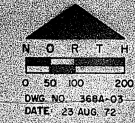
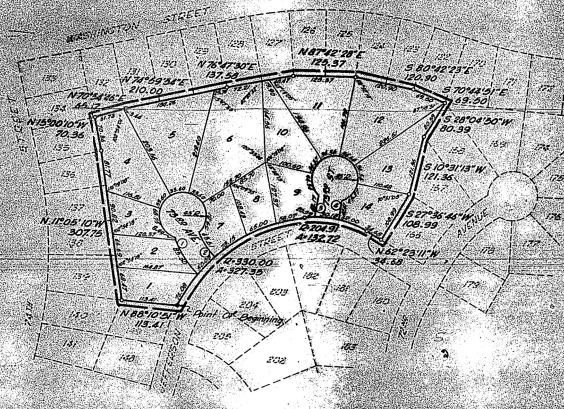


PONDEROSA REPLAT

A REPLAT OF LOTS 140 THRU 165 BOTH INCLUSIVE AND VACATED 73RD STREET AND 73RD AVENUE, ALL IN PONDEROSA (LOTS 140-244), A PLATTED AND RECORDED SUBDIVISION IN THE SEVENTH QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CURVE DATA					
NO.	DELTA	R	CHORD	ARC LENGTH	AREA
1	27°01'47"	46.86	189.00	29.3855	91.99
2	29°08'10"	35.33	145.00	27.5193	63.61
3	04°41'32"	24.30	580.00	9.8786	46.17
4	04°35'04"	21.22	520.00	10.6103	44.41

NOTARY CERTIFICATE
I, 9-11-72, find no regular or special taxes due or delinquent against the property described in the foregoing certificate and entered within this plat as shown by the records of this office.

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY APPROVE OF THIS PLAT OF PONDEROSA REPLAT (LOTS 140 THRU 165 INCLUSIVE) ON THIS 23 DAY OF August, A.D., 1972.

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF PONDEROSA REPLAT (LOTS 140 THRU 165 INCLUSIVE) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 4 DAY OF October, A.D., 1972.

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF PONDEROSA REPLAT (LOTS 140 THRU 165 INCLUSIVE) WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 10 DAY OF January, A.D. 1973.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA, ss.
COUNTY OF DOUGLAS, ss.
ON THIS 11 DAY OF August, A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERT P. ALLEN, PRESIDENT OF PONDEROSA DEVELOPMENT CO., PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA, ss.
COUNTY OF DOUGLAS, ss.
ON THIS 11 DAY OF August, A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Bert P. Allen OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 15 DAY OF August, 1973.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE ACCURATELY SURVEYED AND STAKED THE SUBDIVISION DESCRIBED HEREIN WITH 1/4" X 1/4" PIPE ALL CORNERS OF ALL LOTS, AVENUES, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS PONDEROSA REPLAT (LOTS 1 THRU 140 BOTH INCLUSIVE) AND IS A REPLAT OF LOTS 140 THRU 165 BOTH INCLUSIVE AND VACATED 73RD STREET AND 73RD AVENUE, ALL IN PONDEROSA (LOTS 140 - 244), A PLATTED AND RECORDED SUBDIVISION IN THE SEVENTH QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF LOT 140, PONDEROSA, THENCE NORTH 0°10'51" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 140 A DISTANCE OF 111.41 FEET; THENCE NORTH 11°06'10" WEST A DISTANCE OF 307.75 FEET; THENCE NORTH 35°00'50" WEST A DISTANCE OF 70.36 FEET; THENCE NORTH 30°54'46" EAST A DISTANCE OF 65.17 FEET; THENCE NORTH 14°59'54" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 70°47'30" EAST A DISTANCE OF 137.68 FEET; THENCE NORTH 07°52'02" EAST A DISTANCE OF 125.57 FEET; THENCE SOUTH 80°42'22" EAST A DISTANCE OF 120.50 FEET; THENCE SOUTH 10°44'51" EAST A DISTANCE OF 69.50 FEET; THENCE SOUTH 80°41'50" WEST A DISTANCE OF 80.30 FEET; THENCE SOUTH 10°31'13" WEST A DISTANCE OF 121.35 FEET; THENCE SOUTH 27°34'56" WEST A DISTANCE OF 108.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF JEFFERSON STREET; THENCE NORTH 62°23'11" WEST A DISTANCE OF 34.68 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A 204.97 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 132.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ON A 310.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 327.55 FEET TO THE POINT OF BEGINNING.

DATE: Sept. 20, 1972

E. J. Schemmer
LAND SURVEYOR
L.S. 134



DEDICATION AND RATIFICATION OF REPLAT

KNOW ALL MEN BY THESE PRESENTS THAT PONDEROSA DEVELOPMENT CO., A NEBRASKA CORPORATION, BERT P. ALLEN, PRESIDENT, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS PONDEROSA REPLAT, LOTS 1-14, BOTH INCLUSIVE, THE LOTS NUMBERED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE OF THE DEDICATION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY INDICATE WITH THE CONSENT OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, MORTGAGEE, TO THE PUBLIC FOR PUBLIC USE, THE STREETS AND THE SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREIN. WE DO FURTHER GRANT A PERPETUAL LICENSE IN FAVOR OF AND UNTO THE OMAHA PUBLIC POWER DISTRICT AND THE NORTHEASTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW POLES WITHIN THE NECESSARY SPACES, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF THE ELECTRIC CURRENT FOR LIGHTS, HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE OPEN, UPON OR UNDER A FIVE FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS (THESE EASEMENTS APPLY ONLY TO LAND WITHIN SAID ADDITION); SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT FOR ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID ADDITION, PROVIDED HOWEVER THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITIES COMPANIES FAIL TO CONSTRUCT POLES AND WIRES ALONG ANY OF SAID SIDE LOT LINES WITHIN 36 MONTHS OF THE DATE HEREOF OR IF ANY POLE OR WIRES ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY DAYS AFTER THEIR REMOVAL THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNOCCUPIED OR ABANDONED EASEMENT WAYS. THE ABOVE FOREGOING SUBDIVISION LOCATED IN A PART OF THE SEVENTH QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 11 DAY OF August, A.D., 1972.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF OMAHA (A NEBRASKA CORPORATION)
NOTICE:

BY: Bert P. Allen PRESIDENT
ATTEST: E. J. Schemmer SECRETARY

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS ENGINEERS PLANNERS
OMAHA, NEBRASKA DAVENPORT, IOWA

30 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE OFFICE OF THE CLERK OF DOUGLAS COUNTY, NEBRASKA
16 Jan 23 1973 73 3357