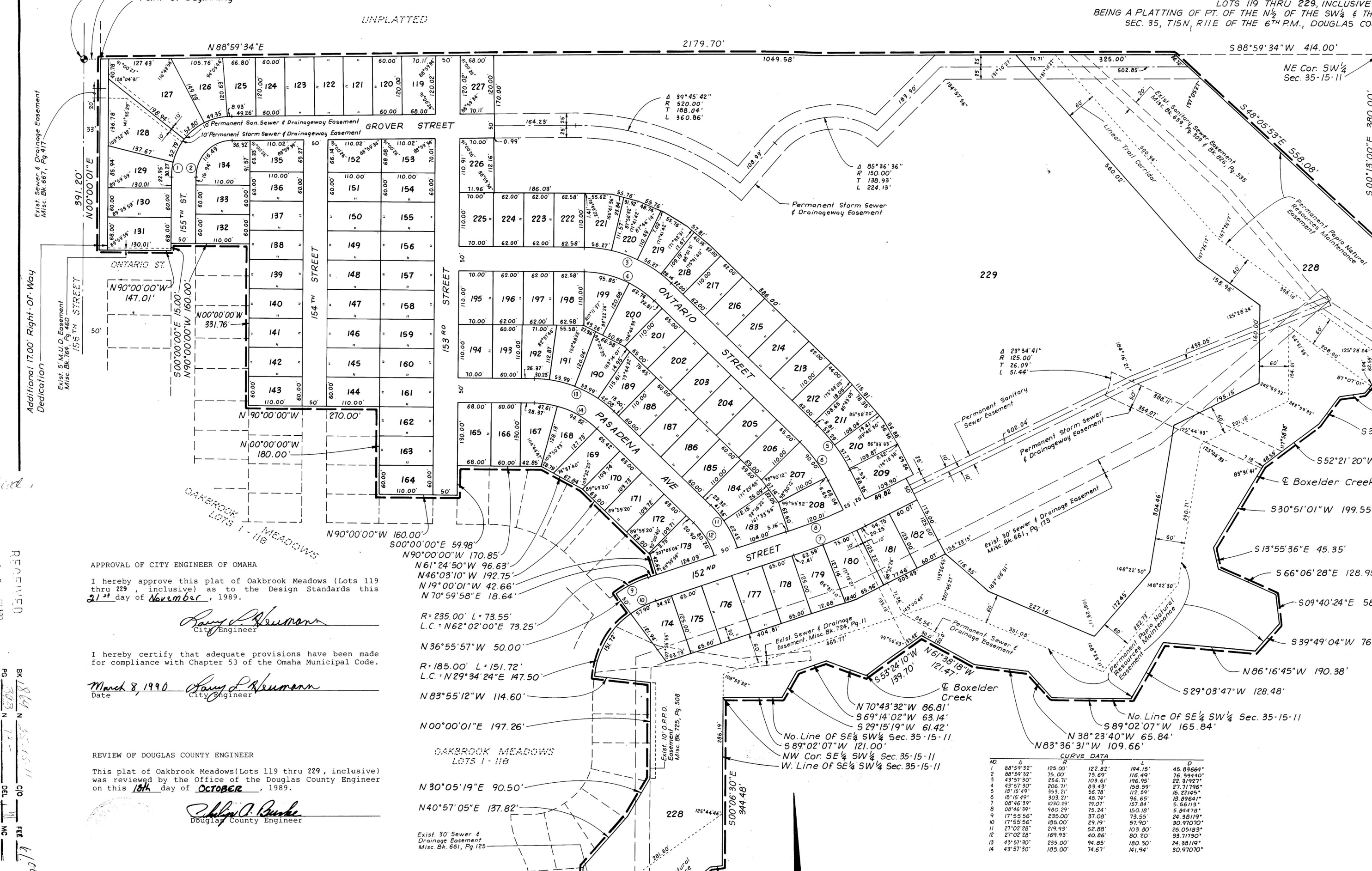
BOOK 1869 PAGE 393

NOTE:

1. There shall be no direct vehicular access to 156th Street from Lots 127 through 131, inclusive.

OAKBROOK MEADOWS

LOTS 119 THRU 229, INCLUSIVE
BEING A PLATTING OF PT. OF THE N½ OF THE SW¼ & THE SW¼ OF THE SW¼ OF SEC. 35, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



CURVE DATA

NO.	Δ	R	T	L	D
1	88°59'32"	125.00'	122.82'	194.15'	45.83664°
2	88°59'32"	75.00'	73.69'	116.49'	76.39440°
3	43°57'30"	256.71'	103.61'	196.95'	22.31927°
4	43°57'30"	206.71'	83.43'	158.59'	27.71796°
5	18°15'49"	353.21'	56.78'	112.59'	16.22145°
6	18°15'49"	303.21'	48.74'	96.65'	18.89641°
7	08°46'39"	1030.29'	79.07'	157.84'	5.56113°
8	08°46'39"	980.29'	75.24'	150.18'	5.84478°
9	17°55'56"	235.00'	37.08'	73.55'	24.38119°
10	17°55'56"	185.00'	29.19'	57.90'	30.97070°
11	27°02'28"	219.93'	52.88'	103.80'	26.05183°
12	27°02'28"	169.93'	40.86'	80.20'	33.71730°
13	43°57'30"	235.00'	94.85'	180.30'	24.38119°
14	43°57'30"	185.00'	74.67'	141.94'	30.97070°

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 Oakbrook Meadows (Lots 119 thru 229, inclusive) being a platting of part of the North 1/2 of the SW 1/4 and also the SW 1/4 of the SW 1/4 of Section 35, Township 15 North , Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of Section 35; thence N88°59'34"E (assumed bearing) along the North line of said SW 1/4 of Section 35, a distance of 33.01 feet to a point on the East right-of-way line of 156th Street, said point also being the Point of Beginning; thence continuing N88°59'34"E along said North line of the SW 1/4 of Section 35, a distance of 2179.70 feet to a point that is S88°59'34"W along said North line of the SW 1/4 of Section 35, a distance of 414.00 feet from the Northeast corner of said SW 1/4 of Section 35; thence S48°05'53"E, a distance of 558.08 feet to a point on the East line of said SW 1/4 of Section 35, that is S00°13'00"E along said East line of the SW 1/4 of Section 35, a distance of 380.00 feet from said Northeast corner of the SW 1/4 of Section 35; thence S00°13'00"E along said East line of the SW 1/4 of Section 35, a distance of 295.23 feet to a point on the centerline of Boxelder Creek; thence along said centerline of Boxelder Creek, on the following described courses; thence S38°08'23"W, a distance of 24.41 feet; thence S80°59'44"W, a distance of 53.68 feet; thence S35°38'45"W, a distance of 68.82 feet; thence S52°21'20"W, a distance of 142.92 feet; thence S30°51'01"W, a distance of 199.55 feet; thence S13°55'36"E, a distance of 45.35 feet; thence S66°06'28"E, a distance of 128.95 feet; thence S09°40'24"E, a distance of 58.86 feet; thence S39°49'04"W, a distance of 76.69 feet; thence N86°16'45"W, a distance of 190.38 feet; thence S29°03'47"W, a distance of 128.48 feet to a point on the North line of the SE 1/4 of said SW 1/4 of Section 35; thence S89°02'07"W along said North line of the SE 1/4 of the SW 1/4 of Section 35, a distance of 165.84 feet to a point on said centerline of Boxelder Creek; thence along said centerline of Boxelder Creek on the following described courses; thence N38°23'40"W, a distance of 65.84 feet; thence N83°36'31"W, a distance of 109.66 feet; thence N61°38'18"W, a distance of 121.47 feet; thence S53°24'10"W, a distance of 139.70 feet; thence N70°43'32"W, a distance of 86.81 feet; thence S69°14'02"W, a distance of 63.14 feet; thence S29°15'19"W, a distance of 61.42 feet to a point on said North line of the SE 1/4 of the SW 1/4 of Section 35; thence S89°02'07"W along said North line of the SE 1/4 of the SW 1/4 of Section 35, a distance of 121.00 feet to the Northwest corner of said SE 1/4 of the SW 1/4 of Section 35; thence S00°06'30"E along the West line of said SE 1/4 of the SW 1/4 of Section 35, a distance of 344.48 feet to said centerline of Boxelder Creek; thence along said centerline of Boxelder Creek on the following described courses; thence S82°32'03"W, a distance of 25.38 feet; thence S49°25'05"W, a distance of 46.10 feet; thence S09°04'57"W, a distance of 95.17 feet; thence S68°03'25"W, a distance of 133.72 feet; thence S05°59'24"W, a distance of 86.45 feet; thence S17°18'33"E, a distance of 97.39 feet; thence S15°13'11"W, a distance of 95.33 feet; thence S79°42'39"W, a distance of 78.28 feet; thence N56°18'27"W, a distance of 100.98 feet; thence S71°02'49"W, a distance of 67.69 feet; thence S39°25'12"W, a distance of 23.80 feet to a point on the Northeasterly line of a tract of land owned by the United States of America, as per Warranty Deed recorded in Book 1697, page 291, in the office of the Douglas County Register of Deeds; thence N50°40'43"W, along said Northeasterly line of a tract of land owned by the United States of America, a distance of 180.18 feet to the Southerly corner of Lot 98, Oakbrook Meadows, a subdivision located in said SW 1/4 of Section 35; thence along the Easterly and Northerly lines of said Oakbrook Meadows on the following described courses; thence N63°43'54"E, a distance of 186.21 feet; thence N53°51'25"E, a distance of 149.24 feet; thence N04°14'51"E, a distance of 156.84 feet; thence N40°57'05"E, a distance of 137.82 feet; thence N30°05'19"E, a distance of 90.50 feet; thence N00°00'01"E, a distance of 197.26 feet; thence N83°55'12"W, a distance of 114.60 feet; thence Northeasterly on a curve to the right with a radius of 185.00 feet, a distance of 151.72 feet, said curve having a long chord which bears N29°34'25"E, a distance of 147.50 feet; thence N36°55'57"W, a distance of 50.00 feet; thence Northeasterly on a curve to the right with a radius of 235.00 feet, a distance of 73.55 feet, said curve having a long chord which bears N62°02'00"E, a distance of 73.25 feet; thence N70°59'58"E, a distance of 18.64 feet; thence N19°00'01"W, a distance of 42.66 feet; thence N46°03'10"W, a distance of 192.75 feet; thence N61°24'50'W, a distance of 96.63 feet; thence N90°00'00"W, a distance of 170.85 feet; thence S00°00'00"E, a distance of 59.98 feet; thence N90°00'00"W, a distance of 160.00 feet; thence N00°00'00"W, a distance of 180.00 feet; thence N90°00'00"W, a distance of 270.00 feet; thence N00°00'00"W, a distance of 331.76 feet; thence N90°00'00"W, a distance of 160.00 feet; thence S00°00'00"E, a distance of 15.00 feet to a point on the North right-of-way line of Ontario Street; thence N90°00'00"W along said North right-of-way line of Ontario Street, a distance of 147.01 feet to a point of intersection of said North right-of-way line of Ontario Street and said East right-of-way line of 156th Street; thence N00°00'01"E along said East right-of-way line of 156th Street, a distance of 391.20 feet to the Point of Beginning.

Robert Clark
Robert Clark, LS-419

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

October 16, 1989

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Oakbrook Meadows (Lots 119 thru 229 , inclusive) as to the Design Standards this 21st day of November , 1989.

Larry L. Heumann
City Engineer

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

March 8, 1990 — Larry L. Heumann
Date — City Engineer

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of Oakbrook Meadows(Lots 119 thru 229 , inclusive) was reviewed by the Office of the Douglas County Engineer on this 18th day of OCTOBER , 1989.

Philip A. Burke
Douglas County Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Oakbrook Meadows(Lots 119 thru 229 , inclusive) was approved by the City Council of Omaha on this 30th day of January , 1990.

Mayor

ATTEST — City Clerk — President of Council

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.

2/21/90
Date — County Treasurer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Oakbrook Meadows(Lots 119 thru 229 , inclusive) was approved by the City Planning Board on this 25th day of October , 1989.

Michael D. Fahey
Chairman of City Planning Board

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 20 day of November , 1989, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Sievers, Vice Pres. of FirsTier Bank, N.A. Omaha , to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his/her voluntary act and deed as such officer of said Bank.

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

Mary Davenport
Notary Public

My Commission expires the 9 day of March , 1993.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 27 day of Oct. ,1989, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Larsen Development, Inc., to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

GENERAL NOTARY-State of Nebraska
STANLEY R. BALES
My Comm. Exp. June 14, 1991

Notary Public

My Commission expires the 14 day of JUNE , 1991.

DEDICATION

Know all men by these presents that we, Larsen Development, Inc., a Nebraska Corporation, Owner, and FirsTier Bank, N.A. Omaha Mortgagee of the property described in the Certification of Survey and embraced within this plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as OAKBROOK MEADOWS (Lots 119 thru 229, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the sewer and drainage easements, all as shown on this plat, to SID No. 359 of Douglas County, Nebraska, we 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 interior lots; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. 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, we do set our hands this ____day of __________, 1989.

LARSEN DEVELOPMENT, INC. — FirsTier Bank, N.A. Omaha

GALE L. LARSEN, PRESIDENT — BY: Donald R. Sievers, Vice President

ELLIOTT & ASSOCIATES
5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700

OAKBROOK MEADOWS
LOTS 119 - 229 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 89041 — SCALE 1" = 100' — SHEET 1 OF 1 — DATE 10-5-89 — DRAWN BY H.R.H.