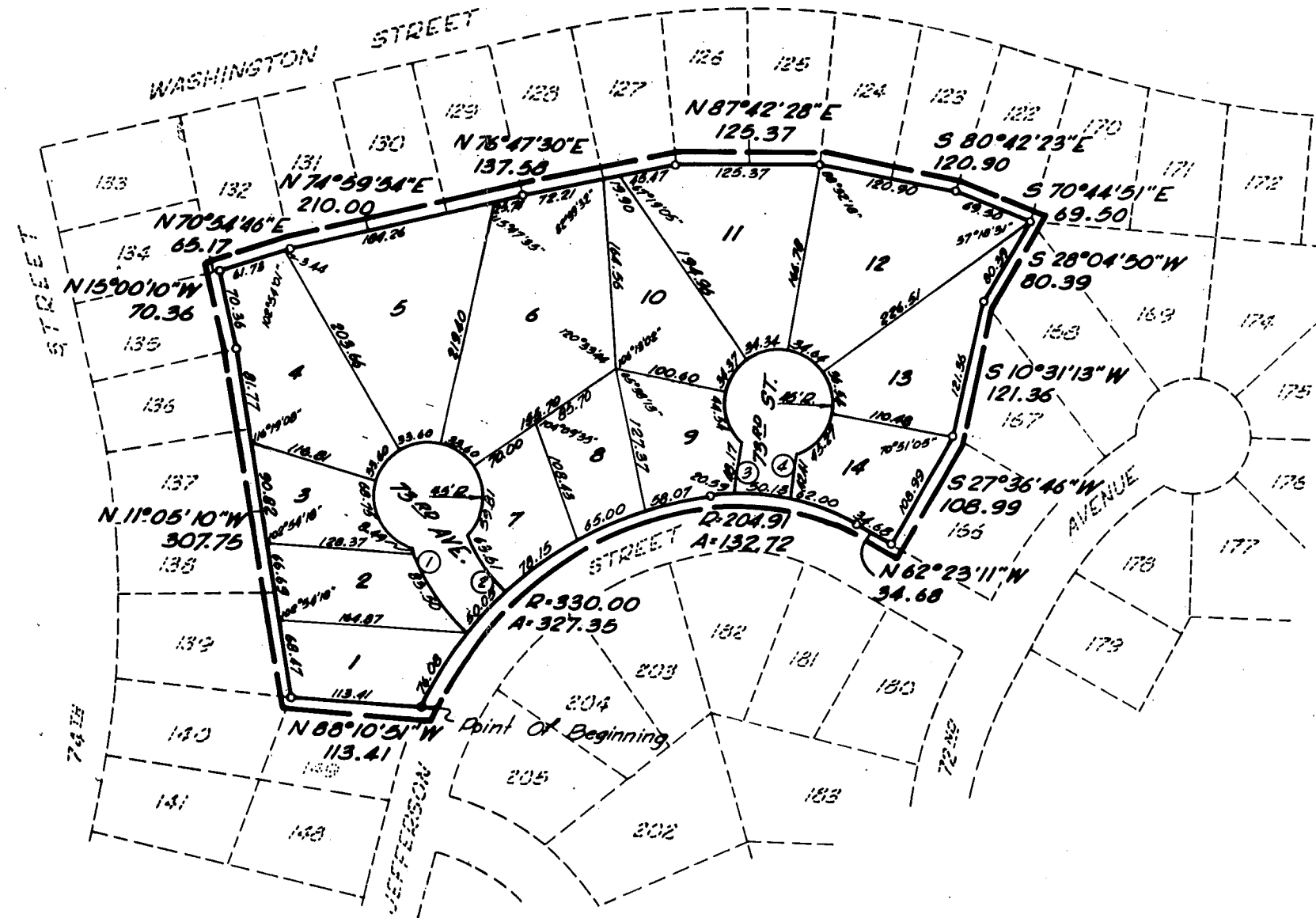


# *PONDEROSA REPLAT*

BOOK 1471 PAGE 455

PLAT # 61

A REPLAT. OF LOTS 150 THRU 165 BOTH INCLUSIVE AND VACATED 73RD STREET AND 73RD AVENUE, ALL IN PONDEROSA (LOTS 140 - 244), A PLATTED AND RECORDED SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



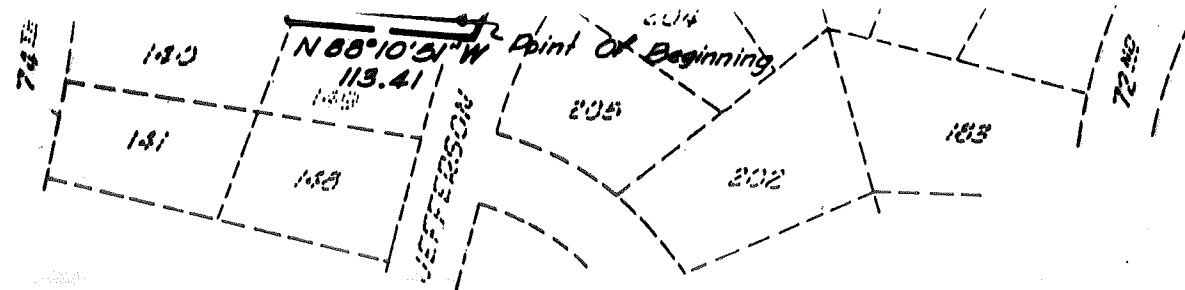
NO.	DELTA
1	27°01'41"
2	25°08'10"
3	04°45'32"
4	04°35'04"

WIS CERTIFICATE:

STATE OF TEXAS, COUNTY OF DALLAS, ss. I, \_\_\_\_\_, Notary Public in and for said State, do hereby certify that I find no regular or special taxes due or delinquent against the property described

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS



3	04° 45' 32"	24.10	580.00	9.87860	48.17
4	04° 35' 04"	21.22	530.00	10.81053	42.41

# NOTARY PUBLIC'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE REPLAT OF PONDEROSA REPLAT (LOTS 1 THRU 14 INCLUSIVE) CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

9-11-72

COUNTY TREASURER

## APPROVAL OF OMAHA CITY ENGINEER:

I HEREBY APPROVE OF THIS PLAT OF PONDEROSA REPLAT (LOTS 1 THRU 14 INCLUSIVE) ON THIS 29<sup>th</sup> DAY OF Sept. A.D., 1972.

CITY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD:

THIS PLAT OF PONDEROSA REPLAT (LOTS 1 THRU 14 INCLUSIVE) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 4<sup>th</sup> DAY OF OCTOBER A.D., 1972.

CHAIRMAN, OMAHA CITY PLANNING BOARD

## APPROVAL OF OMAHA CITY COUNCIL:

THIS PLAT OF PONDEROSA REPLAT (LOTS 1 THRU 14 INCLUSIVE) WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 7<sup>th</sup> DAY OF November A.D., 1972.

MAYOR  
PRESIDENT OF COUNCIL  
CLERK

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 11<sup>th</sup> DAY OF September A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERT P. ALLEN, PRESIDENT OF PONDEROSA REPLAT 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1<sup>st</sup> DAY OF August, 1973.

## ACKNOWLEDGEMENT OF NOTARY

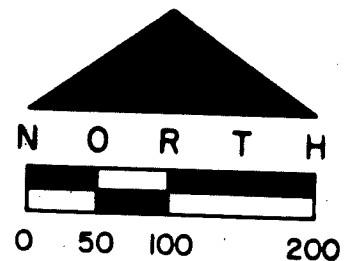
STATE OF Nebraska }  
COUNTY OF Douglas } SS

ON THIS 11<sup>th</sup> DAY OF September A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Robert P. Root, PRESIDENT 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1<sup>st</sup> DAY OF August, 1973.



DWG. NO. 368A-03  
DATE: 23 AUG. 72

CURVE DATA

NO.	DELTA	T	R	D	L
1	27°01'41"	46.86	195.00	29.38255	91.99
2	25°08'10"	32.33	145.00	39.51453	63.61
3	04°45'32"	24.10	580.00	9.87860	48.17
4	04°35'04"	21.22	530.00	10.81053	42.41

NOTARY

ASKA }  
GLAS } SS

DAY OF Sept. 20, A.D., 19 72, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED  
IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERT P. ALLEN, PRESIDENT OF PONDEROSA DEVELOPMENT  
Y KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION

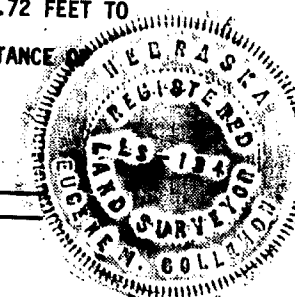
I HEREBY CERTIFY THAT WE HAVE ACCURATELY SURVEYED AND STAKED THE SUBDIVISION DESCRIBED HEREIN WITH IRON PIPE  
ALL CORNERS OF ALL LOTS, AVENUES, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS  
PONDEROSA REPLAT (LOTS 1 THRU 14 BOTH INCLUSIVE) AND IS A REPLAT OF LOTS 150 THRU 165 BOTH INCLUSIVE AND VACATED  
73RD STREET AND 73RD AVENUE, ALL IN PONDEROSA (LOTS 140 - 244), A PLATTED AND RECORDED SUBDIVISION IN THE  
SOUTHEAST 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 149, PONDEROSA; THENCE NORTH 89°10'51" WEST (ASSUMED BEARING)  
ALONG THE NORTH LINE OF SAID LOT 149 A DISTANCE OF 113.41 FEET; THENCE NORTH 11°05'10" WEST A DISTANCE OF 307.75  
FEET; THENCE NORTH 15°00'10" WEST A DISTANCE OF 70.36 FEET; THENCE NORTH 70°54'46" EAST A DISTANCE OF 65.17 FEET;  
THENCE NORTH 74°59'54" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 76°47'30" EAST A DISTANCE OF 137.58 FEET;  
THENCE NORTH 87°42'28" EAST A DISTANCE OF 125.37 FEET; THENCE SOUTH 80°42'23" EAST A DISTANCE OF 120.90 FEET;  
THENCE SOUTH 70°44'51" EAST A DISTANCE OF 69.50 FEET; THENCE SOUTH 28°04'50" WEST A DISTANCE OF 80.39 FEET;  
THENCE SOUTH 10°31'13" WEST A DISTANCE OF 121.36 FEET; THENCE SOUTH 27°36'46" 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 204.91 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 132.72 FEET TO  
A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ON A 330.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE  
327.35 FEET TO THE POINT OF BEGINNING.

DATE: Sept. 20, 1972

E. J. Guller  
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 DISPOSITION OF OUR  
PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE 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 GRANTED TO THE OMAHA PUBLIC POWER  
DISTRICT AND THE NORTHWESTERN BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS TO ERECT AND OPERATE, MAINTAIN,  
REPAIR AND RENEW POLES WITHIN THE NECESSARY SPOTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER  
INSTRUMENTALITIES AND TO EXTEND THERON WIRES FOR THE CARRYING AND TRANSMISSION OF THE ELECTRIC CURRENT FOR LIGHTS,  
HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE OVER, 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 COMPANYS 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 SIDELINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED  
OR ABANDONED EASEMENT WAYS. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN A PART OF THE SOUTHEAST 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

EDGEMENT OF NOTARY

OF NEBRASKA }  
OF DOUGLAS } SS  
11<sup>th</sup> DAY OF September A.D., 19 72, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED  
LIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERT P. ALLEN, PRESIDENT OF PONDEROSA DEVELOPMENT  
PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION  
AT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT  
D AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

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

MISSION EXPIRES ON THE 1<sup>st</sup> DAY OF August, 19 73.  
NOTARY PUBLIC

EDGEMENT OF NOTARY

OF Nebraska }  
OF Douglas } SS  
11<sup>th</sup> DAY OF September A.D., 19 72, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND  
TED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Robert P. Root & Co.  
ST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO BE TO BE THE  
AL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AND HE ACKNOWLEDGED THAT HE  
ED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY  
D DEED OF SAID CORPORATION.

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

MISSION EXPIRES ON THE 1<sup>st</sup> DAY OF August, 19 73.  
NOTARY PUBLIC

REPAIR AND RENEW POLES WITHIN THE NECESSARY SPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER  
INSTRUMENTALITIES AND TO EXTEND THERON WIRES FOR THE CARRYING AND TRANSMISSION OF THE ELECTRIC CURRENT FOR LIGHTS,  
HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE OVER, UPON OR UNDER A FIVE FOOT STRIP OF  
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SAID UTILITIES COMPANYS FAIL TO CONSTRUCT POLES AND WIRES ALONG ANY OF SAID SIDE LOT LINES WITHIN 36 MONTHS OF THE  
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OR ABANDONED EASEMENT WAYS. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN A PART OF THE SOUTHEAST 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.

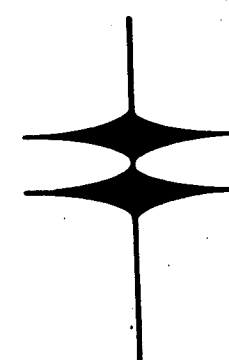
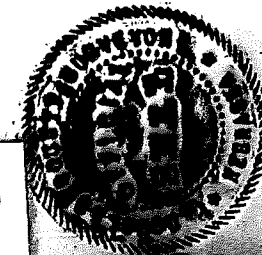
IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 11 DAY OF September A.D., 19 72.

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

BY: Robert P. Root  
ATTEST: Robert P. Root

PONDEROSA DEVELOPMENT CO.

BY: Bert P. Allen, PRESIDENT  
ATTEST: Robert H. Root, SECRETARY



GOLLEHON, SCHEMMER & ASSOCIATES, INC.

ARCHITECTS — ENGINEERS — PLANNERS  
OMAHA, NEBRASKA DAVENPORT, IOWA

30 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
10 DAY OF January 19 74 AT 3:00 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 10.50