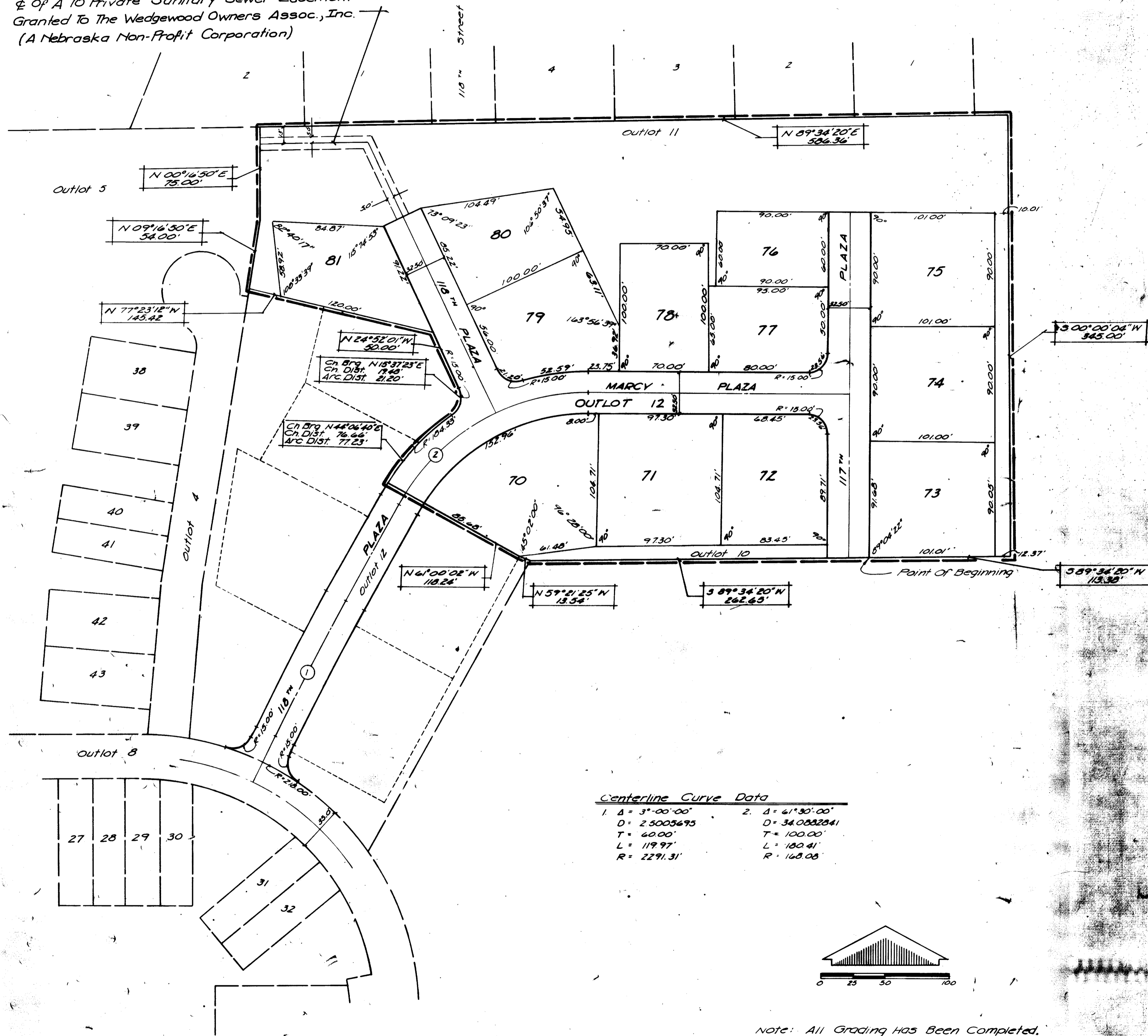


# WEDGEWOOD PHASE III REPLAT

LOTS 70 THRU 81, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 53 THRU 66 INCLUSIVE TOGETHER WITH A PART OF LOT 67 AND OUTLOTS 10 AND 11, ALL IN WEDGEWOOD PHASE III AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

½ OF A 10' Private Sanitary Sewer Easement  
Granted To The Wedgewood Owners Assoc., Inc.  
(A Nebraska Non-Profit Corporation)



Note: All Grading Has Been Completed.

SCALE	1" = 30'
DATE	9-11-79
DRAWN BY	G.P.H.
CHECKED BY	
REVISION	

WEDGEWOOD PHASE III REPLAT

Final Plat

THOMPSON, DREESSEN & DORNER  
Consulting Engineers & Land Surveyors



MP 79-20

N16 #11  
\* SEE ATTACHED FILE  
WEDGEWOOD III REPLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE ADDITION HEREIN AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY AND THAT IRON PINS WILL BE PLACED AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES IN WEDGEWOOD PHASE III REPLAT, BEING A REPLAT OF ALL OF LOTS 53 THRU 66 INCLUSIVE TOGETHER WITH A PART OF LOT 67 AND OUTLOTS 10 AND 11, ALL IN WEDGEWOOD PHASE III AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF SAID LOT 57; THENCE S 89° 34' 20" W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID OUTLOT 10, 262.65 FEET; THENCE N 59° 21' 25" W, 13.54 FEET; THENCE N 61° 00' 02" W ON THE NORTHEASTERLY LINE OF LOT 52, SAID WEDGEWOOD PHASE III AND ITS SOUTHEASTERLY AND NORTHWESTERLY EXTENSION, 118.24 FEET TO THE MOST EASTERLY CORNER OF LOT 68, SAID WEDGEWOOD PHASE III; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID OUTLOT 11 ON A 184.33 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 44° 06' 40" E, CHORD DISTANCE 76.66 FEET), AN ARC DISTANCE OF 77.23 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID OUTLOT 11 ON A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 15° 37' 23" E, CHORD DISTANCE 19.48 FEET), AN ARC DISTANCE OF 21.20 FEET TO A POINT OF TANGENCY AND THE S.E. CORNER OF SAID LOT 67; THENCE N 24° 52' 01" W ON THE EASTERLY LINE OF SAID LOT 67, 50.00 FEET; THENCE N 77° 23' 12" W, 145.42 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 11; THENCE N 09° 16' 50" E ON THE WEST LINE OF SAID OUTLOT 11, 54.00 FEET; THENCE N 00° 16' 50" E ON THE WEST LINE OF SAID OUTLOT 11, 75.00 FEET TO THE N.W. CORNER OF SAID OUTLOT 11; THENCE N 89° 34' 20" E ON THE NORTH LINE OF SAID OUTLOT 11, 586.36 FEET TO THE N.E. CORNER OF SAID OUTLOT 11; THENCE S 00° 00' 04" W ON THE EAST LINE OF SAID OUTLOT 11, 345.00 FEET TO THE S.E. CORNER OF SAID OUTLOT 11; THENCE S 89° 34' 20" W ON THE SOUTH LINE OF SAID OUTLOT 11 AND SAID LOT 57, 113.38 FEET TO THE POINT OF BEGINNING.

OCTOBER 2, 1979  
DATE


James D. Warner  
REGISTERED LAND SURVEYOR

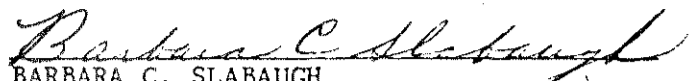


*37 Dunde*

RECEIVED  
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REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

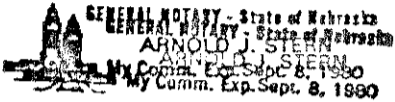
Book 1656  
Page 670  
of Sheet  
Fee 10.25  
Index             
Comped             
87-207

  
 RICHARD J. SLABAUGH  
 June 20, 1980

  
 BARBARA C. SLABAUGH  
 June 20, 1980

STATE OF NEBRASKA)  
 ) ss.  
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 1980 by Thomas H. Fellman, President of Wedgewood Town Homes, Inc., a Nebraska corporation, on behalf of the corporation.

  
 GENERAL NOTARY - State of Nebraska  
 ARNOLD J. STERN  
 My Comm. Exp. Sept. 8, 1980

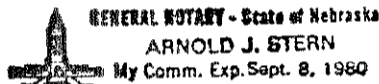
  
 Notary Public

STATE OF NEBRASKA)  
 ) ss.  
 COUNTY OF DOUGLAS)

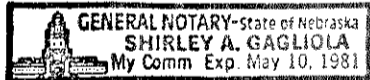
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of ~~July~~, 1980 by Vivian S. Lorenz.

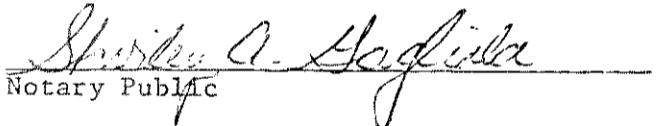
  
 Notary Public

STATE OF NEBRASKA)  
 ) ss.  
 COUNTY OF DOUGLAS)

  
 GENERAL NOTARY - State of Nebraska  
 ARNOLD J. STERN  
 My Comm. Exp. Sept. 8, 1980

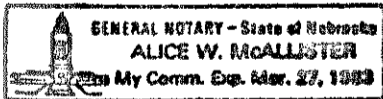
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of ~~July~~, 1980 by Samuel T. Caniglia, President, of Classic Construction Company, Inc., a Nebraska corporation, on behalf of said corporation.

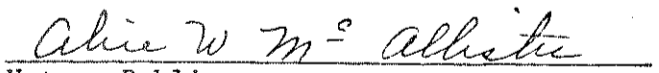
  
 GENERAL NOTARY - State of Nebraska  
 SHIRLEY A. GAGLIOLA  
 My Comm. Exp. May 10, 1981

  
 Notary Public

STATE OF NEBRASKA)  
 ) ss.  
 COUNTY OF DOUGLAS)

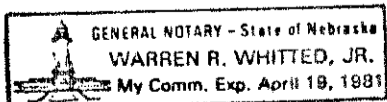
The foregoing instrument was acknowledged before me this 11 day of June, 1980 by Ruth M. Bock and Rita M. Bock.

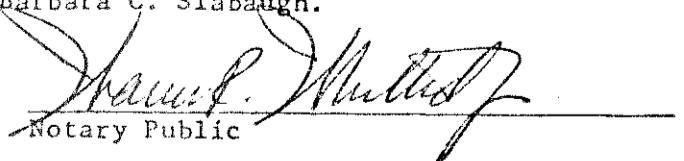
  
 GENERAL NOTARY - State of Nebraska  
 ALICE W. McALLISTER  
 My Comm. Exp. Mar. 27, 1983

  
 Notary Public

STATE OF NEBRASKA)  
 ) ss.  
 COUNTY OF DOUGLAS)

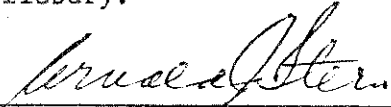
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 1980 by Richard J. Slabaugh and Barbara C. Slabaugh.

  
 GENERAL NOTARY - State of Nebraska  
 WARREN R. WHITTED, JR.  
 My Comm. Exp. April 19, 1981

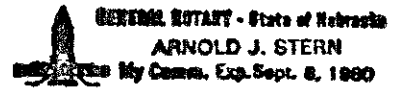
  
 Notary Public

STATE OF NEBRASKA)  
                                  ) ss.  
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 1980 by Richard A. Salisbury and Mary W. Salisbury.



\_\_\_\_\_  
Notary Public



**GENERAL NOTARY - State of Nebraska**  
**ARNOLD J. STERN**  
**My Comm. Exp. Sept. 8, 1980**

APPROVAL OF CITY ENGINEER

I hereby approve this replat of Wedgewood Phase III Replat as to design standards this 26 day of August, 1980.

[Signature]  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code.

Date: 9/26/80

[Signature]  
City Engineer

APPROVAL OF CITY PLANNING BOARD

This replat of Wedgewood Phase III Replat was approved, and Section 56.04.060(a), Omaha Municipal Code, waived, by the City Planning Board of the City of Omaha, this 12 day of DECEMBER, 1979.

[Signature]  
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

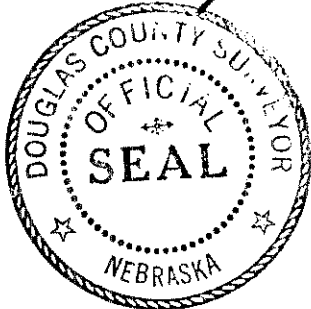
This replat of Wedgewood Phase III Replat was approved by the City Council of Omaha, this 23rd day of September, 1980.

[Signature]  
Mayor

[Signature]  
City Clerk

APPROVAL OF COUNTY SURVEYOR

26th I hereby review the replat of Wedgewood Phase III Replat on this day of September, 1980.



[Signature]  
County Surveyor

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 replat, as shown by the records of this office, this 15 day of Aug, 1980.

[Signature]  
Douglas County Treasurer

INDEXED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
26 DAY OF SEPT 1980 AT 1:55 P. M. C. HAROLD OSTLER, REGISTER OF DEEDS 10.25

WEDGEWOOD PHASE III REPLAT

PETITION TO VACATE AND REPLAT

KNOW ALL MEN BY THESE PRESENTS: That WEDGEWOOD TOWN HOMES, INC., a Nebraska corporation; VIVIAN S. LORENZ, a widow; CLASSIC CONSTRUCTION COMPANY, INC., a Nebraska corporation; RUTH M. BOCK, a widow, and RITA M. BOCK, single, as joint tenants; ~~and~~ RICHARD J. SLABAUGH and BARBARA C. SLABAUGH, joint tenants; owners of the property described on Exhibit 1 hereby cause said lots to be replatted as 12 lots numbered 70 through 81, inclusive, as shown on Exhibit 1 attached hereto and made a part hereof, said subdivision to be known hereafter as Wedgewood Phase III Replat and do hereby ratify and approve of the disposition of the said owners' property as described in this replat, and do hereby grant a perpetual easement to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, 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 on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots herein defined as those lots forming the outer perimeter of the the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining 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.

and RICHARD A. SALISBURY and MARY W. SALISBURY, husband and wife,

IN WITNESS WHEREOF the undersigned have executed this Petition the day and year set forth below the name of each.

WEDGEWOOD TOWN HOMES, INC., a Nebraska

By Thomas H. Fellman  
THOMAS H. FELLMAN, Its President

June 13, 1980

Richard A. Salisbury  
RICHARD A. SALISBURY

July 16, 1980

Vivian S. Lorenz  
VIVIAN S. LORENZ

July ~~June~~ 16, 1980

Mary W. Salisbury  
MARY W. SALISBURY

July 16, 1980

CLASSIC CONSTRUCTION COMPANY, INC., a Nebraska corporation

By Samuel T. Caniglia, Pres.  
SAMUEL T. CANIGLIA, Its President

July ~~June~~ 15, 1980

Ruth M. Bock  
RUTH M. BOCK

June 11, 1980

Rita Bock  
RITA M. BOCK

June 11, 1980