1458 595

REPLAT OF PT. OF LOT 526 & PT. OF LOT 527
ROANOKE ESTATES

PART OF LOT 527 & THE WEST 16.58 FEET OF LOT 526, ROANOKE ESTATES, AN ADDITION IN THE NW¼ OF SEC. 5, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat, that the dimensions have been computed for all lots and streets in the Replat of part of Lot 526 and part of Lot 527, Roanoke Estates, (Lots 1 thru 46 inclusive) an addition in part of the Northwest 1/4 of Section 5, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Fort Street and the Easterly right-of-way line of 118th Street; thence N90° 00'00"E, (assumed bearing) along the South right-of-way line of Fort Street, a distance of 1413.02 feet; thence S00°00'00"E, a distance of 120.00 feet, to a point on the Northerly right-of-way line of Camden Avenue; thence along said Northerly right-of-way line of Camden Avenue, on the following described courses: thence N90°00'00"W, a distance of 16.58 feet; thence Southwesterly, on a curve to the left with a radius of 900.82 feet, a distance of 728.86 feet; thence S43° 38'30"W, a distance of 804.90 feet, to the point of intersection of said Northerly right-of-way line of Camden Avenue and said Easterly right-of-way line of 118th Street; thence Northerly, along said Easterly right-of-way line of 118th Street, on a curve to the right with a radius of 667.48 feet, a distance of 515.03 feet, said curve having a long chord which bears N22°06'20"W, a distance of 502.37 feet; thence N00°00'00"E, along said Easterly right-of-way line of 118th Street, a distance of 516.16 feet to the Point of Beginning.

Don W. Elliott 5-8-72
Don W. Elliott

DEDICATION

Know all men by these presents that we, Dial Construction Company, Incorporated, owners of the property described in the certification of survey 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 hereafter known as Replat of Part of Lot 526 and Part of Lot 527, Roanoke Estates, and, we 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 easements as shown on this plat. 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, operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and to extend thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service over, upon or under a five (5) foot strip of land adjoining the rear and side boundary lines of Lots 1 thru 46, inclusive, in the Replat of Part of Lot 526 and Part of Lot 527, Roanoke Estates.

In witness whereof we do set our names this 8th day of May, 1972.

Duell J. Karnes, President — Donald F. Day, Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 8th day of May, 1972, before me the undersigned, a Notary Public in and for said County, personally came Duell J. Karnes and Donald F. Day, 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.

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

Louise D. Lytle
Notary Public

My Commission expires the 11th day of April, 1974.

SURVEYOR'S CERTIFICATE

I hereby certify to certify that I find no regular or special taxes due or delinquent against property described in the surveyor's certificate and embraced in this plat as by the records of this office.

County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this Replat of Part of Lot 526 and Part of Lot 527, Roanoke Estates (Lots 1 thru 46 inclusive) this 10 day of MAY, 1972.

Donald B. Wilson
ACTING City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

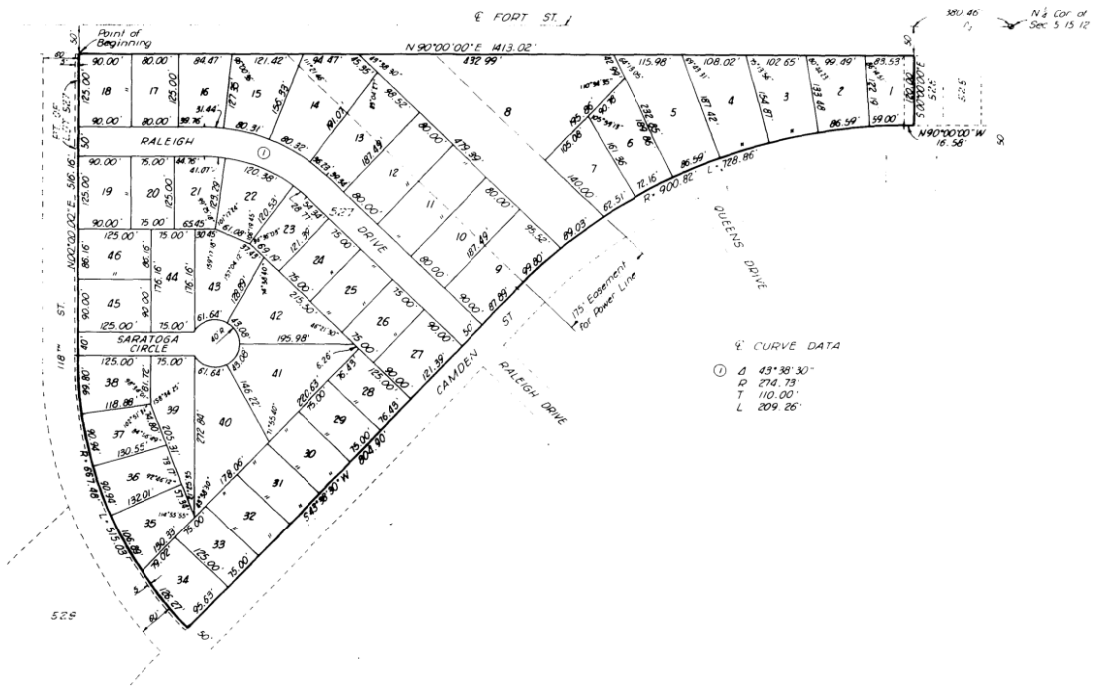
This Replat of Part of Lot 526 and Part of Lot 527, Roanoke Estates, (Lots 1 thru 46 inclusive) was approved by the City Council of Omaha on this 23rd day of May, 1972.

City Clerk — President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This Replat of Part of Lot 526 and Part of Lot 527, Roanoke Estates, (Lots 1 thru 46 inclusive) was approved by the City Planning Board on this 17th day of April, 1972.

Chairman of City Planning Board



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
30 DAY OF June 1972 AT 10:37 A.M. C. MARGUERITE OTTEN REGISTER OF DEEDS

22

ELLIOTT & BLACK
SUITE 100 6810 WEST CENTER ROAD OMAHA, NEBRASKA 68124 (402) 393-7333

REPLAT OF PT. OF LOT 526 & PT. OF LOT 527 ROANOKE ESTATES

FINAL PLAT

SCALE 1"=100'
DATE 5-5-72
DESIGNED H.R.H.
PROJECT NO. 7144
SHEET 1 OF 1