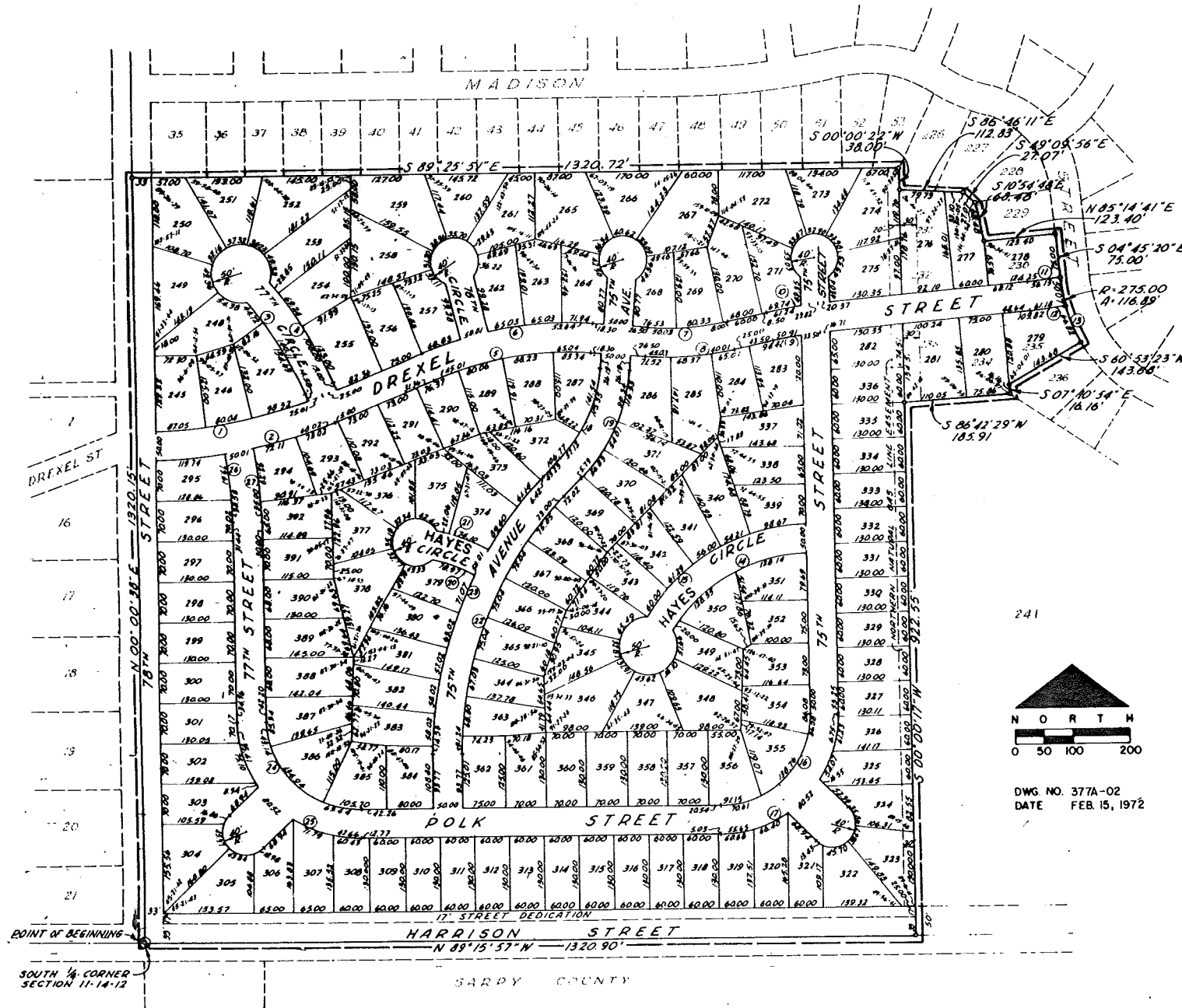


PONDEROSA

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

(LOTS 245 THRU 392 BOTH INCLUSIVE)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS PONDEROSA, LOTS 245 THRU 392 BOTH INCLUSIVE AND IS A REPLAT OF VACATED PONDEROSA, LOTS 230 THRU 238 BOTH INCLUSIVE AND VACATED DREXEL CIRCLE ADJACENT THERETO TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF 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 SOUTH QUARTER CORNER OF SAID SECTION 11, THENCE NORTH 00°00'30" EAST (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 AND THE CENTERLINE OF 78TH STREET A DISTANCE OF 1320.15 FEET; THENCE SOUTH 89°25'51" EAST ALONG THE PERIMETER OF PONDEROSA LOTS 35 THRU 53 BOTH INCLUSIVE AND LOTS 226 THRU 229 BOTH INCLUSIVE, LOT 236 AND 241, A DISTANCE OF 1329.72 FEET TO THE SOUTHEAST CORNER OF LOT 53; THENCE SOUTH 00°00'22" WEST ALONG THE WEST LINE OF LOT 226 A DISTANCE OF 30.00 FEET; THENCE SOUTH 86°46'11" EAST ALONG THE REAR LINE OF LOTS 226 AND 227 A DISTANCE OF 112.83 FEET; THENCE SOUTH 49°09'56" EAST ALONG THE REAR LINE OF LOT 229 A DISTANCE OF 27.07 FEET; THENCE SOUTH 10°54'48" EAST ALONG THE REAR LINE OF LOT 229 A DISTANCE OF 68.48 FEET; THENCE NORTH 85°14'41" EAST ALONG THE SOUTH LINE OF LOT 229 A DISTANCE OF 123.40 FEET; THENCE SOUTH 04°45'20" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MADISON STREET A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 116.89 FEET; THENCE SOUTH 07°10'54" EAST ALONG THE LINE OF LOT 236 A DISTANCE OF 16.16 FEET; THENCE SOUTH 86°42'29" WEST A DISTANCE OF 185.91 FEET; THENCE SOUTH 60°53'23" WEST ALONG THE NORTHERLY LINE OF LOT 236 A DISTANCE OF 143.68 FEET; THENCE SOUTH 07°10'54" EAST ALONG THE REAR LINE OF LOT 236 A DISTANCE OF 16.16 FEET; THENCE SOUTH 86°42'29" WEST A DISTANCE OF 185.91 FEET; THENCE SOUTH 60°53'23" WEST ALONG THE WEST LINE OF LOT 241 A DISTANCE OF 922.55 FEET TO A POINT ON THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°15'57" WEST ALONG SAID SECTION LINE AND THE HARRISON STREET A DISTANCE OF 1320.90 FEET TO THE POINT OF BEGINNING.

DATE: 23 FEBRUARY 1972

C. J. Hays
LAND SURVEYOR

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, LOTS 245-392, 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 SUPPORTS, 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 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 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 HEREFTER 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 THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER 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 HERETO SET OUR HANDS THIS 23RD DAY OF FEBRUARY A.D., 1972.

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

PONDEROSA DEVELOPMENT CO.

BY: W.G. SO

BY: B. P. Allen
BERT P. ALLEN, PRESIDENT

ATTEST: B. P. Allen

ATTEST: B. P. Allen
BERT P. ALLEN, SECRETARY

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA } S.S.
COUNTY OF DOUGLAS }
ON THIS 23RD DAY OF FEBRUARY A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME W. A. ENHOLM, VICE 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 AFORESAID.

MY COMMISSION EXPIRES ON THE 1ST DAY OF AUGUST, 1973.

ACKNOWLEDGEMENT OF NOTARY:

THIS PLAT OF PONDEROSA - LOTS 245-392, BOTH INCLUSIVE, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 16TH DAY OF MAY A.D., 1972.

ATTEST: [Signature]
CITY CLERK

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF PONDEROSA LOTS 245-392, BOTH INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 29TH DAY OF MARCH A.D., 1972.

CURVE DATA					
NO.	DELTA	T	R	D	L
1	22°18'19"	147.07	746.00	7.68042	290.42
2	22°18'19"	156.93	796.00	7.19798	309.82
3	16°40'37"	93.07	635.00	9.02296	184.83
4	16°49'11"	101.27	685.00	8.36436	201.09
5	27°44'06"	141.95	575.00	9.96448	278.34
6	27°44'06"	154.30	625.00	9.16732	302.54
7	17°14'02"	69.71	460.00	12.45560	138.36
8	17°14'02"	77.28	510.00	11.23447	153.40
9	07°36'58"	42.27	635.00	9.02296	84.41
10	07°36'58"	45.59	685.00	8.36436	91.06
11	05°47'39"	28.09	555.00	10.32357	56.13
12	05°47'39"	30.62	605.00	9.47039	61.18
13	24°21'15"	59.34	275.00	20.83481	116.89
14	57°02'51"	150.92	277.69	20.63270	276.49
15	57°43'45"	180.63	327.69	17.48454	330.17
16	90°43'46"	156.99	155.00	36.96502	245.45
17	90°43'46"	207.63	205.00	27.94916	324.62