

# WESTERN TRAILS

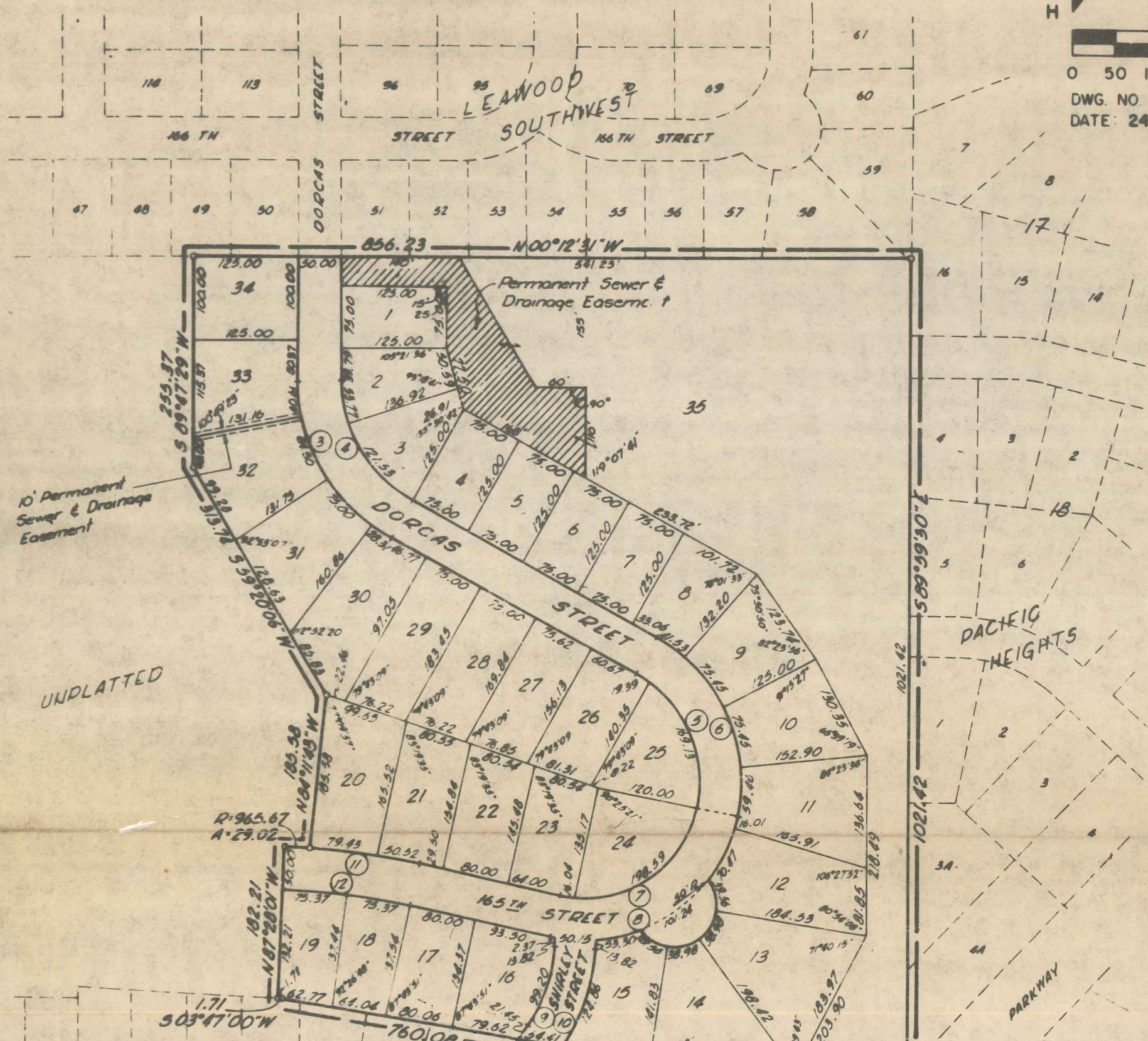
A SUBDIVISION LOCATED IN A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DWG. NO. 647A-02  
DATE: 24 JULY, 1973

### CURVE DATA

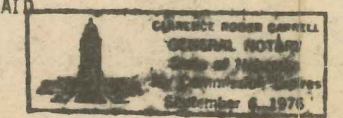
CURVE NO.	DELTA	T	R	D	L
1	06°40'39"	43.00	737.02	7.77396	85.89
2	06°40'39"	45.91	787.02	7.28007	91.72
3	60°52'19"	126.32	215.00	26.64920	228.42
4	60°52'19"	96.94	165.00	34.72471	175.30
5	72°37'23"	109.30	148.73	38.52370	188.52
6	72°37'23"	146.04	198.73	28.83117	251.89
7	90°25'21"	137.01	136.00	42.12925	214.63
8	90°25'21"	187.38	186.00	30.80418	293.54
9	29°24'11"	50.72	193.30	29.64095	99.20
10	29°24'11"	63.84	243.30	23.54950	124.86
11	09°25'56"	79.67	965.67	5.93325	158.97
12	09°25'56"	75.54	915.67	6.25723	150.74



### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
ON THIS 13<sup>TH</sup> DAY OF NOVEMBER A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LLOYD R PETTEGREY TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE AFORESAID

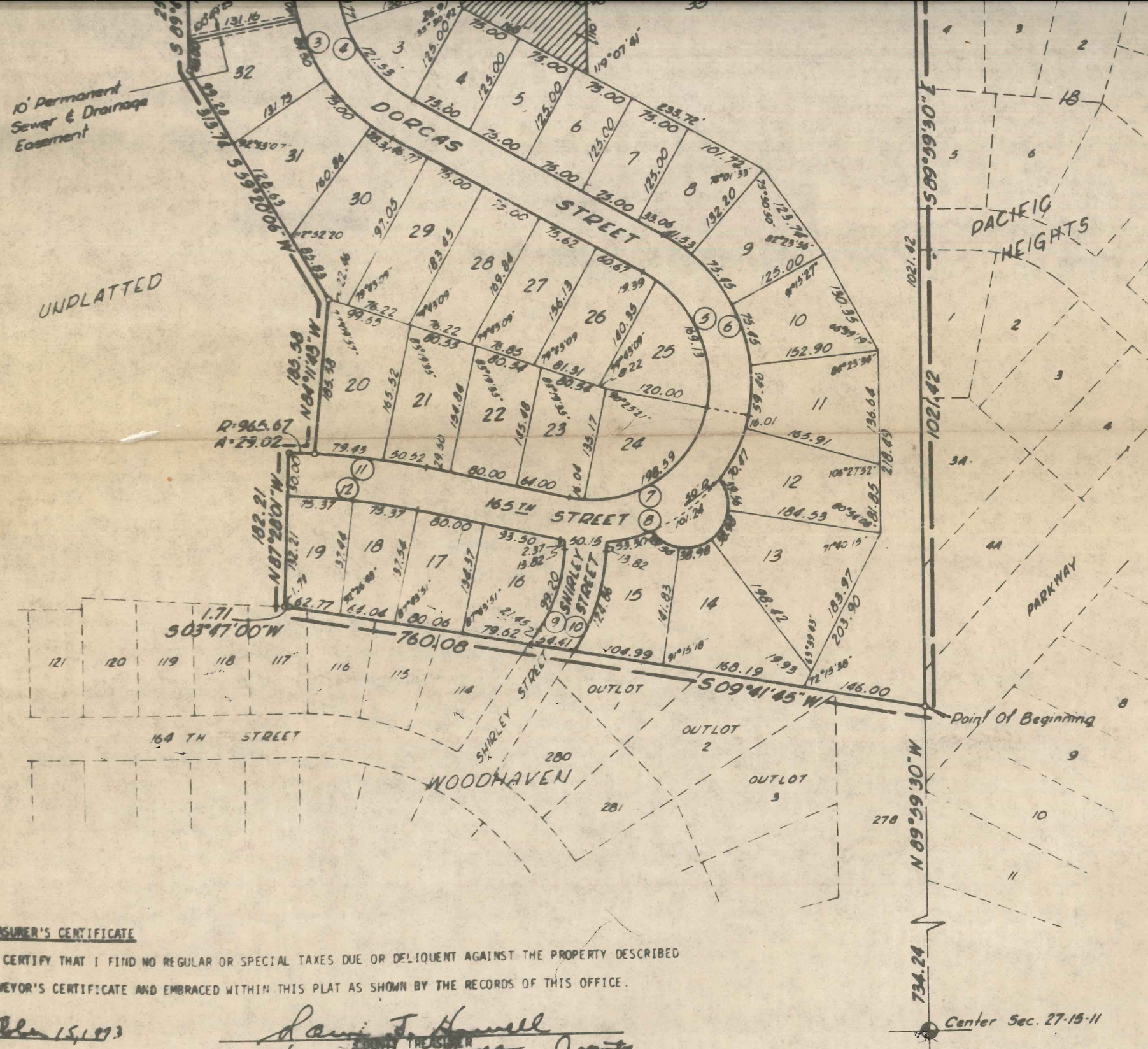


*Robert Carroll*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 6<sup>TH</sup> DAY OF September, 1976.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS  
ON THIS 29<sup>TH</sup> DAY OF October A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME W.A. Evnam, Vice-President OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION...



**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA }  
 COUNTY OF DOUGLAS } SS  
 ON THIS 13<sup>th</sup> DAY OF NOVEMBER, A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LLOYD R. PETTEGRETT, TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED.

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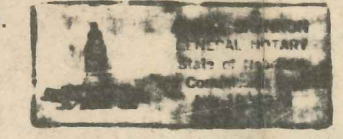
Clarence Roger Cune  
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 6<sup>th</sup> DAY OF September, 1976.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA }  
 COUNTY OF Douglas } SS  
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WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE AFORESAID.



C. W. McManis  
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 19<sup>th</sup> DAY OF July, 1976.

**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF WESTERN TRAILS, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 12<sup>th</sup> DAY OF DECEMBER, A.D., 1973.

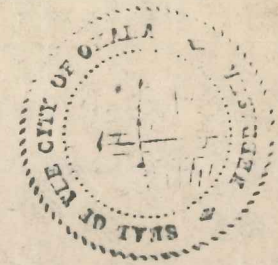
Arnon D. Munster  
 CHAIRMAN, OMAHA CITY PLANNING BOARD

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF WESTERN TRAILS, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 5<sup>th</sup> DAY OF February, A.D., 1974.

Richard J. Cunningham  
 PRESIDENT OF COUNCIL

ATTEST: Harold Ostler  
 CITY CLERK



**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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: October 15, 1973

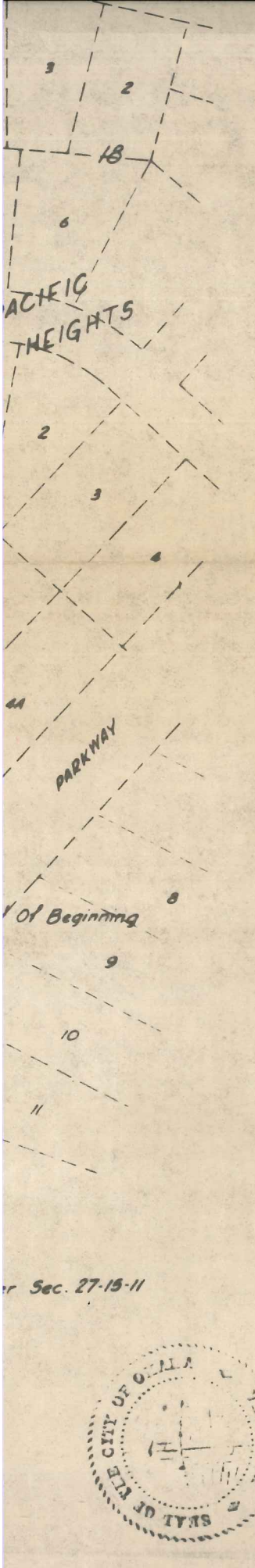
Laurie J. Howell  
 COUNTY TREASURER  
 by R. P. Schuttler, Deputy

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE OF THIS PLAT OF WESTERN TRAILS, THE LOTS NUMBERED AS SHOWN ON THIS 29 OF NOVEMBER, A.D., 1973.

Robert L. ...  
 CITY ENGINEER

2 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA \$12.00  
 27 DAY OF February, 1974 AT 9.06 A.M.  
 M. C. HAROLD OSTLER, REGISTER OF DEEDS

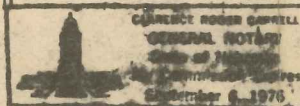


**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA }  
 COUNTY OF DOUGLAS } SS

ON THIS 13<sup>TH</sup> DAY OF NOVEMBER A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LLOYD R PETTEGREW, TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID



Clarence Roger Cruell  
 NOTARY PUBLIC

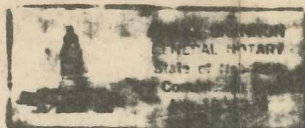
MY COMMISSION EXPIRES ON THE 6<sup>TH</sup> DAY OF September, 1976.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA }  
 COUNTY OF Douglas } SS

ON THIS 29<sup>TH</sup> DAY OF October A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME W.A. Enholm, Vice-President OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



Aldo Molinari  
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 19<sup>TH</sup> DAY OF July, 1976.

**APPROVAL OF OMAHA CITY PLANNING BOARD**

THIS PLAT OF WESTERN TRAILS, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 12<sup>TH</sup> DAY OF DECEMBER A.D., 1973

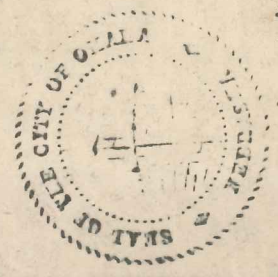
Ann D. Weston  
 CHAIRMAN, OMAHA CITY PLANNING BOARD

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF WESTERN TRAILS, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 5<sup>TH</sup> DAY OF February A.D., 1974

[Signature]  
 PRESIDENT OF COUNCIL

ATTEST: [Signature]  
 CITY CLERK



IN DOUGLAS COUNTY, NEBRASKA \$12.00  
 OLD OSTLER, REGISTER OF DEEDS

**DEDICATION**

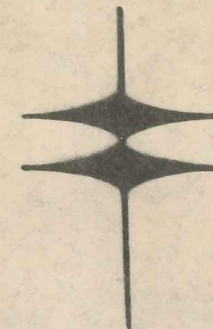
KNOW ALL MEN BY THESE PRESENTS THAT LLOYD R PETTEGREW, TRUSTEE, (OWNER) AND FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, W.A. Enholm, Vice-President (MORTGAGEES) BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS. SAID SUBDIVISION TO BE KNOWN AS WESTERN TRAILS, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN AND WE 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 SEWER AND DRAINAGE EASEMENTS AND STREETS AS SHOWN HEREIN; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN 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; 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS BE 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 HEREUNTO SET OUR HANDS THIS 13<sup>TH</sup> DAY OF November A.D., 1973

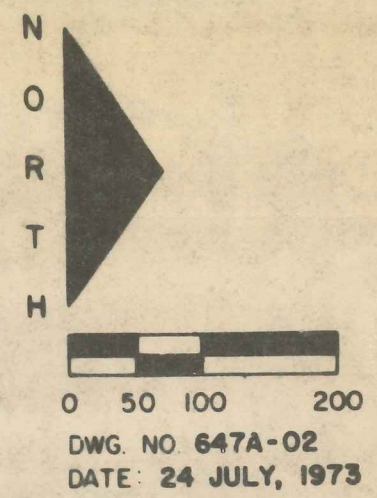
BY: Lloyd R. Pettegrew  
 LLOYD R. PETTEGREW, TRUSTEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA  
 BY: W.A. Enholm

ATTEST: [Signature]



**GOLLEHON, SCHEMMER & ASSOCIATES, INC.**  
 ARCHITECTS — ENGINEERS — PLANNERS  
 OMAHA, NEBRASKA — DAVENPORT, IOWA



CURVE DATA

CURVE NO.	DELTA	T	R	D	L
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ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
ON THIS 13<sup>TH</sup> DAY OF NOVEMBER A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LLOYD R PETTEGREW, TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID



Conrad Roger Garrill  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 6<sup>TH</sup> DAY OF September, 1976.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS  
ON THIS 29<sup>TH</sup> DAY OF October A.D., 1973, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME W.A. Enholm, Vice-President OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACEMENT OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION TO BE KNOWN AS WESTERN TRAILS AND IS LOCATED IN A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE NORTH 89°59'30" WEST ( ASSUMED BEARING ) ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 734.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09°41'45" WEST A DISTANCE OF 760.08 FEET; THENCE SOUTH 03°47'00" WEST A DISTANCE OF 1.71 FEET; THENCE NORTH 87°28'01" WEST A DISTANCE OF 182.21 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A 965.67 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING OF NORTH 03°23'40" EAST AND CHORD LENGTH OF 29.02 FEET) AN ARC LENGTH OF 29.02 FEET; THENCE NORTH 84°11'43" WEST A DISTANCE OF 185.58 FEET; THENCE SOUTH 59°20'06" WEST A DISTANCE OF 313.74 FEET; THENCE SOUTH 89°47'29" WEST A DISTANCE OF 255.37 FEET; THENCE NORTH 00°12'31" WEST A DISTANCE OF 856.23 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°59'30" EAST ALONG THE NORTH LINE A DISTANCE OF 1,021.42 FEET TO THE POINT OF BEGINNING.

DATE: July 30, 1973

E. J. Doolan  
LAND SURVEYOR



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LLOYD R PETTEGREW, TRUSTEE, (OWNER) AND FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA, W.A. Enholm, Vice-President (MORTGAGEES) BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS. SAID SUBDIVISION TO BE KNOWN AS WESTERN TRAILS, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN AND WE 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 SEWER AND DRAINAGE EASEMENTS AND STREETS AS SHOWN HEREIN; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN 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; 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS BE 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 IS REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE

