

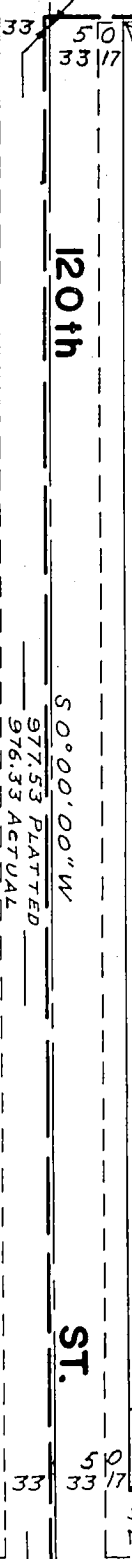
WESTWOOD

N 90°00'00"W

1403.13
--- 1349.30 ---

LOT 1
BLOCK 34

UNPLATTED



120th

ST.

S 0°00'00"W

977.53 PLATTED
976.33 ACTUAL

901.23

89°52'15"

WEST

CENTER

N 89°52'15"E

--- 1585.57 ---

UNPLATTED

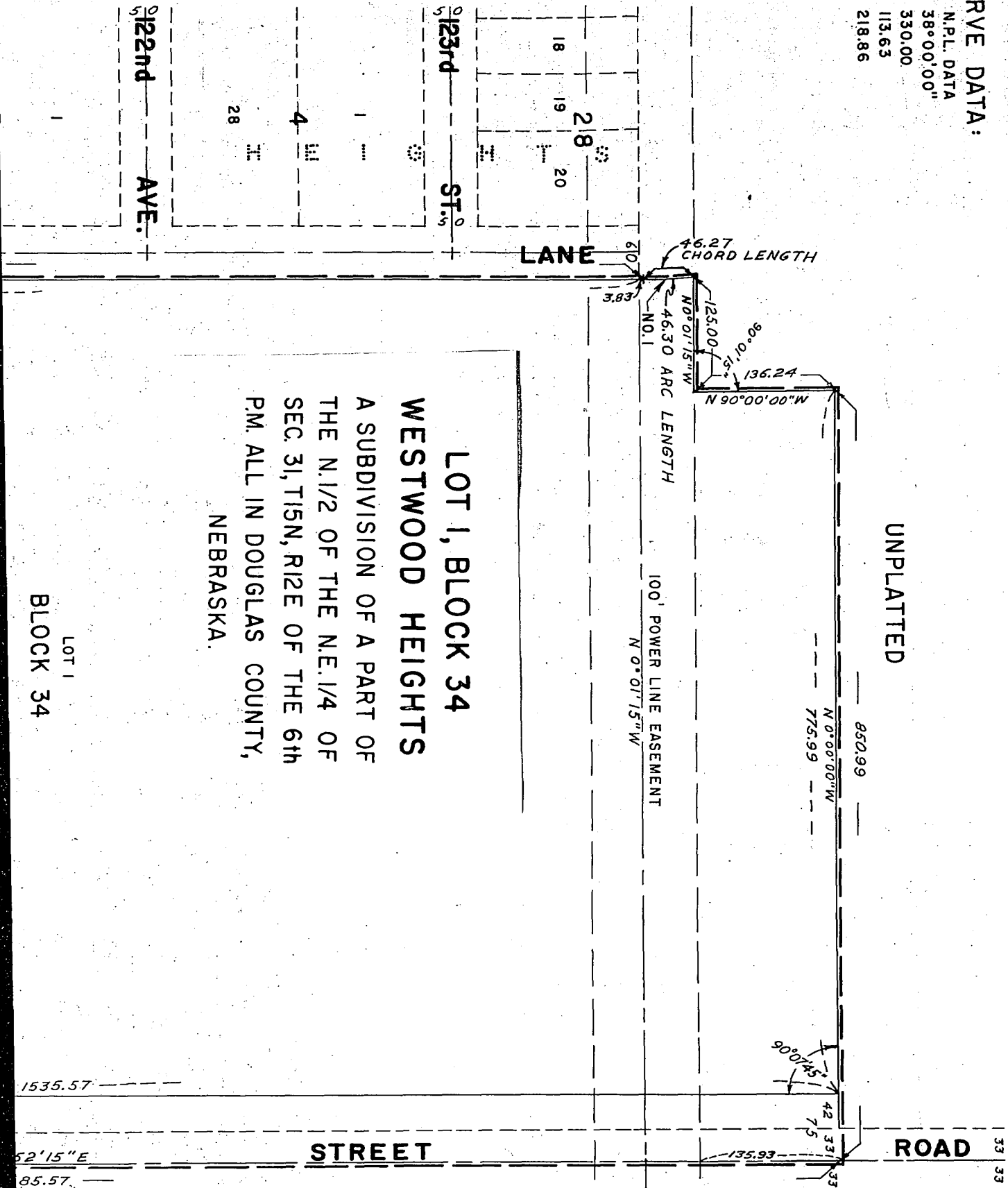
NORTHEAST
CORNER OF
SEC. 31-15-12

POINT OF
BEGINNING

SCALE 1"=100'

CURVE DATA:

NO. 1 N.P.L. DATA
Δ 38°00'00"
R 330.00
T 113.63
L 218.86



LOT 1
BLOCK 34

LOT 1, BLOCK 34
WESTWOOD HEIGHTS
A SUBDIVISION OF A PART OF
THE N. 1/2 OF THE N.E. 1/4 OF
SEC. 31, T15N, R12E OF THE 6TH
P.M. ALL IN DOUGLAS COUNTY,
NEBRASKA.

UNPLATTED

850.99

N 0° 00' 00" W
775.99

100' POWER LINE EASEMENT
N 0° 01' 15" W

LANE

STREET

ROAD

1535.57

52' 15" E

85.57

LATTED

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS THE STREETS, ALL CORNERS OF THE LOT AND THE ENDS OF THE CURVE IN THIS PLATTING OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS, AN ADDITION TO DOUGLAS COUNTY, NEBRASKA AND THAT SAID LOT IS WITHIN A TRACT OF LAND IN THE N 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH PRINCIPAL MERIDIAN MORE ACCURATELY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF SAID SECTION 31 AND RUNNING SOUTH ON AN ASSUMED BEARING OF S 0°00'00" W ALONG SAID EAST LINE OF SECTION 31 FOR A DISTANCE OF 976.33 FEET, THENCE N 90°00'00" W ALONG THE NORTH PROPERTY LINE OF WESTWOOD LANE AS SURVEYED, PLATTED AND RECORDED, AND SAID LINE EXTENDED, FOR A DISTANCE OF 1403.13 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THENCE RUNNING WESTERLY ALONG SAID CURVE FOR A DISTANCE OF 46.30 FEET, THENCE N 0°01'15" W FOR A DISTANCE OF 125.00 FEET, THENCE N 90°00'00" W FOR A DISTANCE OF 136.24 FEET, THENCE N 0°00'00" W FOR A DISTANCE OF 850.99 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 31, THENCE N 89°52'15" E ALONG SAID LINE OF SECTION 31 FOR A DISTANCE OF 1585.57 FEET TO THE POINT OF BEGINNING, SUBJECT TO POWER LINE EASEMENT.

IN WITNESS WHEREOF I DO HEREUNTO SET MY HAND AND SEAL THIS 8 DAY OF April, A.D. 1960.

Francis J. Naughtin L.S. #75
REGISTERED LAND SURVEYOR
HENNINGSON, DURHAM AND RICHARDSON, INC.
CONSULTING ENGINEERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, MILLARD R. SELDIN, BEING SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND STREETS, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WESTWOOD HEIGHTS, THE LOT NUMBERED AS SHOWN AND I HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN.

IN WITNESS WHEREOF, I DO HEREUNTO SET MY HAND THIS 7th DAY OF April, A.D. 1960.

Millard R. Seldin
MILLARD R. SELDIN

STATE OF NEBRASKA
COUNTY OF DOUGLAS SS

ACKNOWLEDGEMENT

ON THIS 1 DAY OF April, A.D. 1960, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, CAME MILLARD R. SELDIN, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION AS AN INDIVIDUAL AND HE ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES ON THE 4 DAY OF Jan, A.D. 1964.

NOTARY PUBLIC
Stanley C. Rehner

MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS: THAT MAJOR APPLIANCE COMPANY, A NEBRASKA CORPORATION, MORTGAGEE UNDER THE MORTGAGES DATED JUNE 16, 1958 AND MARCH 25, 1959 AND RECORDED IN BOOK 1286, PAGE 313 AND BOOK 1312, PAGE 541 OF THE MORTGAGE RECORDS OF DOUGLAS COUNTY, NEBRASKA AND EMBRACED WITHIN THIS PLAT OF WESTWOOD HEIGHTS, DOES HEREBY CONSENT TO AND APPROVE THE PLATTING OF SAID LAND AS SHOWN ON THIS PLAT AND DOES HEREBY RELEASE SAID MORTGAGES ON THE LAND COVERED BY AND EMBRACED WITHIN THE STREETS DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT, WITHOUT PREJUDICE TO THE LIEN OF THE MORTGAGE ON THE BALANCE OF THE LAND DESCRIBED THEREIN.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND CORPORATE SEAL THIS 7 DAY OF April, A.D. 1960.

MAJOR APPLIANCE COMPANY

BY: M.S. LIVINGSTON, PRESIDENT
ATTEST: J.J. RADA, SECRETARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS SS

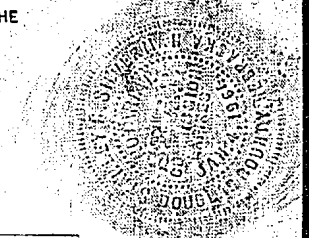
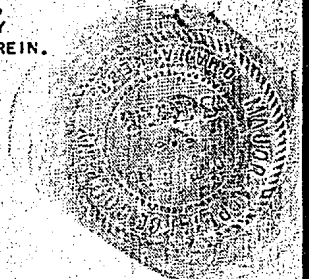
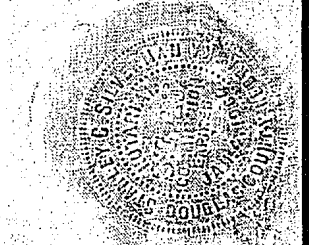
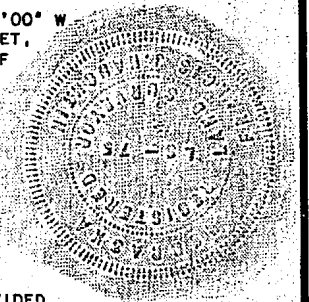
ACKNOWLEDGEMENT

ON THIS 7 DAY OF April, A.D. 1960, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, CAME M.S. LIVINGSTON AND J.J. RADA, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE ABOVE MORTGAGE RELEASE, AS PRESIDENT AND SECRETARY OF MAJOR APPLIANCE COMPANY, A NEBRASKA CORPORATION, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACTS AND DEEDS AND THE VOLUNTARY ACT AND DEED OF SAID MAJOR APPLIANCE COMPANY.

WITNESS MY HAND AND SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THIS 7 DAY OF April, A.D. 1960.

NOTARY PUBLIC
Stanley C. Rehner

MY COMMISSION EXPIRES THE 4 DAY OF Jan, A.D. 1964.



MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS: THAT MAE AUGUSTA PEDERSEN (SINGLE) AND CHARLES N. PEDERSEN (SINGLE) MORTGAGEES UNDER THE MORTGAGE DATED JUNE 16, 1958 AND RECORDED IN BOOK 1286, PAGE 295 OF THE MORTGAGE RECORDS OF DOUGLAS COUNTY, NEBRASKA AND EMBRACED WITHIN THIS PLAT OF WESTWOOD HEIGHTS, DO HEREBY CONSENT TO AND APPROVE THE PLATTING OF SAID LAND AS SHOWN ON THIS PLAT AND DO HEREBY RELEASE SAID MORTGAGE ON THE LAND COVERED BY AND EMBRACED WITHIN THE STREETS DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT, WITHOUT PREJUDICE TO THE LIEN OF THE MORTGAGE ON THE BALANCE OF THE LAND DESCRIBED THEREIN.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS THIS 7 DAY OF APRIL, A.D. 1960.

Mae Augusta Pedersen
MAE AUGUSTA PEDERSEN

Chas. N. Pedersen
CHARLES N. PEDERSEN

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ACKNOWLEDGEMENT

ON THIS 7 DAY OF APRIL A.D. 1960, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, CAME MAE AUGUSTA PEDERSEN AND CHARLES N. PEDERSEN, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE ABOVE MORTGAGE RELEASE AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACTS AND DEEDS.

WITNESS MY HAND AND SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THIS 7th DAY OF APRIL A.D. 1960.

MY COMMISSION EXPIRES THE 4th DAY OF Jan A.D. 1964.

NOTARY PUBLIC

Stanley C. Kihnerman

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: April 8-1960

Samuel Howell
COUNTY TREASURER
DOUGLAS COUNTY

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS ON THIS 3rd DAY OF May A.D. 1960.

D.P. DeBard
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS WAS APPROVED BY THE PLANNING BOARD OF THE CITY OF OMAHA ON THIS 11 DAY OF MAY A.D. 1960.

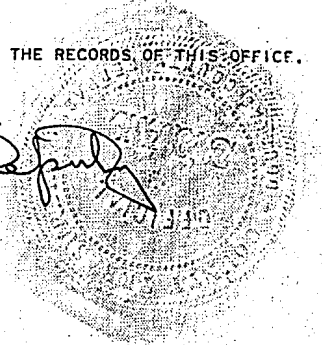
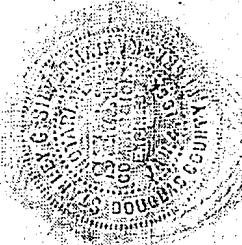
Jesse L. Schroeder
CHAIRMAN, CITY PLANNING BOARD

CITY COUNCIL ACCEPTANCE

THIS PLAT OF LOT 1, BLOCK 34, WESTWOOD HEIGHTS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OMAHA, NEBRASKA ON THIS 7 DAY OF JUNE A.D. 1960.

W. Revere
PRESIDENT OF CITY COUNCIL

ATTEST: M. Hansen
CITY CLERK



BOOK 1127 PAGE 23

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN OMAHA, NEBRASKA COUNTY, NEBRASKA, THOMAS J. O'CONNOR, REGISTER OF DEEDS
5.75