

OAKBROOK MEADOWS

LOTS 230 THRU 313 INCLUSIVE

BEING A REPLAT OF LOT 229, OAKBROOK MEADOWS,
A SUBDIVISION LOCATED IN THE SW 1/4 OF SEC. 35, T15N, R11E,
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 plat 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 230 thru 313, inclusive) being a replat of Lot 229, Oakbrook Meadows, a subdivision located in 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:

Beginning at the Northwest corner of said Lot 229, Oakbrook Meadows; thence N88°59'34"E (assumed bearing) along the North line of said Lot 229, Oakbrook Meadows, a distance of 1049.58 feet to the Northeast corner of said Lot 229, Oakbrook Meadows; thence along the Easterly line of said Lot 229, Oakbrook Meadows on the following described courses; thence S42°10'33"E, a distance of 560.02 feet; thence S54°44'36"E, a distance of 158.96 feet; thence S00°13'00"E, a distance of 160.00 feet; thence S62°46'33"W, a distance of 195.15 feet; thence S08°31'06"W, a distance of 304.46 feet; thence S40°09'00"W, a distance of 172.45 feet to the Southerly corner of said Lot 229, Oakbrook Meadows; thence along the Southwesterly line of said Lot 229, Oakbrook Meadows on the following described courses; thence N68°14'35"W, a distance of 227.16 feet; thence N51°23'24"W, a distance of 116.35 feet; thence N27°46'41"W, a distance of 175.00 feet; thence N67°13'10"E, a distance of 20.08 feet; thence N27°46'41"W, a distance of 69.84 feet; thence N31°28'03"W, a distance of 56.88 feet; thence N41°45'31"W, a distance of 115.81 feet; thence N46°00'30"W, a distance of 386.00 feet; thence N50°20'50"W, a distance of 57.81 feet; thence N54°20'00"W, a distance of 55.76 feet; thence N67°06'39"W, a distance of 55.76 feet; thence N75°24'58"W, a distance of 55.76 feet; thence N84°43'22"W, a distance of 55.76 feet; thence S80°00'00"W, a distance of 386.00 feet to the Southeast corner of Lot 226, said Oakbrook Meadows; thence along the West line of said Lot 229, Oakbrook Meadows, on the following described courses; thence N01°00'26"W, a distance of 112.16 feet; thence N88°59'34"E, a distance of 0.99 feet; thence N01°00'26"W, a distance of 170.00 feet to the Point of Beginning.

Robert Clark
Robert Clark, LS-419
OCT 17 1990
LS-419

DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska Corporation, Owner 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 230 thru 313, 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 the City of Douglas County, Nebraska, we do further grant a perpetual easement to the Omaha Public Power District, a 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 signals and sound 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; all in addition to 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, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipe lines, 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 cul-de-sac 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, we do set our hands this 22 day of Oct., 1990.

CELEBRITY HOMES, INC.

Gale L. Larsen
Gale L. Larsen, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

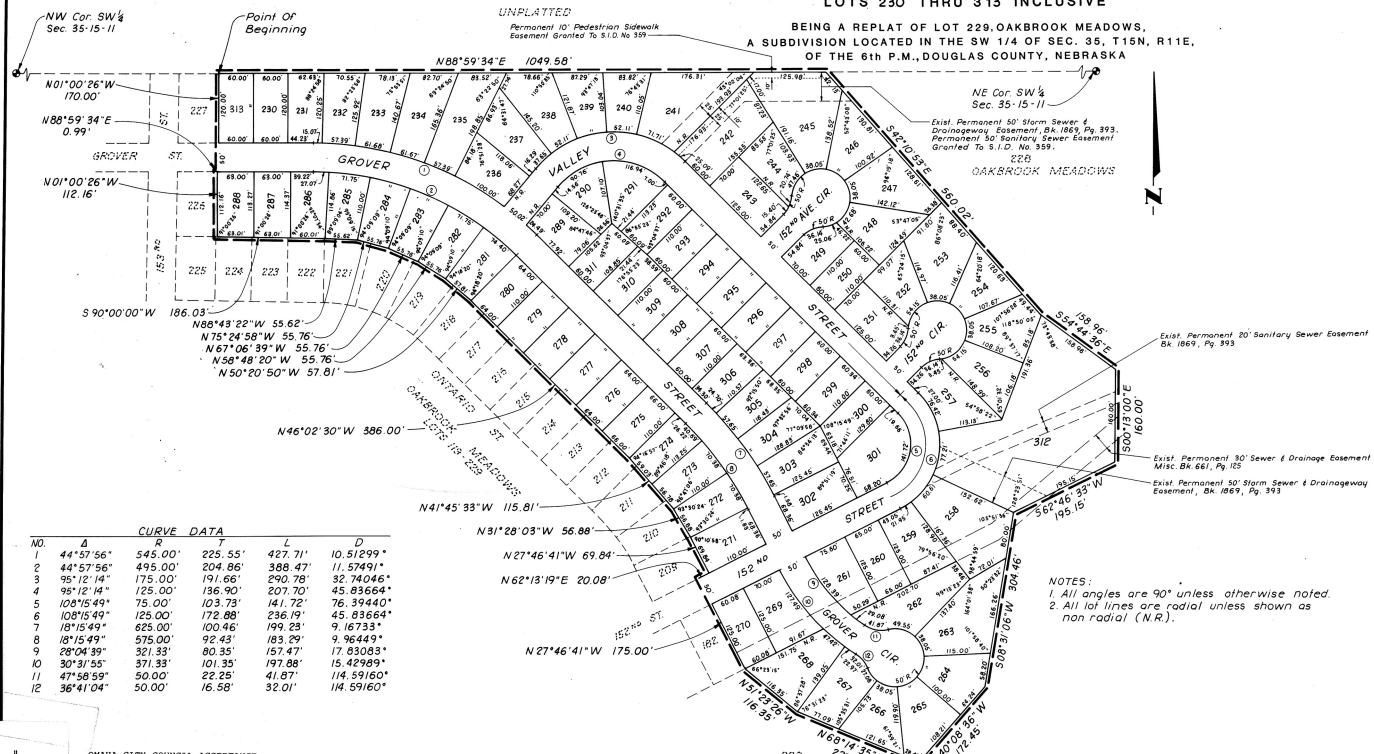
STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 22 day of Oct., 1990, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc.; to me 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 as such officer and the voluntary act and deed of said corporation.

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

Stanley R. Bahl
Stanley R. Bahl
Notary Public

My Commission expires June 14, 1991



NO.	A	R	L	D
1	44°57'56"	545.00'	225.55'	427.71'
2	44°57'56"	495.00'	204.86'	388.47'
3	95°12'14"	175.00'	191.66'	290.78'
4	95°12'14"	125.00'	136.30'	207.70'
5	108°15'49"	75.00'	103.73'	141.72'
6	108°15'49"	125.00'	172.88'	236.19'
7	18°15'49"	625.00'	100.46'	199.23'
8	18°15'49"	575.00'	92.43'	183.29'
9	88°04'39"	391.33'	80.35'	157.47'
10	30°31'55"	371.33'	101.35'	197.88'
11	47°58'59"	50.00'	22.25'	41.87'
12	36°41'04"	50.00'	16.58'	32.01'

NOTES:
1. All angles are 90° unless otherwise noted.
2. All lot lines are radial unless shown as non radial (N.R.).

OMAHA CITY COUNCIL ACCEPTANCE
This plat of OAKBROOK MEADOWS (Lots 230 thru 313, inclusive) was approved by the City Council of Omaha on this 22 day of October, 1990.

Mayor
City Clerk
President of Council

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of OAKBROOK MEADOWS (Lots 230 thru 313, inclusive) as to the Design Standards this 17th day of November, 1990.

City Engineer
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
August 16, 1991
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.
October 20, 1990
County Treasurer

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of OAKBROOK MEADOWS (Lots 230 thru 313, inclusive) was reviewed by the office of the Douglas County Engineer on this 17 day of October, 1990.
Douglas County Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of OAKBROOK MEADOWS (Lots 230 thru 313, inclusive) was approved by the City Planning Board on this 17th day of November, 1990.
Chairman of City Planning Board



ELLIOTT & ASSOCIATES
5316 SOUTH 130th STREET - OMAHA, NE 68137 - (402) 895-4700
OAKBROOK MEADOWS
LOTS 230 THRU 313 INCLUSIVE
OMAHA, NEBRASKA
FINAL PLAT
RECEIVED
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H.P.H.
RECORDED