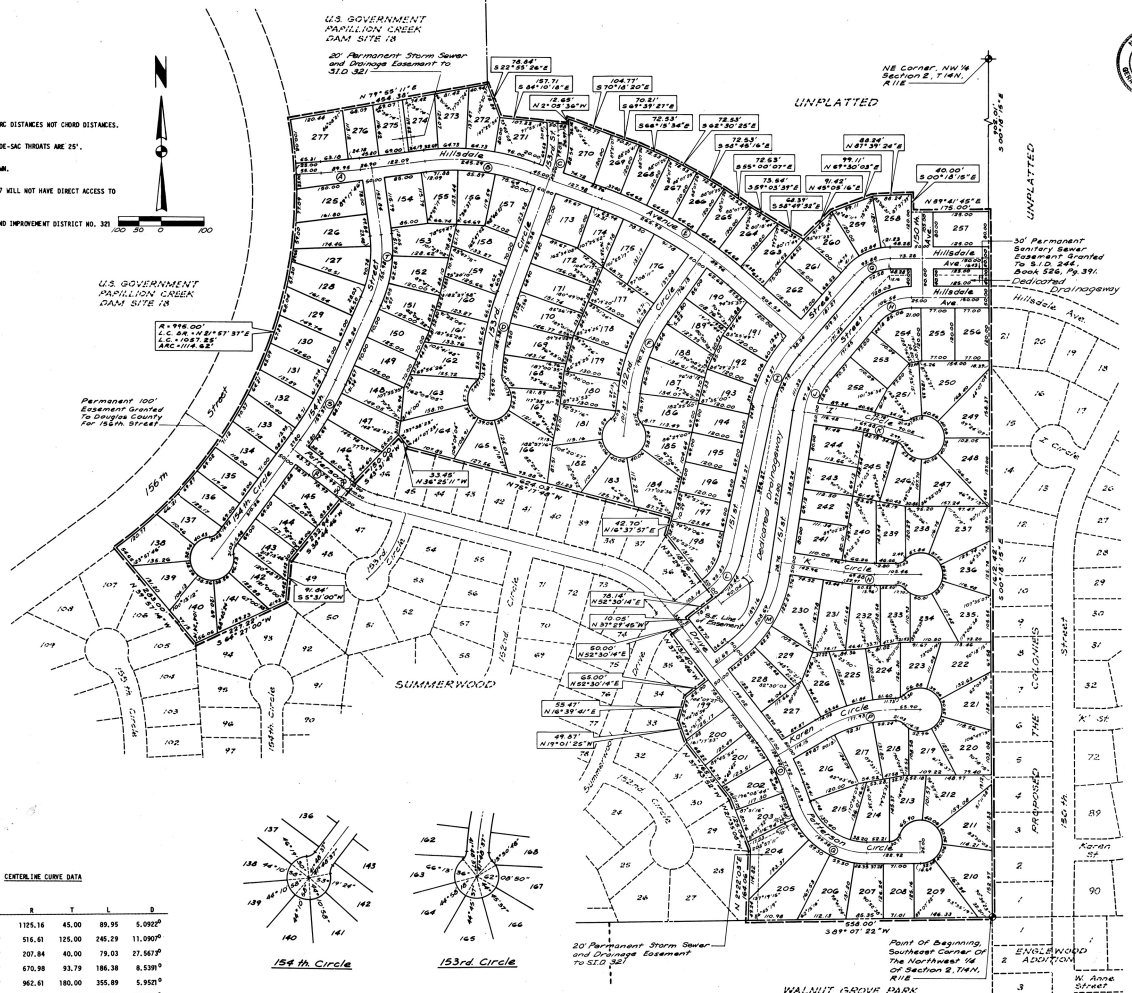
BOOK 1756 PAGE 517

SUMMERWOOD

LOTS 125 - 277, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ALL ARC DISTANCES NOT CHORD DISTANCES.
2. ALL CUL-DE-SAC RADII ARE 50'. ALL CUL-DE-SAC THROATS ARE 25'.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.
4. LOTS 125 thru 138, inclusive and Lot 277 WILL NOT HAVE DIRECT ACCESS TO 156th STREET
5. ALL EASEMENTS ARE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 321 UNLESS OTHERWISE SHOWN.



CENTERLINE CURVE DATA

Curve	Δ	R	T	L	D
A	4° 34' 50"	1125.16	45.00	89.95	5.0922°
B	27° 12' 15"	516.61	125.00	245.29	11.0900°
C	21° 47' 16"	207.84	40.00	79.03	27.5673°
D	15° 54' 53"	670.98	93.79	186.38	8.5391°
E	21° 10' 59"	962.61	180.00	355.89	5.9521°
F	28° 23' 53"	383.77	97.10	190.21	14.9297°
G	48° 49' 06"	110.18	50.00	93.88	52.0020°
H	49° 14' 46"	123.96	56.81	106.54	46.2212°
I	28° 43' 49"	297.70	76.24	149.27	19.2461°
J	31° 52' 55"	175.05	50.00	97.41	32.7311°
K	8° 10' 06"	490.18	35.00	69.88	11.6882°
L	40° 21' 23"	136.06	50.00	95.83	42.1107°
M	44° 45' 49"	267.12	110.00	208.69	21.4495°
N	8° 17' 03"	483.30	35.00	69.88	11.8551°
O	18° 03' 22"	409.10	65.00	128.92	14.0052°
P	30° 21' 12"	335.86	91.10	177.93	17.0594°
Q	70° 33' 36"	161.90	114.55	199.38	35.3896°
R	2° 25' 09"	1894.51	40.00	79.99	3.0243°
S	12° 27' 16"	733.18	80.00	159.37	7.8147°
T	31° 22' 56"	284.78	80.00	155.98	20.1193°

Cul-de-Sac Details

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that temporary monuments have been placed at all angle points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure 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 SUMMERWOOD, (Lots 125 thru 277, inclusive) being a platting of that part of the Northwest 1/4 of Section 2, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of the Northwest 1/4 of said Section 2; thence S 89° 07' 22" W (bearings based on the Summerwood (Lots 1 thru 124, inclusive) recorded plat) for 658.00 feet along the South line of the Northwest 1/4 of said Section 2; thence N 29° 22' 03" E for 164.06 feet along the Easterly line of Lot 28; thence N 21° 35' 08" W for 125.04 feet along the easterly line of Lot 29; thence N 37° 43' 52" W for 165.13 feet along the Easterly line of Lots 30 and 31; thence N 19° 01' 25" W for 49.83 feet along the Easterly line of Lot 33; thence N 16° 39' 41" E for 85.47 feet along the Easterly line of Lot 34; thence N 62° 30' 14" E for 65.00 feet along the Easterly line of Lot 35; thence N 39° 48' 46" W for 131.40 feet along the Northerly line of Lot 35; thence N 62° 30' 14" E for 50.00 feet to the Northerly right-of-way line of Patterson Drive; thence N 39° 29' 45" W for 10.05 feet to the Easterly right-of-way line of 151st Street; thence N 62° 30' 14" E for 78.14 feet along the Easterly right-of-way line of 151st Street; thence N 37° 29' 46" W for 181.16 feet along the Northerly line of Lot 36; thence N 16° 37' 57" E for 42.70 feet along the Northerly line of Lot 37; thence N 73° 17' 48" W for 624.03 feet along the Northerly line of Lots 37 thru 45, inclusive; thence N 39° 25' 11" W for 33.45 feet along the Northerly line of Lot 46; thence S 43° 31' 49" W for 150.00 feet along the Westerly line of Lot 46; thence S 39° 44' 48" W for 232.94 feet along the Westerly line of Lots 47 and 48; thence S 59° 31' 00" W for 91.84 feet along the Westerly line of Lot 49; thence S 69° 21' 00" W for 227.22 feet along the Northwesterly line of Lots 93 and 94; thence N 39° 57' 14" W for 283.00 feet along the Northeasterly line of Lots 105, 106 and 107; thence along a curve to the left (having a radius of 995.00 feet and a long chord bearing N 21° 57' 37" E for 1057.25 feet) for an arc distance of 1116.62 feet along the Easterly right-of-way line of relocated 156th Street; thence S 89° 55' 11" E for 404.38 feet; thence S 22° 55' 26" E for 78.84 feet; thence S 84° 10' 18" E for 157.71 feet; thence N 29° 05' 34" W for 12.65 feet; thence S 70° 18' 20" E for 104.77 feet; thence S 69° 39' 27" E for 70.21 feet; thence S 64° 15' 34" E for 72.53 feet; thence S 62° 30' 25" E for 72.53 feet; thence S 58° 45' 16" E for 72.53 feet; thence S 58° 00' 07" E for 72.63 feet; thence S 59° 03' 39" E for 73.54 feet; thence S 58° 49' 32" E for 68.39 feet; thence N 69° 05' 16" E for 91.42 feet; thence N 69° 30' 03" E for 99.11 feet; thence N 69° 39'24" E for 88.24 feet; thence S 00° 18' 15" E for 40.00 feet; thence N 89° 41' 45" E for 175.00 feet to the East line of the Northwest 1/4 of said Section 2; thence S 00° 18' 15" E for 1612.42 feet along said East line to the Point of Beginning. Contains 45.515 acres.

12-26-84
Date

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, SUMMERWOOD JOINT VENTURE (a Joint Venture organized under the Nebraska Uniform Partnership Act), Allen Young Land Co., (a Nebraska Corporation) and Nebraska Investment Services, Inc., (a Nebraska Corporation) OWNERS, and GROVE E. NELSON and LUREE E. NELSON (husband and wife), WILLIAM A. NELSON and NORMA J. NELSON (husband and wife), ROBERT H. BARTELS and VEDRA M. BARTELS (husband and wife), DENNIS KARLOFF and JOAN KARLOFF (husband and wife), DALE PLUMBECK and JUDITH F. PLUMBECK (husband and wife), and LARRY A. BOTT and JANICE L. BOTT (husband and wife), MORTGAGEES, of the following described real estate, to-wit: Said owners and mortgage holders 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 such, said subdivision to be hereafter known as SUMMERWOOD, and we do hereby certify 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 drainage ways, and grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and any company which has been granted a franchise to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys 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 including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. 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 (16') foot easement is not occupied by utility facilities, and if approved by the Owner. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the said easement ways, 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.

SUMMERWOOD (A Joint Venture Organized unter the Laws of the Nebraska Uniform Partnership Act)

John C. Allen, President, Allen Young Land Co., (a Nebraska Corporation); Joint Venture General Partner

Vice President, Nebraska Investment Services Inc. (a Nebraska Corporation)

GROVE E. NELSON — WILLIAM A. NELSON — ROBERT H. BARTELS

LUREE E. NELSON — NORMA J. NELSON — VEDRA M. BARTELS

DALE PLUMBECK — LARRY A. BOTT

JOAN KARLOFF — JUDITH L. PLUMBECK — JANICE L. BOTT

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
County of Douglas) SS

On this 24 day of December, 1984, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John C. Allen, who is personally known to me to be the President of Allen Young Land Co., (a Nebraska Corporation) a Partner of SUMMERWOOD JOINT VENTURE (a Joint Venture organized under the laws of the Nebraska Uniform Partnership Act) and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said Joint Venture.
Witness my hand and official seal the date last aforesaid.

Notary Public

State of Nebraska)
County of Douglas) SS

On this 4th day of December, 1984, before me, a notary public, duly commissioned and qualified for said County, appeared GROVE E. NELSON and LUREE E. NELSON (husband and wife); WILLIAM A. NELSON and NORMA J. NELSON (husband and wife); ROBERT H. BARTELS and VEDRA M. BARTELS (husband and wife); DENNIS KARLOFF and JOAN KARLOFF (husband and wife); DALE PLUMBECK and JUDITH F. PLUMBECK (husband and wife); and LARRY A. BOTT and JANICE L. BOTT (husband and wife), personally known to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.
Witness my hand and official seal the date last aforesaid.

LINDA J. HAINES
GENERAL NOTARY State of Nebr.
My Comm. Exp. Oct. 6, 1986

Notary Public

State of Nebraska)
County of Douglas) SS

On this 24th day of December, 1984, A.D., before me, a notary public, duly commissioned and qualified for said County, appeared Nebraska Investment Services, Inc., (a Nebraska Corporation) a Partner of SUMMERWOOD JOINT VENTURE (a Joint Venture organized under the laws of the Nebraska Uniform Partnership Act) and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said Joint Venture.
Witness my hand and official seal the date last aforesaid.

LINDA J. HAINES
GENERAL NOTARY State of Nebr.
My Comm. Exp. Oct. 6, 1986

Notary Public

COUNTY SURVEYOR'S CERTIFICATE

This plat of SUMMERWOOD was reviewed by the Douglas County Surveyor's office.

Dec. 26, 1984
Date

Tom Doyle
Douglas County Surveyor

APPROVAL OF CITY PLANNING BOARD

This plat of SUMMERWOOD was approved by the City Planning Board of the City of Omaha this 9th day of January, 1985.

Leon M. Eliel
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of SUMMERWOOD was approved and accepted by the City Council of Omaha on this 2nd day of April, 1985.

Dennis Simon
President

Mary Hadley Cornett
City Clerk

Michael Boyle
Mayor

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 9th day of April, 19 85.

Deputy

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SUMMERWOOD (Lots 125 through 277, inclusive) as to the design standard this 9th day of Jan., 1985.

Larry L. Newcomer
City Engineer

I HEREBY CETIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

June 5, 1985
Date

Elmer M. Lage
City Engineer

RECEIVED
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GEORGE J. BUSKIRK
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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FINAL PLAT

lamp, rynearson & associates, inc.
engineers • planners • surveyors
8600 west dodge road omaha, nebraska 68114 402 397-7600

SUMMERWOOD
DOUGLAS COUNTY, NEBRASKA

designer RAL
draftsman RB
revisions

job number 790086-10
date 12-12-84
sheet 1 of 1