

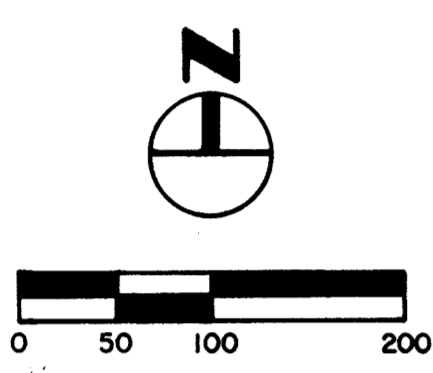
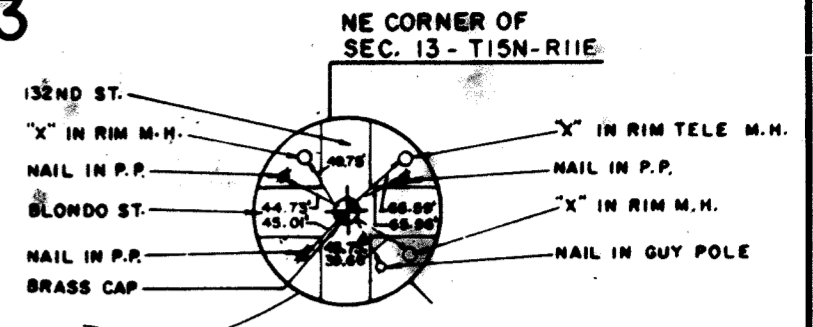
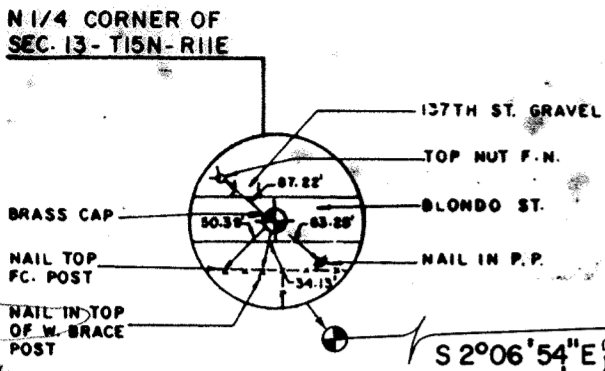
THE LINDENS

A CLUSTER SUBDIVISION
(LOTS 1 THRU 30 INCLUSIVE)

A REPLAT OF LOT 123, LINDEN PARK
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 15 NORTH, RANGE 11 EAST
DOUGLAS COUNTY, NEBRASKA

1990

BK 1894 N _____ C/O _____ FEB 20 1990
PG 429 N _____ DEL _____ MC _____
OF _____ COMP _____ F/B _____



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That we, Daniel E. Sheehan, President, and Eldon J. McKamy, Secretary of The Catholic Archbishop of Omaha, a Nebraska Non-Profit Corporation, sole owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as THE LINDENS, the lots to be numbered as shown (Lots 1 through 30 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets, circles and avenues as shown herein and we do also grant the easements shown on the plat to the agencies designated and their assigns for the purposes noted. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District, and any company which has been granted a franchise to provide a Cable Television system within the boundaries of this plat, and U.S. West Direct, their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the transmission of signals and sounds of all kinds including signals provided by a Cable Television System, and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side of boundary lines of all lots; and an (8) foot wide strip of land abutting the West boundary lines of Lots 19 through 23 inclusive and the South boundary lines of Lots 23 through 30 inclusive; a sixteen (16) foot wide strip of land abutting the East boundary lines of lines 1 through 8 inclusive; and a sixteen (16) foot wide strip of land abutting a line 15' South of the North boundary lines of Lots 8 through 19 inclusive. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the above described 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.

Centerline Curve Data

1) Δ = 12°30'00" D = 20°06'14" R = 285.00' T = 31.21' L = 62.18'	2) Δ = 35°00'00" D = 41°49'18" R = 137.00' T = 43.20' L = 83.69'	3) Δ = 170°00'00" D = 79°01'43" R = 72.50' T = 828.68' L = 215.11'
4) Δ = 55°30'00" D = 89°08'51" R = 65.00' T = 34.20' L = 62.96'	5) Δ = 18°00'00" D = 26°09'45" R = 219.00' T = 34.69' L = 68.80'	6) Δ = 22°00'00" D = 14°19'26" R = 400.00' T = 77.75' L = 153.59'
7) Δ = 129°00'00" D = 79°01'43" R = 72.50' T = 152.00' L = 163.23'	8) Δ = 83°00'00" D = 79°01'43" R = 72.50' T = 64.14' L = 105.03'	9) Δ = 10°00'00" D = 5°40'22" R = 1010.00' T = 88.36' L = 176.28'
		10) Δ = 74°00'00" D = 74°53'47" R = 76.50' T = 57.65' L = 98.80'

- Notes:
1) All curve data is based on the arc definition.
2) All distances along curves are arc lengths unless otherwise noted.

SURVEYOR'S CERTIFICATION

I, Charles W. Ahern, a registered Land Surveyor in the State of Nebraska, do hereby certify that I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves as shown on this plat of THE LINDENS, which is a replat of Lot 123 of LINDEN PARK, upon completion of the grading and that a bond has been furnished to the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of THE LINDENS, the limits and boundaries of said subdivision are as follows:

A tract of land located in the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of Section 13, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of Lot 123 of Linden Park, a platted subdivision recorded July 20, 1984, in Book 1735, Page 57, in the records of said County, said point also being on the South line of Blondo Street;

Thence along said South line, N87°53'06"E, 930.00 feet to a point on the West line of 132nd Street; thence along said West line, S2°18'45"E, 565.57 feet to the beginning of a curve to the right; thence along said curve having a radius of 20.00 feet, a chord of 28.28 feet bearing S42°41'15"W, and a length of 31.42 feet to a point on the North line of Seward Street; thence along said North line, S87°41'15"W, 200.00 feet; thence N2°18'45"W, 150.00 feet; thence S81°07'22"W, 600.00 feet; thence N14°58'06"W, 520.00 feet to the Point of Beginning; containing an area of 10.074 acres, more or less.

(The above assumed bearing is based on the State Plain Coordinate System as provided by the Douglas County Surveyor's Office).

Dated this 10th day of Sept., 1990.



Charles W. Ahern
Registered Land Surveyor
L.S. No. 112

This plat of THE LINDENS was reviewed by the Douglas County Engineer's Office on this 11 day of SEPTEMBER, 1990, A.D.

Philip A. Burke
Douglas County Engineer

NOTE: NO DIRECT ACCESS WILL BE PERMITTED TO 132ND STREET FROM LOTS 1 THRU 8 INCLUSIVE, AND TO BLONDO STREET FROM LOTS 8 THRU 19 INCLUSIVE.

10' PERM. SEWER AND DRAINAGE EASEMENT TO S.I.D. 325

10' PERM. ESMT. FOR SIGNAGE RECORDED FEB. 15, 1985 BK. 731, PG. 438

S.E. CORNER OF THE NE 1/4 OF NE 1/4 OF SEC. 13, T15N, R11E (FOUND IRON PIN) E 1/4 CORNER OF SEC. 13-T15N-R11E

COUNTY TREASURERS 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.

Dated this 19 day of MAR., 1990, A.D.
John E. Tolman
County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of THE LINDENS was approved by the City Planning Board of the City of Omaha this 3rd day of October, 1990, A.D.

Michael D. Jahay
Chairman

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE LINDENS (lots 1 thru 30 inclusive) as to the Design Standards this 1st day of October, 1990, A.D.

Ralph Neumann
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 20th day of March, 1990, A.D.

Ralph Neumann
City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE LINDENS was approved and accepted by the City Council of Omaha this 8th day of _____, 1990, A.D.

Mayor
City Clerk

ACKNOWLEDGEMENT OF GRADING

I hereby certify that a bond has been furnished the City of Omaha, Nebraska in order to insure that the streets within this plat of THE LINDENS will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 7th day of Sept., 1990, A.D.

John L. Adler, P.E.