

3301.1590 1/4 382

PIEDMONT REPLAT

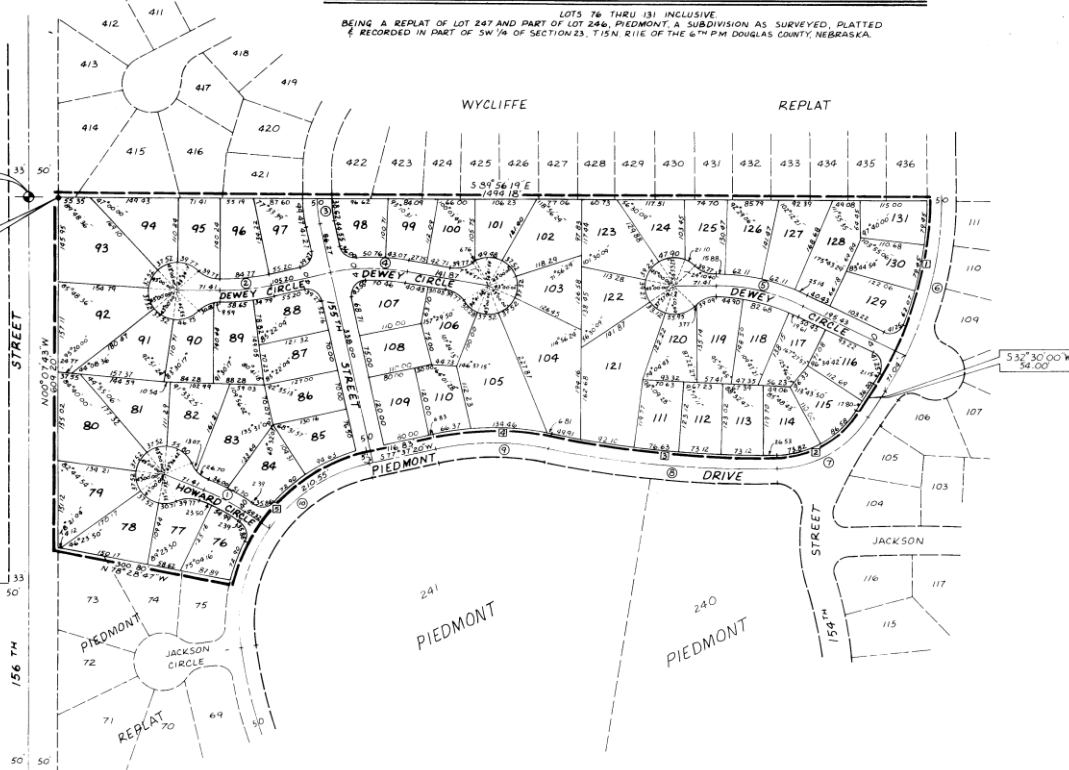
LOTS 76 THRU 131 INCLUSIVE
BEING A REPLAT OF LOT 247 AND PART OF LOT 246, PIEDMONT, A SUBDIVISION AS SURVEYED, PLATTED & RECORDED IN PART OF SW 1/4 OF SECTION 23, T15N, R16E OF THE 6TH PM DOUGLAS COUNTY, NEBRASKA.



W 1/4 CORNER OF SECTION 23, T15N, R16E OF THE 6TH PM DOUGLAS COUNTY, NEBRASKA

POINT OF BEGINNING

UNPLATTED



PLAT BOUNDARY CURVE DATA

- 1 ARC = 336.16
RAD = 503.79
LC = 331.51
LC BR = 516'16.50" W
- 2 ARC = 160.40
RAD = 167.10
LC = 164.31
LC BR = S 60°00'00" W
- 3 ARC = 391.41
RAD = 1529.07
LC = 390.35
LC BR = N 85°10'00" W
- 4 ARC = 107.64
RAD = 488.71
LC = 206.04
LC BR = S 09°53'40" W
- 5 ARC = 343.91
RAD = 305.99
LC = 326.10
LC BR = S 48°25'25" W

ε CURVE DATA

- ① Δ = 15°11'24"
R = 360.94
L = 83.09
T = 41.73
LC = 82.91
- ② Δ = 12°26'21"
R = 410.44
L = 80.11
T = 44.73
LC = 88.93
- ③ Δ = 12°26'21"
R = 202.87
L = 48.04
T = 22.11
LC = 43.96
- ④ Δ = 22°30'10"
R = 338.44
L = 132.83
T = 67.29
LC = 131.94
- ⑤ Δ = 25°51'37"
R = 346.10
L = 156.21
T = 79.46
LC = 154.89
- ⑥ Δ = 32°26'41"
R = 618.79
L = 350.33
T = 180.00
LC = 345.67
- ⑦ Δ = 24°49'34"
R = 192.10
L = 184.40
T = 100.00
LC = 177.40
- ⑧ Δ = 14°40'00"
R = 154.07
L = 387.81
T = 200.00
LC = 396.72
- ⑨ Δ = 24°32'40"
R = 454.71
L = 196.43
T = 100.00
LC = 195.43
- ⑩ Δ = 87°17'20"
R = 280.99
L = 428.08
T = 248.00
LC = 387.87

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
2. ALL EQUI-DISTANCE RADII ARE 50 UNLESS OTHERWISE DESIGNATED.
3. ALL STREET CENTERLINE INTERSECTIONS ARE RADIAL UNLESS OTHERWISE DESIGNATED.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE DESIGNATED.
5. FILLET CURVES AT STREET INTERSECTIONS ARE 25' RADII UNLESS OTHERWISE NOTED.
6. REVERSE CURVES AT THE THROAT OF THE CUL DE SACS HAVE 50' RADII UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein, and that monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted to insure that permanent monuments will be placed at all corners of all lots, streets, angle points, and ends of all curves; said subdivision to be known as PIEDMONT REPLAT (Lots 76 thru 131, inclusive), being a replat of Lot 247 and part of Lot 246, known as PIEDMONT REPLAT as surveyed, platted, and recorded in part of the Southeast 1/4 of Section 23, T 15 N, R 16 E of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said Lot 246; thence S 89° 56' 19" E (bearing based on the Piedmont final plat) for 1509.18 feet along the North line of Lots 246 and 247 to the Northeast corner of Lot 247; thence along a curve to the right (having a radius of 553.79 feet and long chord bearing S 16° 16' 50" W for 331.51 feet); an arc distance of 336.16 feet along the (easterly) line of said Lot 247; thence S 32° 30' 00" W for 54.00 feet along said (easterly) line; thence along a curve to the right (having a radius of 167.10 feet and a long chord bearing S 60° 00' 00" W for 164.31 feet); an arc distance of 160.40 feet along the (southeasterly) line of Lot 247; thence along a curve to the right (having a radius of 1529.07 feet and a long chord bearing N 85° 10' 00" W for 390.35 feet); an arc distance of 391.41 feet along the (southerly) line of Lot 247; thence along a curve to the left (having a radius of 488.71 feet and a long chord bearing S 09° 53' 40" W for 326.10 feet); an arc distance of 343.91 feet along the (southerly) line of said Lot 246; thence N 79° 28' 47" W for 300.80 feet to the west line of said Lot 246; thence N 0° 07' 43" W for 609.20 feet along said west line to the point of beginning.

12-1-77

Date

Gerald B. Rager, Jr.
Gerald B. Rager, Jr., Registered Land Surveyor No. 222

DEDICATION

Now ALL MEN BY THESE PRESENTS: That we, PIEDMONT, LIMITED (a Nebraska limited partnership), being the sole owner of the land described within the Surveyor's Certificate 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 hereinafter known as PIEDMONT REPLAT, and we do hereby ratify and approve the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets and circles, we do further grant a perpetual easement to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns to erect, operate, maintain, repair and remove poles, wires, crossarms, down guys and anchors, 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 for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under, and across a five (5) foot wide strip of land abutting all front and side lines and a sixteen (16) foot wide strip of land adjoining the rear boundary lines of all interior lots; the term "interior lots" is herein defined as those lots forming the outer perimeter of the above described addition; 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 easement is not occupied by utility facilities, and if the said easement vests, 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.

PIEDMONT, LIMITED (A Nebraska limited Partnership)

Frank R. Krejci
Frank R. Krejci, General Partner
George W. Vinticher
George W. Vinticher, General Partner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this _____ day of _____, 1977, before me, a notary public, duly commissioned and qualified, in and for said county, appeared FRANK R. KREJCI and GEORGE W. VINTICHER, who are personally known by me to be General Partners in Piedmont, Limited (a Nebraska limited Partnership), and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed, and the voluntary act and deed of said Partnership.

Witness: my hand and official seal the date last aforesaid.

My commission expires on _____

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 and embraced in this plat, as shown by the records of this office, this _____ day of _____, 1977.

Thomas R. Costanzo County Treasurer
Sam J. Howell Deputy County Treasurer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of PIEDMONT REPLAT on this 13 day of DECEMBER, 1977.

Jeffrey M. Bross
Jeffrey M. Bross, City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of PIEDMONT REPLAT was approved by the City Planning Board of the City of Omaha, this _____ day of _____, 1977.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of PIEDMONT REPLAT was approved and accepted by the City Council of Omaha on this 25th day of January, 1978.

Steve Rosenblatt Mayor
Mary Gallagher President

59 27 February 78 1:26 P.M. 1750

FINAL PLAT

James W. Johnson & Associates, Inc. Professional Engineers

PIEDMONT REPLAT

Designer: *J.W.J.*
Draftsman: _____
Revisions: _____
Job Number: 71-31
Date: 11-2-77
Sheet: _____ of _____