

IN II

BOOK 1488 PAGE 357  
PLAT # 85

ELLIOTT & BLACK  
SUITE 100  
8801 WEST CENTER ROAD  
OMAHA, NEBRASKA 68124  
[402] 393-7339

FINAL PLAT

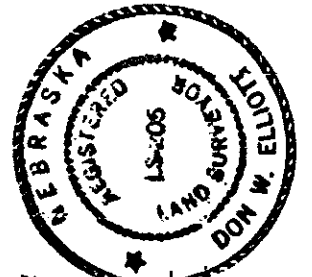
PHEASANT RUN II

SCALE	1"=100'
DATE	5-30-73
DRAWN BY	J. Emshwiler
PROJECT NO.	1922

SURVEYOR'S CERTIFICATE

I certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on 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, avenues, angle points and ends of all curves in Pheasant Run II, (Lots 1 thru 4 inclusive), a subdivision located in all of the NW 1/4 of the SW 1/4 except the West 33 feet thereof, in Section 11, Township 14 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 11; thence N89°15'44"E (assumed bearing) along the North line of said SW 1/4 of Section 11; a distance of 33.00 feet to a point on the East right-of-way line of 156th Street, said point also being the Point of Beginning; thence continuing N89°15'44"E along said North line of the SW 1/4 of Section 11, a distance of 1,303.23 feet to the Northeast corner of said NW 1/4 of the SW 1/4 of Section 11; thence S00°05'21"W, along the East line of said NW 1/4 of the SW 1/4 of Section 11, a distance of 1,328.31 feet to the Southeast corner of said NW 1/4 of the SW 1/4 of Section 11; thence S89°16'52"W, along the South line of said NW 1/4 of the SW 1/4 of Section 11, a distance of 1,305.29 feet to a point on said East right-of-way line of 156th Street; thence N00°00'00"W, along said East right-of-way line of 156th Street, a distance of 1,327.90 feet to the Point of Beginning.



*Don W. Elliott*  
Don W. Elliott, 4-10-73  
L.S. 205

DEDICATION

Know all men by these presents that we, Pheasant Run, Inc., a Nebraska Corporation and Millard Public School District #17, owners and Clausen M. Otte, a single man, (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 sub-division to be hereafter known as Pheasant Run II and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew cable, conduits and poles with the necessary supports, sustaining wires, crossarms, guys and anchors and poles instrumentalities, and to extend thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service, over, upon or under a five (5) foot strip of land adjoining the rear and side boundary lines of lots 1 thru 4 inclusive, Pheasant Run II.

In witness whereof we do set our hands this 20<sup>th</sup> day of April, 1973.

*Ted Reeder*  
Ted Reeder, President  
Pheasant Run, Inc.

*Gordon H. Miles*  
Gordon H. Miles, Secretary  
Pheasant Run, Inc.

*Claus M. Otte*  
Claus M. Otte

*Donald L. Scroh*  
Donald L. Scroh, Superintendent  
Millard Public School District #17

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF DOUGLAS )

On this 20<sup>th</sup> day of April, 1973, before me, the undersigned, a Notary Public in and for said County personally came Ted Reeder, Gordon H. Miles, Donald L. Scroh and Claus M. Otte, to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the said corporations were thereto affixed by their authority.

Witness my hand and Notarial Seal at Omaha, Nebraska, in said county the day and year last above written.

My Commission expires the 20<sup>th</sup> day of October, 1974 *Sally A. Bergu*  
Notary Public

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 on file in the plat as shown by the records of this office.

Date May 8 1973  
*[Signature]*  
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Pheasant Run II (Lots 1 thru 4 inclusive) this 20<sup>th</sup> day of April, 1973.

*[Signature]*  
City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

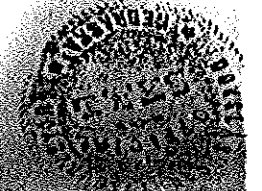
This plat of Pheasant Run II (Lots 1 thru 4 inclusive) was approved by the City Council of Omaha on this 21<sup>st</sup> day of April, 1973.

ATTEST  
*[Signature]*  
City Clerk  
*[Signature]*  
President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Pheasant Run II (Lots 1 thru 4 inclusive) was approved by the Planning Board on this 23<sup>rd</sup> day of May, 1973.

Date  
Δ - 24°05'44"  
D - 6.19776°  
T - 149.17'  
R - 698.92'  
L - 293.93'



# PHEASANT

ALL OF  
THE  
SECTION

