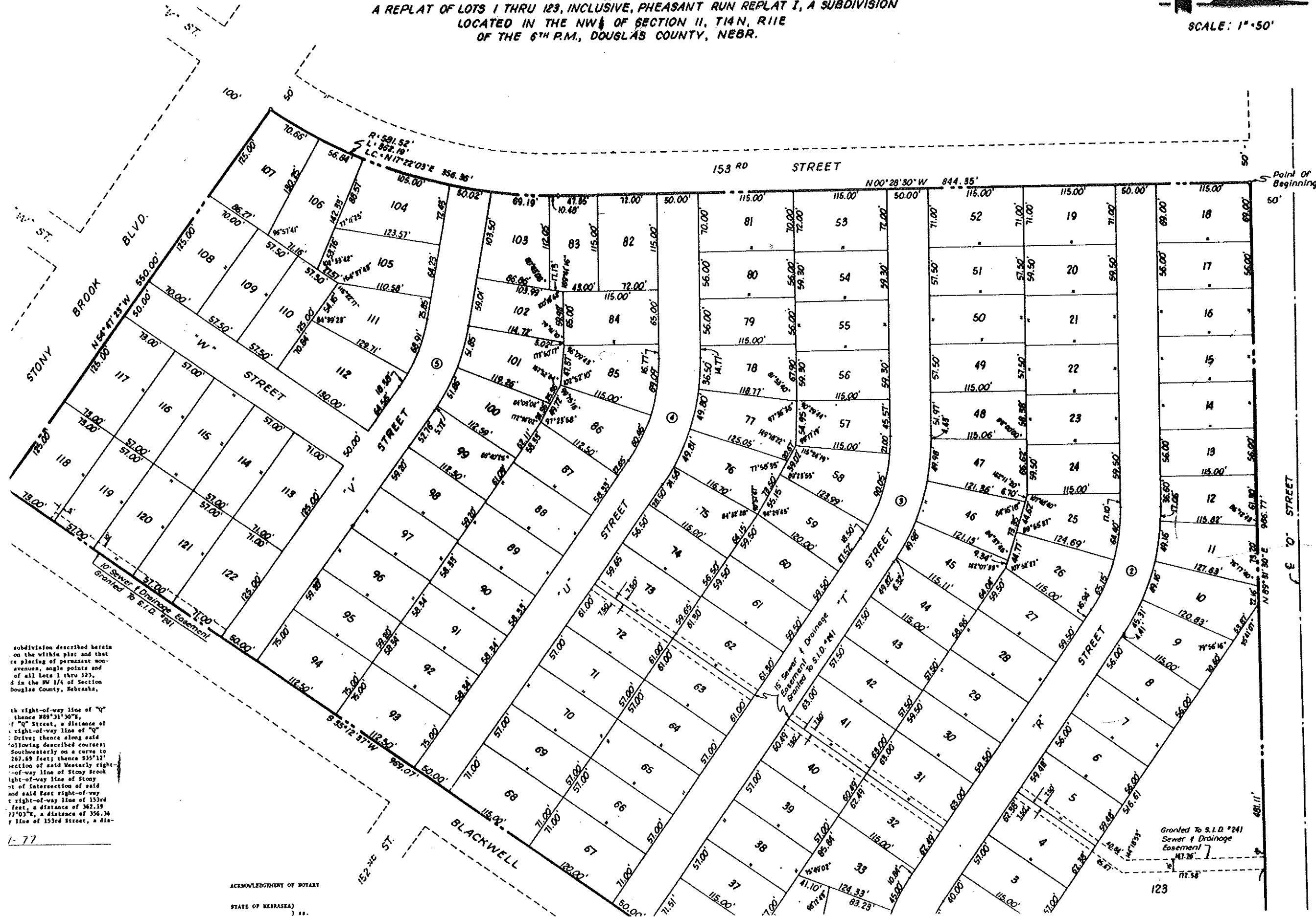


# PHEASANT RUN REPLAT II

LOTS 1 THRU 123  
A REPLAT OF LOTS 1 THRU 123, INCLUSIVE, PHEASANT RUN REPLAT I, A SUBDIVISION  
LOCATED IN THE NW 1/4 OF SECTION II, T14N, R11E  
OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.



subdivision described hereto on the within plat and that re placing of permanent non-avenues, angle points and of all lots 1 thru 123, d in the NW 1/4 of Section Douglas County, Nebraska,

th right-of-way line of "Q" thence N89°31'30"W, ( "Q" Street, a distance of right-of-way line of "Q" Drive; thence along said following described courses; Southeastly on a curve of 267.69 feet; thence S35°12' section of said Westerly right-of-way line of Stony Brook right-of-way line of Stony at of Intersection of said and said East right-of-way c right-of-way line of 153rd feet, a distance of 362.19 22°03'W, a distance of 356.36 y line of 153rd Street, a dis-

1-77

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA)

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
19 17 DAY OF April 1977 AT 10:54 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

64-52

47

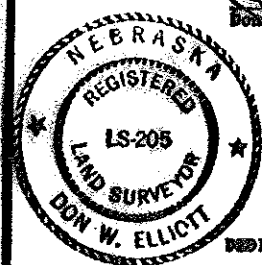


Don file

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 corners of all lots, streets, avenues, angle points and ends of all courses. Pheasant Run Replat II, a replat of all Lots 1 thru 123, inclusive, Pheasant Run Replat I, a subdivision located in the NW 1/4 of Section 11, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at point of intersection of the South right-of-way line of "Q" Street and the East-of-way line of 153rd Street; thence N89°31'30"E, (assumed bearing) said South right-of-way line of "Q" Street, a distance of 996.77 feet to the point of intersection of said South right-of-way line of "Q" Street and the East right-of-way line of Blackwell Drive; thence along said Westerly right-of-way line of Blackwell Drive on the following described courses; thence S00°09'50"W, a distance of 466.73 feet; thence Southwesterly on a curve to the right with a radius of 433.58 feet, a distance of 267.69 feet; thence S35°12'37"W, a distance of 112.50 feet to the point of intersection of said Westerly right-of-way line of Blackwell Drive and the Northerly right-of-way line of Stony Brook Boulevard; thence S52°23'W, along said Northerly right-of-way line of Stony Brook Boulevard, a distance of 550.00 feet to the point of intersection of said Northerly right-of-way line of Stony Brook Boulevard and said East right-of-way line of 153rd Street; thence Northwesterly, along said East right-of-way line of 153rd Street on a curve to the left with a radius of 581.52 feet, a distance of 362.19 feet, said curve being a long chord which bears N17°22'03"E, a distance of 356.36 feet; thence S69°12'W, along said East right-of-way line of 153rd Street, a distance of 844.35 feet to the Point of Beginning.

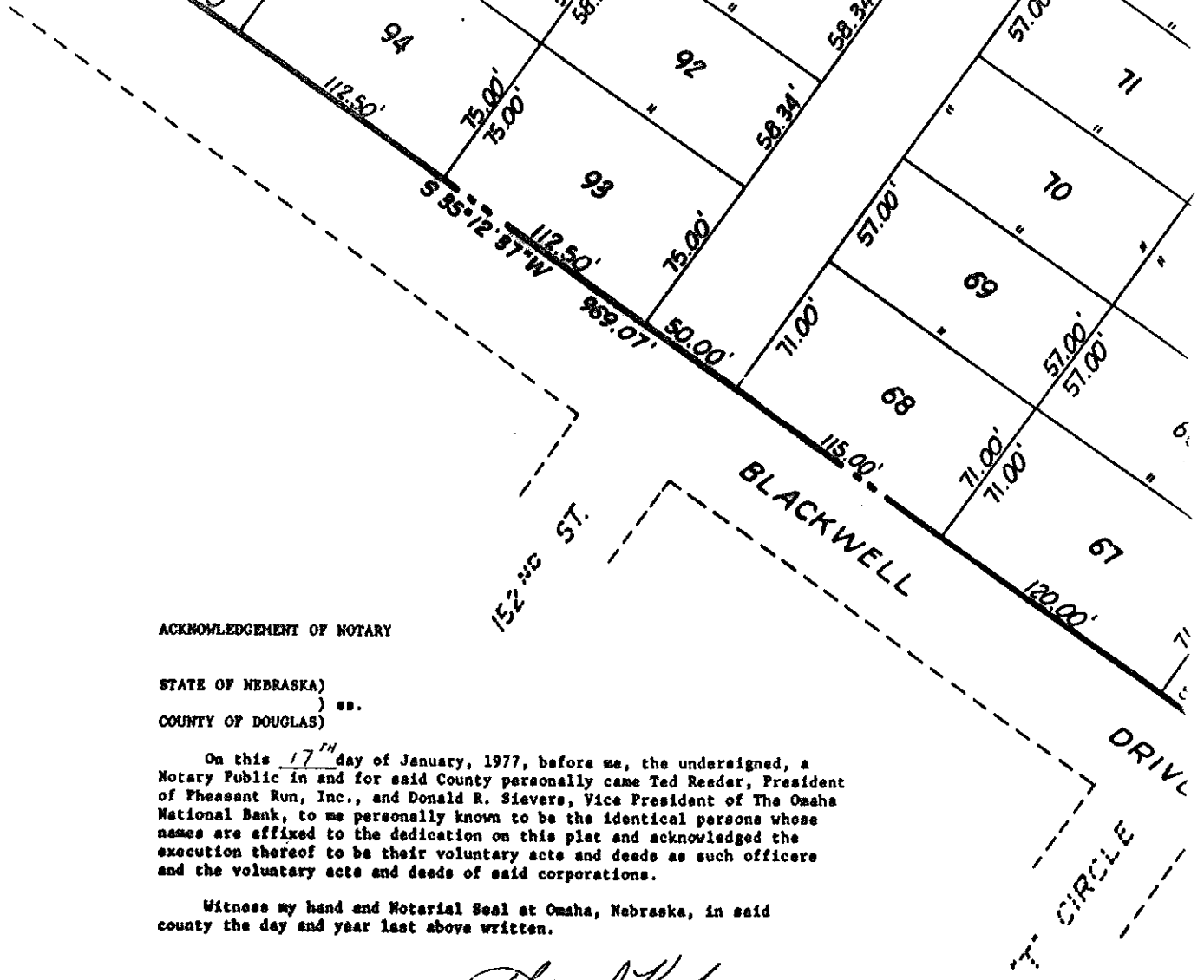
Don W. Elliott L.S. 205 Date 1-11-77



DEDICATION

Known by all represents we, Charles G. Smith & Nellie M. Smith, husband & wife, owners, and Pheasant Run, Inc., a Nebraska Corporation, & Omaha National Bank, Mortgagee, of the property described in the certification of survey and embraced within this plat hereby dedicate to the public for public use the streets and 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 do hereby grant the sewer and drainage easements to Sanitary and Improvement District No. 11 as shown on this plat we do further grant a perpetual easement to the Public Power District, and N.W. Bell Telephone Company, their successors and assigns to erect, operate, maintain, repair, and renew, poles, wires, crossarms, down poles anchors, cables, conduits and other related facilities, and to extend thereon their 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 and the use thereof, on, over through, under and across a five (5') foot wide strip of land adjoining all side boundary lot lines; and Eight (8') foot wide strip of land along 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, provided however, that said side lot easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within (60) months of the date hereof, or if any poles, wires, or conduits are erected but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement shall automatically terminate and henceforth such unused or abandoned easement ways, the term exterior lots is defined as those lots forming the outer perimeter of the above described plat. 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 wide 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 on the said easement ways, but the same may be used for gardens, shrubs, landscaping or other purposes that do not then or later interfere with the aforesaid use or the herein granted.

In Witness Whereof we set our names this 17th day of JAN, 1977. Charles G. Smith, Nellie M. Smith, Pheasant Run, Inc., Omaha National Bank



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA ) ss. COUNTY OF DOUGLAS)

On this 17th day of January, 1977, before me, the undersigned, a Notary Public in and for said County personally came Ted Reeder, President of Pheasant Run, Inc., and Donald R. Sievers, Vice President of The Omaha National Bank, 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 voluntary acts and deeds of said corporations.

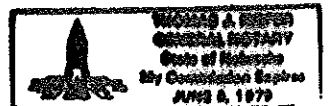
Witness my hand and Notarial Seal at Omaha, Nebraska, in said county the day and year last above written.

Notary Public signature

My Commission expires the 9th day of June, 1979.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA ) ss. COUNTY OF DOUGLAS)



On this 17th day of January, 1977, before me, the undersigned, a Notary Public in and for said County personally came Charles G. Smith, & Nellie M. Smith, husband and wife, 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.

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

Notary Public signature

My Commission expires the 9th day of June, 1979.

