

PEPPERWOOD HEIGHTS  
(LOTS 1 THRU 53, INCLUSIVE)

A BEING A REPLAT OF LOT 313, PEPPERWOOD, AN ADDITION IN THE W $\frac{1}{2}$   
OF SECTION 14, T15, R 11E OF THE 6th P.M., DOUGLAS COUNTY NEBRASKA.

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**PLAT IN BACK OF BOOK**

79 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
18 DAY OF October 1923 AT 1:10 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

32.00

# PEPPERWOOD HEIGHTS

(LOTS 1 THRU 53, INCLUSIVE)  
 BEING A REPLAT OF LOT 313, PEPPERWOOD, AN ADDITION IN THE W 1/2 OF  
 SEC. 14, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.

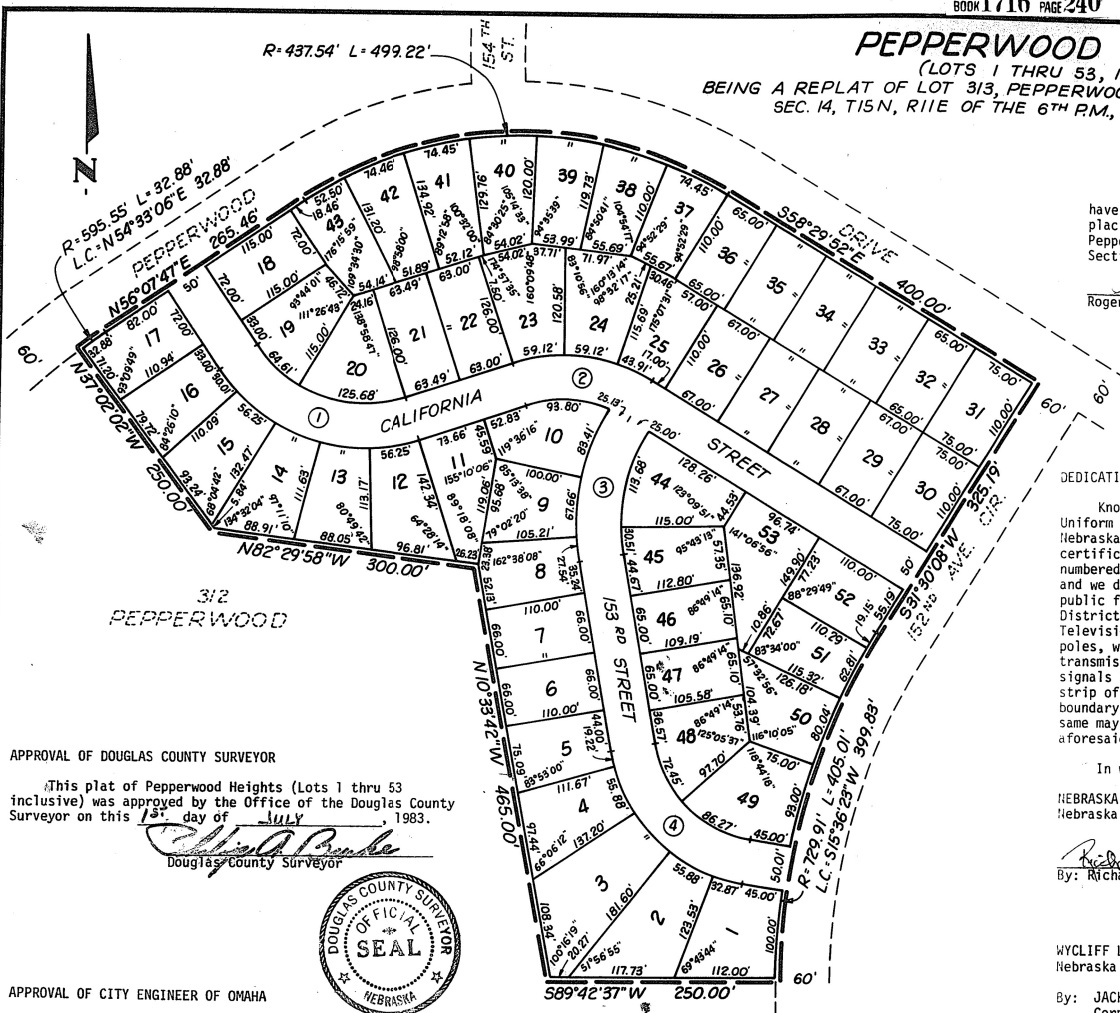
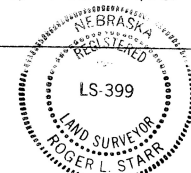
CURVE DATA					
NO	Δ	R	T	L	D
1	74°09'31"	172.02'	130.00'	222.65'	33.30764°
2	49°31'52"	162.57'	75.00'	140.54'	35.24377°
3	42°03'50"	221.40'	85.13'	162.54'	25.87886°
4	69°54'56"	155.07'	108.41'	189.23'	36.94835°

**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 insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points, and ends of all curves in Pepperwood Heights (Lots 1 thru 53, inclusive) being a replat of Lot 313, Pepperwood, an addition in the West 1/2 of Section 14, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

*Roger L. Starr*  
 Roger L. Starr L.S. 399

Date 6-16-83



**DEDICATION**

Know all men by these presents that we, Pepperwood Joint Venture, owners, a joint venture organized under the Nebraska Uniform Partnership Act, consisting of Nebraska Investment Services, Inc. a Nebraska Corporation, and B&W Enterprises, a Nebraska Partnership. Also, Mycliff, Ltd., a Nebraska Limited Partnership, mortgagee of the property described in the certification of survey and embraced within the plat have caused said land to be subdivided into lots and streets and to be numbered and named as shown, said subdivision to be hereinafter known as Pepperwood Heights (Lots 1 thru 53 inclusive) 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, avenues and circles, 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, 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 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; and an eight foot (8') wide strip of land abutting the rear boundary lines of all lots. 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 right herein granted.

In witness whereof we do hereunto set our hands this 7th day of July, 1983.

NEBRASKA INVESTMENT SERVICES, INC. a  
 Nebraska Corporation,

*Richard G. Eckstrom*  
 By: Richard G. Eckstrom

B S & W ENTERPRISES, A  
 Nebraska Partnership,

By: CBS INVESTMENT COMPANY  
 a Nebraska Corporation,  
 a Partner,

By: *Ira R. Smith*, President

WYCLIFF LTD.,  
 Nebraska Limited Partnership,

By: JACK MORITZ CO., A  
 Corporation, General Partner,

*Ralph W. Andersen*  
 By: Ralph W. Andersen

B S & W ENTERPRISES,  
 a Nebraska Partnership,

By: ROYAL REALTY, a  
 Nebraska Partnership,  
 a Partner,

*Willard I. Friedman*  
 By: Willard I. Friedman, General Partner

**ACKNOWLEDGEMENT OF NOTARY**

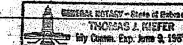
STATE OF NEBRASKA }  
 COUNTY OF DOUGLAS }

On this 7th day of July, 1983, before me the undersigned, a notary public, personally came Richard G. Eckstrom, President of Nebraska Investment Services, Inc., Ira R. Smith, President of CBS Investment Company, a partner of B&W Enterprises, Willard I. Friedman, General Partner of Royal Realty, a partner of B&W Enterprises, and Ralph W. Andersen of Jack Moritz Co., General Partner of Mycliff Ltd., to me personally know to be the identical persons whose names are affixed to the foregoing instrument as such officers of said corporations and partnerships, and they acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said corporations and partnerships.

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

My Commission expires the 9th day of JUNE, 1987.

*Thomas J. Heifer*  
 Notary Public



**APPROVAL OF DOUGLAS COUNTY SURVEYOR**

This plat of Pepperwood Heights (Lots 1 thru 53 inclusive) was approved by the Office of the Douglas County Surveyor on this 15th day of JULY, 1983.

*Richard Bunde*  
 Douglas County Surveyor



**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of Pepperwood Heights (Lots 1 thru 53 inclusive) as to the Design Standards this 14th day of July, 1983.

*Raymond W. Neumann*  
 City Engineer

**APPROVAL OF OMAHA CITY PLANNING BOARD**

This plat of Pepperwood Heights (Lots 1 thru 53 inclusive) was approved by the City Planning Board on this 13th day of July, 1983.

*Laurel Black*  
 Chairman of City Planning Board

**OMAHA CITY COUNCIL ACCEPTANCE**

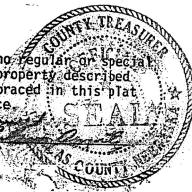
This plat of Pepperwood Heights (Lots 1 thru 53 inclusive) was approved by the City Council of Omaha on this 20th day of September, 1983.

*Michael Boyle*  
 Mayor  
*Bernie Simon*  
 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.

*Thomas J. Heifer*  
 County Treasurer



PROJECT NO. 78039	SCALE 1" = 100'
SHEET 1 OF 1	DATE May, 1983
	DRAWN BY H.R.H.

FINAL PLAT

PEPPERWOOD HEIGHTS

OMAHA, NEBR.

**ELLIOTT & ASSOCIATES**

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

