

RECEIVED

Oct 29 11 38 AM '97

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



BK 2074 PG 484



DEED

1997014119

14119 New # 40337  
 FEE 55.50 FB Mo-12587 (old)  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MS  
 DEL LV SCAN dc FV \_\_\_\_\_

# THE VILLAS OF LINDEN ESTATES

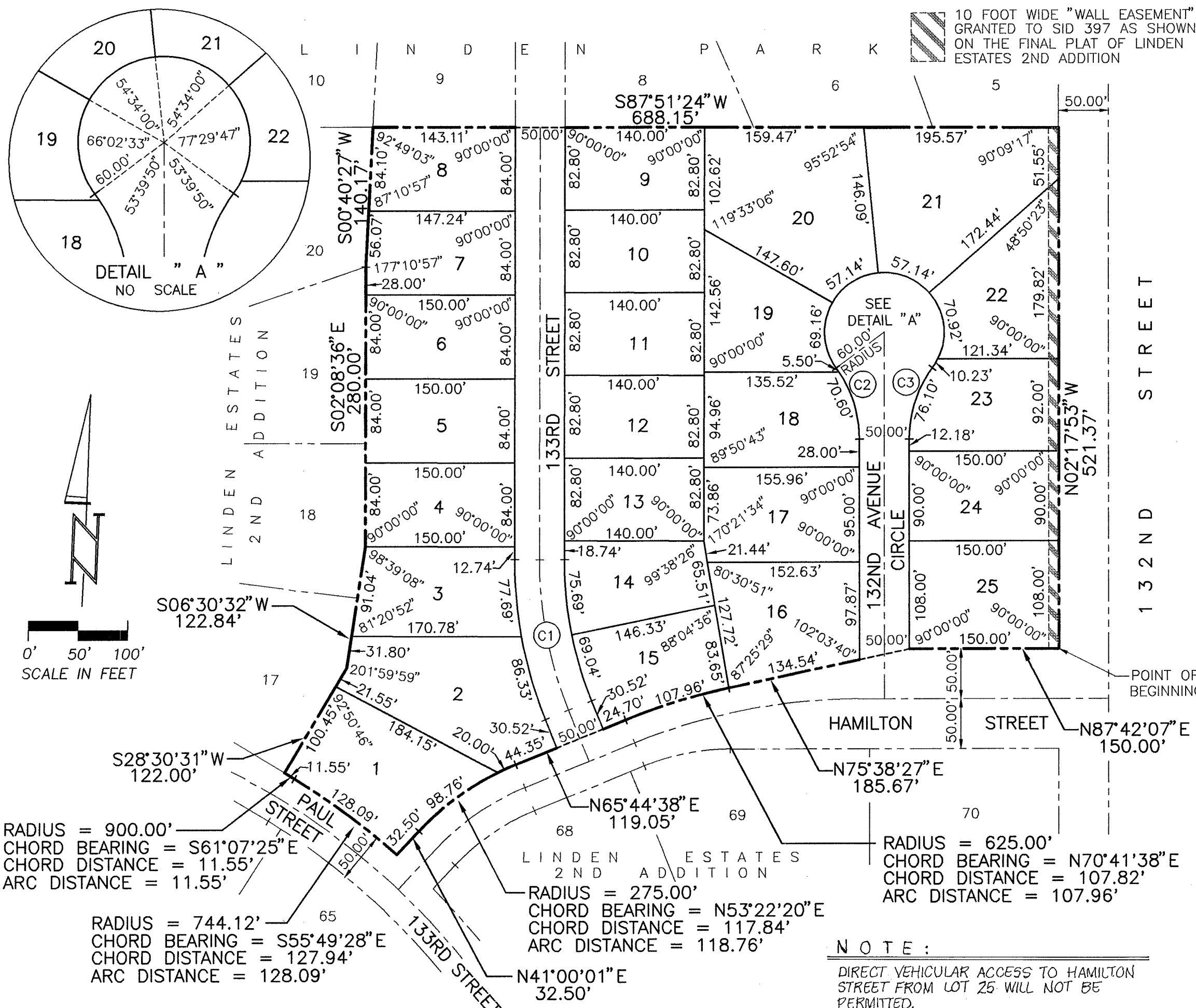
LOTS 1 THRU 25, INCLUSIVE

BEING A REPLAT OF LOTS 1 THRU 16, INCLUSIVE, LINDEN ESTATES 2ND ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

**NOTE:**

DIRECT VEHICULAR ACCESS TO 132ND STREET FROM LOTS 21 THRU 25, INCLUSIVE, WILL NOT BE PERMITTED.

10 FOOT WIDE "WALL EASEMENT" GRANTED TO SID 397 AS SHOWN ON THE FINAL PLAT OF LINDEN ESTATES 2ND ADDITION



RADIUS = 900.00'  
CHORD BEARING = S61°07'25"E  
CHORD DISTANCE = 11.55'  
ARC DISTANCE = 11.55'

RADIUS = 744.12'  
CHORD BEARING = S55°49'28"E  
CHORD DISTANCE = 127.94'  
ARC DISTANCE = 128.09'

RADIUS = 275.00'  
CHORD BEARING = N53°22'20"E  
CHORD DISTANCE = 117.84'  
ARC DISTANCE = 118.76'

RADIUS = 625.00'  
CHORD BEARING = N70°41'38"E  
CHORD DISTANCE = 107.82'  
ARC DISTANCE = 107.96'

**NOTE:**

DIRECT VEHICULAR ACCESS TO HAMILTON STREET FROM LOT 25 WILL NOT BE PERMITTED.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THE VILLAS OF LINDEN ESTATES, LOTS 1 THRU 25, INCLUSIVE, BEING A REPLAT OF LOTS 1 THRU 16, LINDEN ESTATES 2ND ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SE CORNER OF SAID LOT 1;

THENCE N02°17'53"W (ASSUMED BEARING) 521.37 FEET ON THE EAST LINES OF SAID LOTS 1, 2 AND 3 TO THE NE CORNER OF SAID LOT 3;  
THENCE S87°51'24"W 688.15 FEET ON THE NORTH LINES OF SAID LOTS 3, 4, 5, 11 AND 12 TO THE NW CORNER OF SAID LOT 12;  
THENCE S00°40'27"W 140.17 FEET ON THE WEST LINE OF SAID LOT 12 TO THE SW CORNER THEREOF;  
THENCE S02°08'36"E 280.00 FEET ON THE WEST LINES OF SAID LOTS 12, 13 AND 14 TO THE SW CORNER OF SAID LOT 14;  
THENCE S06°30'32"W 122.84 FEET ON THE WEST LINE OF SAID LOT 15 TO THE SW CORNER THEREOF;  
THENCE S28°30'31"W 122.00 FEET ON THE WEST LINE OF SAID LOT 16 TO THE SW CORNER THEREOF;  
THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 16 ON A NON TANGENT 900.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S61°07'25"E, CHORD DISTANCE 11.55 FEET, AN ARC DISTANCE OF 11.55 FEET TO A POINT OF COMPOUND CURVE.  
THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 16 ON A 744.12 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°49'28"E, CHORD DISTANCE 127.94 FEET, AN ARC DISTANCE OF 128.09 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 16;  
THENCE N41°00'01"E 32.50 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 16;  
THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 16 ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N53°22'20"E, CHORD DISTANCE 117.84 FEET, AN ARC DISTANCE OF 118.76 FEET;  
THENCE N65°44'38"E 119.05 FEET ON THE SOUTHERLY LINES OF SAID LOTS 16 AND 8;  
THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID LOT 8 ON A 625.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N70°41'38"E, CHORD DISTANCE 107.82 FEET, AN ARC DISTANCE OF 107.96 FEET TO THE SE CORNER OF SAID LOT 8;  
THENCE N75°38'27"E 185.67 FEET ON THE SOUTHERLY LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION TO THE SW CORNER OF SAID LOT 1;  
THENCE N87°42'07"E 150.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.  
EXCEPT 132ND AVENUE CIRCLE AND 133RD STREET WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY LOCATED WITHIN THE AFORE DESCRIBED BOUNDARY.



JUNE 6, 1997  
DATE

JAMES D. WARNER  
NEBRASKA RLS 308

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROYAL HOMES, INC., BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE VILLAS OF LINDEN ESTATES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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, DOWN GUYS 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 AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS; AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES 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 132ND AVENUE CIRCLE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ROYAL HOMES, INC.  
BY: *B. Broder*  
BARRY A. BRODER, PRESIDENT

FIRST NATIONAL BANK OF OMAHA  
BY: *R. Horak*  
ROBERT J. HORAK, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1997 BY BARRY A. BRODER, PRESIDENT OF ROYAL HOMES INC., ON BEHALF OF SAID ROYAL HOMES INC.

GENERAL NOTARY State of Nebraska  
ROSE M. KELLER  
My Comm. Exp. July 6, 2000

*Rose M. Keller*  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1997 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.

GENERAL NOTARY State of Nebraska  
TRACY MORRISON  
My Comm. Exp. Dec. 24, 1999

*Tracy Morrison*  
NOTARY PUBLIC

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THE PLAT OF THE VILLAS OF LINDEN ESTATES, ON THIS 9th DAY OF July, 1997.

*Ray A. Neumann*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

October 22, 1997  
DATE

*Ray A. Neumann*  
CITY ENGINEER

**APPROVAL OF CITY PLANNING BOARD**

THIS PLAT OF THE VILLAS OF LINDEN ESTATES WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 9th DAY OF July, 1997.

*Katherine Dreyfus*  
CHAIRMAN

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR TAXES DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN IN THE RECORDS OF THIS OFFICE, THIS 22nd DAY OF October, 1997.

*Doris M. Haney*  
DEPUTY

*Doris M. Haney*  
DOUGLAS COUNTY TREASURER

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF THE VILLAS OF LINDEN ESTATES WAS APPROVED BY THE OMAHA CITY COUNCIL THIS 23rd DAY OF September, 1997.

*Hal March*  
MAYOR

*Tommy*  
PRESIDENT

**REVIEW BY DOUGLAS COUNTY ENGINEER**

THIS PLAT OF THE VILLAS OF LINDEN ESTATES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 19th DAY OF June, 1997.

*Richard Skach*  
DOUGLAS COUNTY ENGINEER

CURVE DATA				
CURVE	DELTA	RADIUS	ARC	TANGENT
C1	22°06'46"	400.00'	154.38'	78.16'
C2	36°20'10"	120.00'	76.10'	39.38'
C3	36°20'10"	120.00'	76.10'	39.38'

SCALE: AS SHOWN  
DATE: JUNE 6, 1997  
DRAWN BY: RJR  
CHECKED BY: JDW  
REVISIONS:

THE VILLAS OF LINDEN ESTATES  
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10256 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 530-2360



596-128

A596128A.DWG