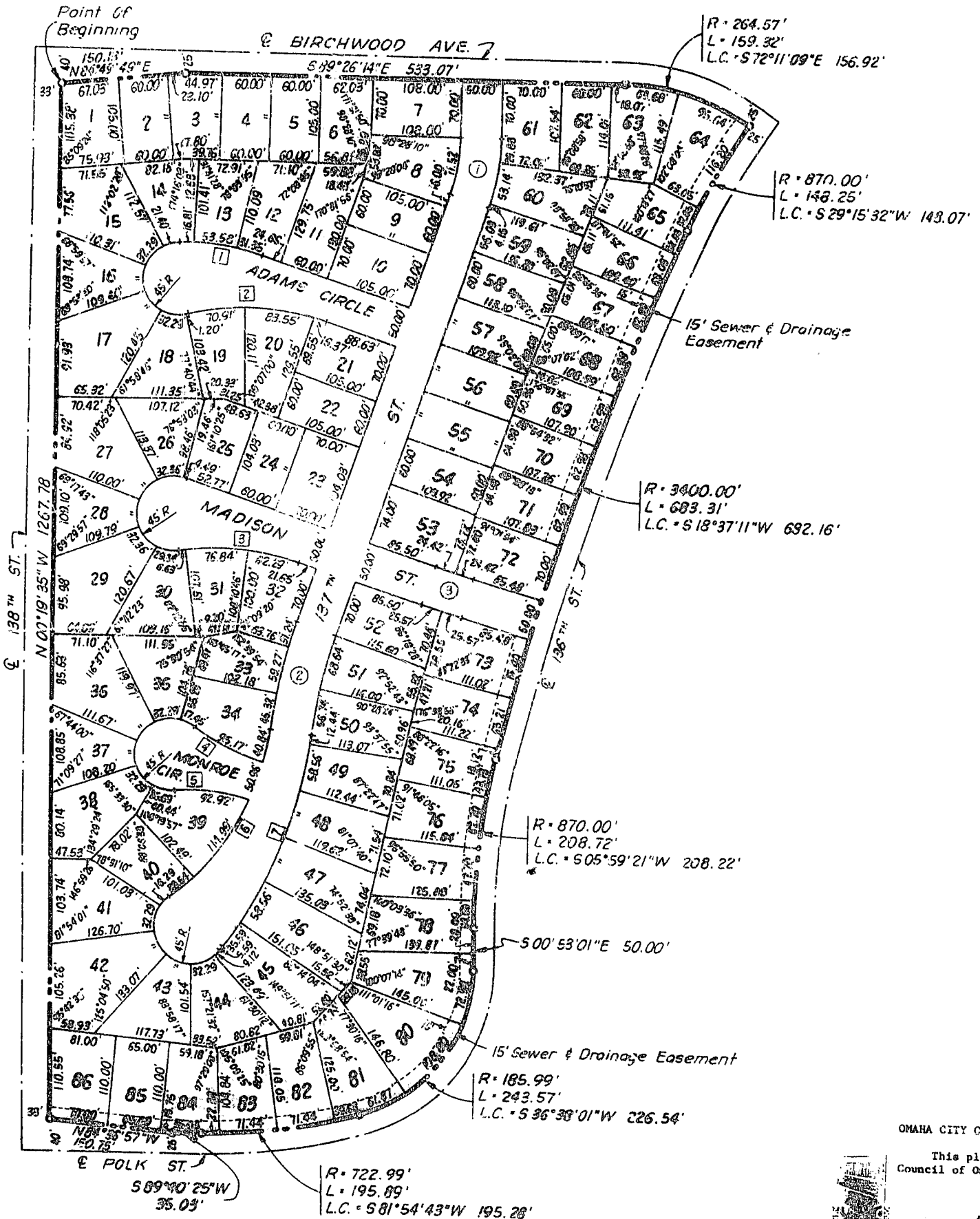


TIMBER CREEK II

PLAT OF LOT 153, TIMBER CREEK,
 SITION LOCATED IN THE SE $\frac{1}{4}$ OF SEC. 12,
 OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.



OMAHA CITY COUNCIL :
 This plat of T:
 Council of Omaha on:
 Attest: *[Signature]*
 City Clerk
 REFORMAL OF OMAHA CI
 This plat of T:
 Planning Board on t:

TIMBER

SURVEYOR'S CERTIFICATE

A REPLAT
A SUBDIVISION
T14N, R11E OF

I certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, angle points and ends of all curves in Timber Creek II (Lots 1 thru 86, inclusive), a replat of Lot 153, Timber Creek, an addition in the SE 1/4 of Section 12, Township 14, North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 153, Timber Creek, said corner also being the point of intersection of the South right-of-way line of Birchwood Ave. and the East right-of-way line of 138th Street; thence along said South right-of-way line of Birchwood Ave. on the following described courses; thence N84°49'49"E (assumed bearing), a distance of 150.13 feet; thence S89°26'14"E, a distance of 533.07 feet; thence South-easterly on a curve to the right with a radius of 264.57 feet, a distance of 159.32 feet said curve having a long chord which bears S72°11'09"E, a distance of 156.92 feet to the point of intersection of said South right-of-way line of Birchwood Ave. and the Westerly right-of-way line of 136th Street; thence along said Westerly right-of-way line of 136th Street on the following described courses; thence Southwesterly on a curve to the left with a radius of 870.00 feet, a distance of 148.25 feet said curve having a long chord which bears S29°15'32"W, a distance of 148.07 feet; thence Southwesterly on a curve to the left with a radius of 3400.00 feet, a distance of 683.31 feet; thence Southerly on a curve to the left with a radius of 870.00 feet, a distance of 208.72 feet; thence S00°53'01"E, a distance of 50.00 feet; thence Southwesterly on a curve to the right with a radius of 185.99 feet, a distance of 243.57 feet to the point of inter-section of said Westerly right-of-way line of 136th Street and the Northerly right-of-way line of Polk Street; thence along said Northerly right-of-way line of Polk Street on the following described courses; thence Westerly on a curve to the right with a radius of 722.99 feet, a distance of 195.89 feet; thence S89°40'25"W, a distance of 35.03 feet; thence N84°36'57"W, a distance of 150.75 feet to the point of intersection of said Northerly right-of-way line of Polk Street and said East right-of-way line of 138th Street; thence N00°19'35"W, along said East right-of-way line of 138th Street, a distance of 1267.78 feet to the Point of Beginning.



Don W. Elliott
Don W. Elliott L.S. 205

JUNE 26, 1975
Date

DEDICATION

Known by all these presents we Charles G. Smith and Nellie M. Smith, husband and wife, owners, and Banco Mortgage Company, an Iowa Corporation, Mortgagee 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 Timber Creek II 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 Easement to the Omaha Public Power District, and N. W. Bell Telephone Company, 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 and for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a Five (5') foot wide strip of land adjoining all 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, provided however, that said side lot Easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become void as to such unused or abandoned Easement ways. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. 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 Sixteen (16') foot Easement is not occupied by utility facilities and if requested 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.

In witness whereof we do set our names this 2ND day of JULY, 1975.
Charles G. Smith
Charles G. Smith
Nellie M. Smith
Nellie M. Smith
Richard D. Moss
Banco Mortgage Company
Theodore R. Monck
Banco Mortgage Company Attest

ACKNOWLEDGMENT OF NOTARY

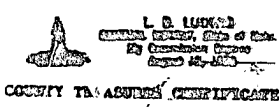
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS

On this 2ND day of JULY, 1975, before me, the undersigned, a Notary Public in and for said County personally came Charles G. Smith and Nellie M. Smith, Husband & Wife and *Richard D. Moss* and *Theodore R. Monck* of Banco Mortgage Company 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 and the voluntary acts and deeds of said corporation and that the Corporate Seal of the said corporation was thereto affixed by their authority.

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

R. B. Gauding
Notary Public

My Commission expires the 12th day of August, 1976



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 on the records of this office.

Date 8 July 1975
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Timber Creek II (Lots 1 thru 86, inclusive) the 16 day of July, 1975.





ELLIOTT & BLACK

SITE 23 221 WEST 67TH ROAD OMAHA, NEBRASKA 68122

TIMBER CREEK II
150TH & MONROE ST.
OMAHA, NEBR.

FINAL PLAT

1" = 100'
O-10-75
M.R.M.

R = 264.57'
L = 159.32'
L.C. = S72°11'09"E 156.92'



R = 870.00'
L = 148.25'
L.C. = S29°15'32"W 148.07'

Sewer & Drainage
sewerment

.00'
31'
S37°11"W 692.16'

3.22'

ment

CURVE DATA

① Δ 17°56'14"	⑤ Δ 02°37'57"
R 253.45'	R 1083.05'
T 40.00'	T 25.00'
L 79.35'	L 43.99'
D 22.60635°	D 5.26592°
② Δ 12°00'19"	
R 623.27'	
T 65.55'	
L 130.62'	
D 9.19277°	

R.O.W. LINE CURVE DATA

① Δ 19°27'45"	⑤ Δ 17°06'35"
R 299.50'	R 299.50'
T 51.36'	T 46.84'
L 101.74'	L 92.92'
D 19.13048°	D 19.13048°
② Δ 32°40'54"	⑥ Δ 06°55'57"
R 299.50'	R 299.50'
T 87.81'	T 150.02'
L 170.83'	L 245.93'
D 19.13048°	D 19.13048°
③ Δ 27°53'08"	⑦ Δ 30°08'08"
R 299.50'	R 596.68'
T 74.36'	T 104.03'
L 145.76'	L 202.27'
D 19.13048°	D 10.67597°
④ Δ 18°12'21"	
R 299.50'	
T 47.99'	
L 95.17'	
D 19.13048°	

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Timber Creek II (Lots 1 thru 36, Inclusive) is hereby approved by the City Council of Omaha on this 22nd day of June 1975.

Attest: Don C. Osh
City Clerk

Mayor: [Signature]
President of Council

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Timber Creek II (Lots 1 thru 36, Inclusive) is hereby approved by the City Planning Board on this 22nd day of June 1975.

[Signature]
Chairman of City Planning Board