

TIMBER CREEK 111

(Lots 1 thru 45 Inclusive and OL-1)

Being a replat of part of Lot 152, Timber Creek
A subdivision located in the SE $\frac{1}{4}$ of S12T14N, R11E of the
6th PM. Douglas, County Ne.

PLAT IN BACK OF BOOK

DEED INDEX	84/637
MTG INDEX	84/637
PLAT	1578/169

TIMBER CREEK III

(LOTS 1 THRU 45, INCLUSIVE & O.L. 1)
BEING A REPLAT OF PART OF LOT 152, TIMBER CREEK,
A SUBDIVISION LOCATED IN THE SE 1/4 OF SEC. 12,
T14N, R11E OF THE 6TH PM., DOUGLAS COUNTY, NEBR.

MILLARD ELEMENTARY
SCHOOL

Surveyor's Certificate

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 III (Lots 1 thru 45, Inclusive, & Outlet 1), a replat of part of Lot 152, Timber Creek, an addition to 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:

Commencing at the point of intersection of the North right-of-way line of Harrison Street and the East right-of-way line of 136th Street, said point also being the Southeast corner of said Lot 152, Timber Creek; thence S89°30'24"W, (assumed bearing) along said North right-of-way line of Harrison Street, a distance of 866.92 feet to the Point of Beginning; thence S00°30'33"W, a distance of 71.93 feet; thence S89°29'32"W, a distance of 103.50 feet; thence S00°26'38"W, a distance of 319.61 feet; thence S89°33'17"W, a distance of 20.00 feet; thence S00°26'38"W, a distance of 34.94 feet; thence S89°33'17"W, a distance of 20.00 feet; thence S00°26'38"W, a distance of 339.20 feet to a point on the Northerly line of said Lot 152, Timber Creek; thence Southeasterly along said Northerly line of Lot 152, Timber Creek, on a curve to the right, with a radius of 223.00 feet, a distance of 390.05 feet, said curve having a long chord which bears S81°48'38"W, a distance of 389.71 feet; thence S69°52'28"W, along said Northerly line of Lot 152, Timber Creek, a distance of 246.89 feet to the North-easterly corner of said Lot 152, Timber Creek; thence along the Easterly line of said Lot 152, Timber Creek on the following described courses; thence S29°31'06"W, a distance of 152.00 feet; thence S14°09'34"W, a distance of 164.00 feet; thence S24°16'30"W, a distance of 253.43 feet; thence S44°13'37"W, a distance of 83.06 feet; thence S13°22'38"W, a distance of 94.94 feet; thence S58°29'34"W, a distance of 63.03 feet to the Southeast corner of said Lot 152, Timber Creek; thence S89°30'24"W, along said North right-of-way line of Harrison Street, a distance of 738.64 feet up the Point of Beginning.

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 hereinafter known as Timber Creek III and 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 do hereby grant the sewer and drainage easements to Sanitary and Improvement District No. 134 all 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 remove, 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, on, over, through, under and across a Five (5') foot wide strip of land abutting all front and side boundary lot lines, an 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 anterior 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') Easement is not occupied by utility facilities and is not required by the owner. No permanent buildings, trees, retaining walls or loams rock walls shall be placed in the said Easement area, 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 7th day of April, 1977.
Charles G. Smith *Nellie M. Smith*
Banco Mortgage Company Banco Mortgage Company

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

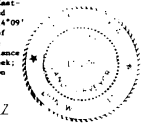
On this 7 day of April, 1977, before me, the undersigned, a Notary Public in and for said County personally came Richard D. Moss & Thomas M. Belcher of Banco Mortgage Company to me personally known to be the identical persons whose names are affixed to the dedication on this plat and acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the voluntary acts and deeds of said corporations. Witness my hand and Notarial Seal at Omaha, Nebraska, in said county the day and year last above written.

My Commission expires the 14 day of June, 1979.

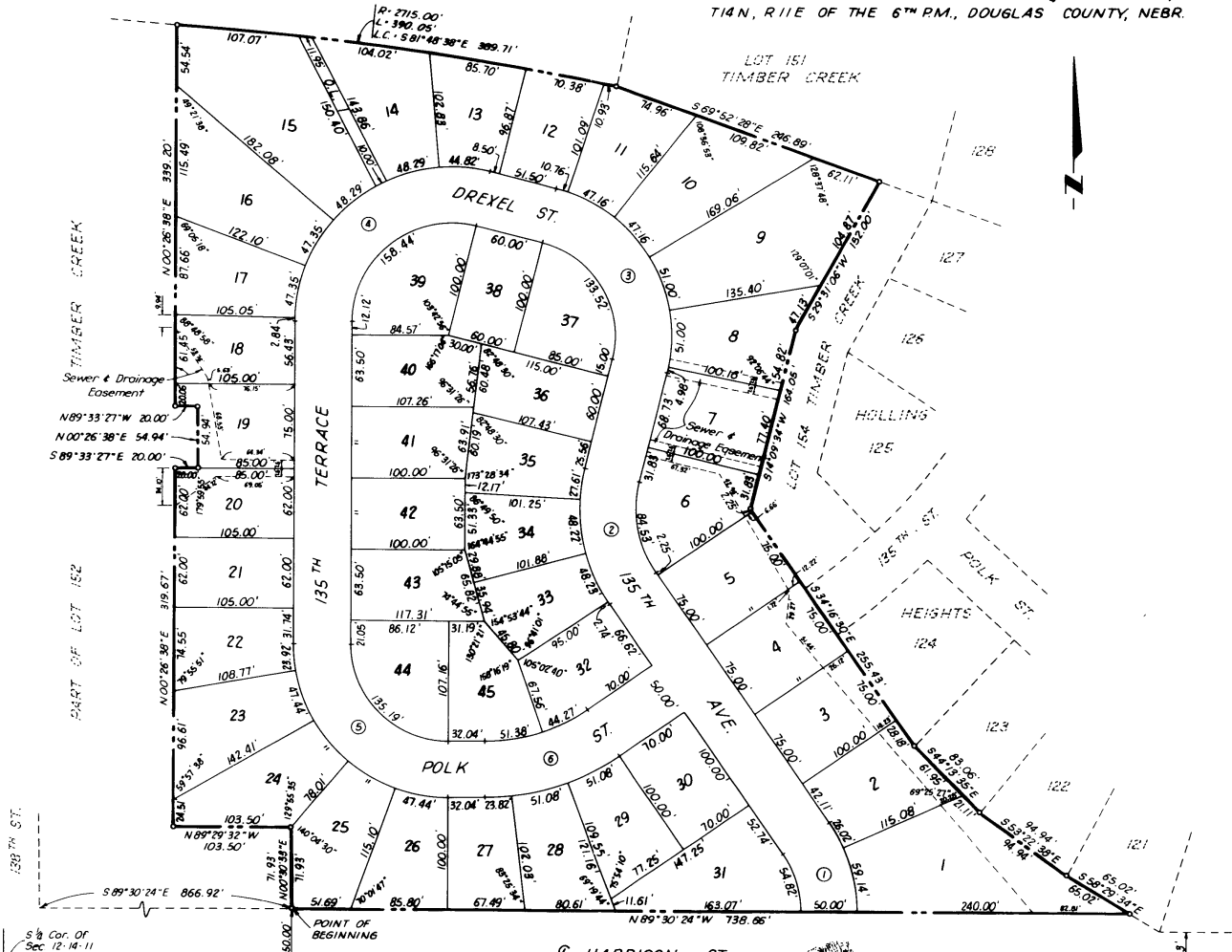
ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 7 day of April, 1977, before me, the undersigned, a Notary Public in and for said County personally came Charles G. Smith, & Nellie M. Smith, husband and wife, 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. Witness my hand and Notarial Seal at Omaha, Nebraska, in said County the day and year last above written.

My Commission expires the 14 day of June, 1979.



1475
August 27 2:32 P
FILED IN OFFICE OF THE REGISTER OF DEEDS IN DOUGLAS COUNTY, NEBRASKA



OMAHA CITY COUNCIL ACCEPTANCE

This plat of Timber Creek III (Lots 1 thru 45, Inclusive, and Outlet 1) was approved by the City Council of Omaha on this 21st day of May, 1977.

John P. Miller
City Clerk

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Timber Creek III (Lots 1 thru 45, Inclusive, and Outlet 1) was approved by the City Planning Board on this 13th day of April, 1977.

John P. Miller
Chairman of City Planning Board



COUNTY TREASURER 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 on the records of this office.

Date April 6, 1977
John J. Hancock
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve of this plat of Timber Creek III (Lots 1 thru 45, Inclusive, and Outlet 1) the 13 day of April, 1977.
Edward J. Allshouse
City Engineer

NO.	Δ	R	T	L	D
1	34°46'06"	115.34'	36.11'	69.99'	49.67557*
2	48°26'04"	125.00'	56.22'	105.67'	45.83664*
3	90°00'00"	110.00'	110.00'	172.79'	52.08709*
4	103°42'56"	112.53'	143.29'	203.70'	50.91802*
5	89°57'12"	111.11'	111.01'	157.00'	51.56674*
6	34°46'06"	182.62'	57.17'	110.82'	31.37433*

ELLIOTT & ASSOCIATES
100 SOUTH BLDG. - 8800 W. CENTER RD. - OMAHA, NE 68124 - (402) 382-7333
TIMBER CREEK III
OMAHA, NEBR.
FINAL PLAT
SCALE 1" = 50'
DATE 7-25-77
DRAWN H.R.H.
7676

TIMBER CREEK III

(LOTS 1 THRU 45, INCLUSIVE & OUTLOT 1)
BEING A REPLAT OF PART OF LOT 152, TIMBER CREEK,
A SUBDIVISION LOCATED IN THE SE 1/4 OF SEC. 12,
T14N, R11E OF THE 6TH RM., DOUGLAS COUNTY, NEBR.

Surveyor's Certificate

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 III (lots 1 thru 45, inclusive, and Outlot 1), a replat of part of Lot 152, 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.

Commencing at the point of intersection of the North right-of-way line of Harrison Street and the East right-of-way line of 138th Street, said point also being the Southwest corner of said Lot 152, Timber Creek; thence S89°30'24"W, (assumed bearing) along said North right-of-way line of Harrison Street, a distance of 866.92 feet to the Point of Beginning; thence N00°30'33"E, a distance of 71.93 feet; thence N89°29'12"W, a distance of 103.50 feet; thence N00°75'30"E, a distance of 319.67 feet; thence S89°23'27"W, a distance of 20.00 feet; thence N00°26'38"W, a distance of 54.34 feet; thence N89°33'27"W, a distance of 20.00 feet; thence N00°26'38"W, a distance of 339.20 feet to a point on the Northerly line of said Lot 152, Timber Creek, a distance of 390.05 feet; thence S89°23'27"W, a distance of 20.00 feet; thence N00°26'38"W, a distance of 339.20 feet to a point on the Northerly line of said Lot 152, Timber Creek, a distance of 246.89 feet to the North-easterly corner of said Lot 152, Timber Creek; thence along the Northerly line of said Lot 152, Timber Creek on the following described curve to the right, with a radius of 2715.00 feet, a distance of 330.05 feet, said curve having a long chord which bears S81°48'38"W, a distance of 389.71 feet; thence S89°23'27"W, along said Northerly line of Lot 152, Timber Creek, a distance of 246.89 feet to the North-easterly corner of said Lot 152, Timber Creek; thence S81°48'38"W, a distance of 389.71 feet; thence S23°31'04"W, a distance of 34.74 feet; thence S44°13'35"E, a distance of 164.05 feet; thence S24°16'09"W, a distance of 255.43 feet; thence S44°13'35"E, a distance of 83.06 feet; thence S23°22'39"E, a distance of 94.96 feet; thence S18°09'24"W, a distance of 65.02 feet to the Southeast corner of said Lot 152, Timber Creek; thence N89°30'24"W, a distance of 738.86 feet to the Point of Beginning.

Witness by all these presents, we Charles G. Smith and Nellie M. Smith, and my wife, owners, and Banco Mortgage Company, an Iowa Corporation, of the property described in the certification of survey and within this plat have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be known as Timber Creek III and we do hereby certify approval of the disposition of our property as shown on this plat, and we do hereby grant to the public for public use the streets and do hereby grant the sewer and drainage easements to Sanitary and Improvement District No. 124 shown on this plat.

We do further grant a perpetual Easement to the Omaha Public Power District, and N.M. 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 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 abutting all front and side boundary lot lines: an 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 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 in said (16) 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 easement ways, and 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.

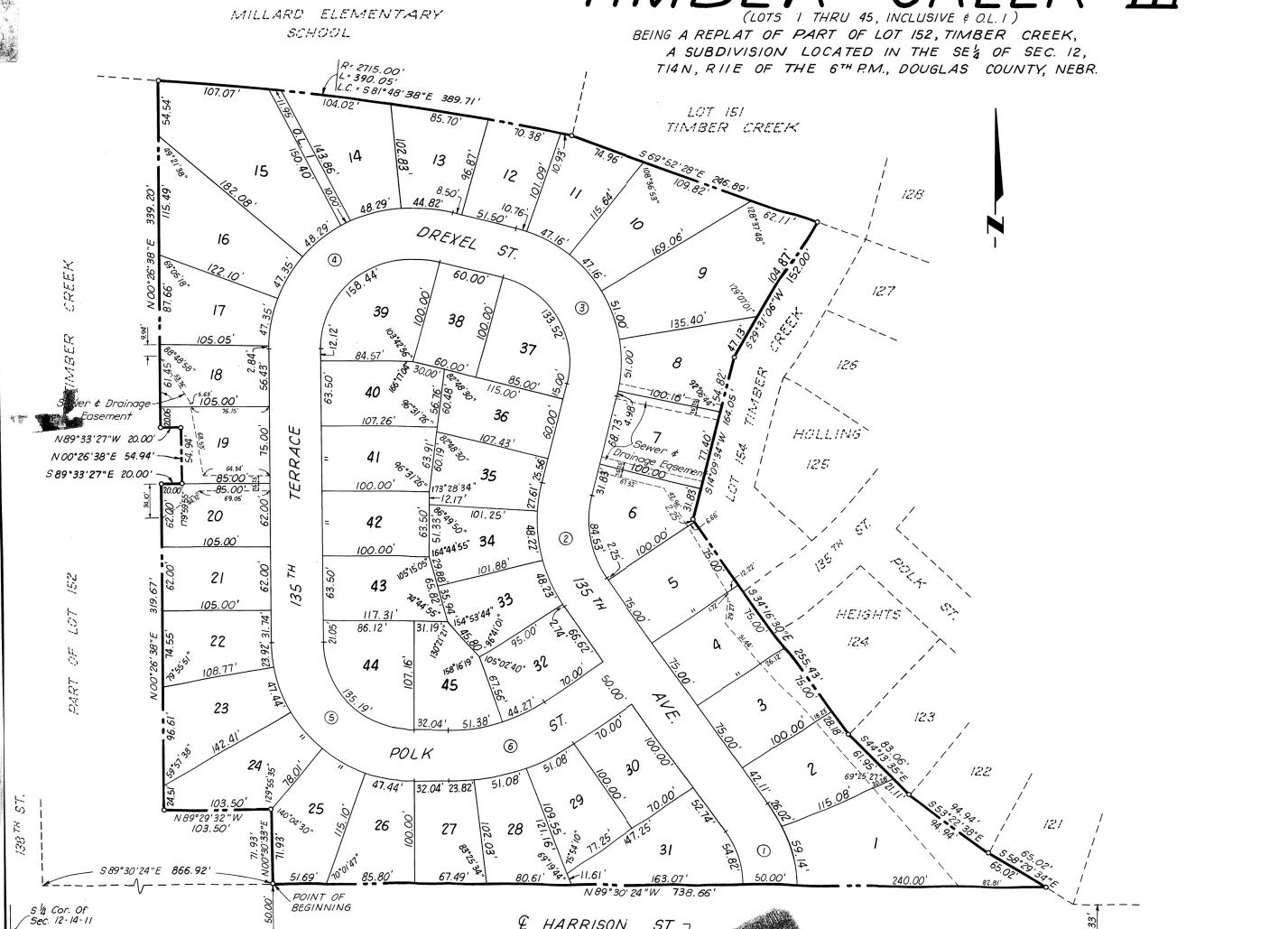
In witness whereof we set our names this 7th day of April, 1977.
Charles G. Smith, Nellie M. Smith
Richard D. Moss, Thomas M. Belfor
Banco Mortgage Company, Banco Mortgage Company, Agent

KNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.
On this 7 day of April, 1977, before me, the undersigned, a Notary Public in and for said County personally came Richard D. Moss & Thomas M. Belfor 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 as such officers and the voluntary acts and deeds of said corporations. Witness my hand and Notarial Seal at Omaha, Nebraska, in said County the day and year last above written.
Stanley R. Baltes
Notary Public

My Commission expires the 14 day of JUNE, 1979.
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COUNTY OF DOUGLAS) ss.
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Notary Public

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© CURVE DATA

NO.	A	R	L	D
1	34°46'06"	115.34'	36.11'	69.99'
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OMAHA CITY COUNCIL ACCEPTANCE
This plat of Timber Creek III (Lots 1 thru 45, inclusive, and Outlot 1) was approved by the City Council of Omaha on this 14th day of April, 1977.
Attest: John S. Miller
City Clerk, Assistant of Council
APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of Timber Creek III (Lots 1 thru 45, inclusive, and Outlot 1) was approved by the City Planning Board on this 14th day of April, 1977.
Chairman of City Planning Board



COUNTY TREASURER 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 on the records of this office.
Date: April 6, 1977
APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve of this plat of Timber Creek III (Lots 1 thru 45, inclusive, and Outlot 1) on this 13 day of April, 1977.
City Engineer

ELLIOTT & ASSOCIATES
SURVEYORS
OMAHA, NEBR.
TIMBER CREEK III
FINAL PLAT
SCALE 1" = 50'
DATE 1-25-77
SHEET 1 OF 1