

WINCHESTER HILLTOP

LOTS 1 THRU 117, INCLUSIVE

BEING A REPLAT OF LOT 346, PART OF LOTS 347, 348, 349 AND 350, AND THE INCLUDED STREET RIGHT-OF-WAY OF ELLISON AVENUE LYING BETWEEN 129TH STREET AND 132ND STREET, ALL IN WINCHESTER HEIGHTS, A SUBDIVISION IN THE SW 1/4 OF SEC. 31, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WINCHESTER HILLTOP (Lots 1 thru 117, inclusive) as to the Design Standards this 23rd day of July, 1991.

Robert Clark
CITY ENGINEER

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

Robert Clark July 19, 1991
CITY ENGINEER

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 plat as shown by the records of this office.

Robert Clark
COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WINCHESTER HILLTOP (Lots 1 thru 117, inclusive) was approved by the City Council of Omaha on this 11th day of August, 1991.

Robert Clark
ATTORNEY AT LAW

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WINCHESTER HILLTOP (Lots 1 thru 117, inclusive) was reviewed by the office of the Douglas County Engineer on this 9th day of July, 1991.

Robert Clark
DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WINCHESTER HILLTOP (Lots 1 thru 117, inclusive) approved by the City Planning Board on this 18th day of July, 1991.

Robert Clark
CHAIRMAN OF CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY

On this 22nd day of July, 1991, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Stevers, Senior Vice President of FirstStar Bank, N.A. Omaha, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer of said Bank.

WITNESS my hand and Notarial Seal of Omaha in said County the day and year last above written.

Robert Clark
Notary Public

My Commission expires the 11th day of August, 1995.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in WINCHESTER HILLTOP (Lots 1 thru 117, inclusive) being a replat of all of Lot 346, part of Lots 347, 348, 349 and 350, and the included street right-of-way of Ellison Avenue, lying between 129th Street and 132nd Street, all in Winchester Heights, a subdivision located in the SW 1/4 of Section 31, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the North right-of-way line of Fort Street and the West right-of-way line of 129th Street, said point also being the Southeast corner of said Lot 346, Winchester Heights; thence N00°00'00"W (assumed bearing) along said North right-of-way line of Fort Street, a distance of 570.51 feet; thence N00°09'12"E, a distance of 610.69 feet; thence S89°58'42"W, a distance of 584.26 feet to a point on the East right-of-way line of 132nd Street; thence N00°59'51"W along said East right-of-way line of 132nd Street, a distance of 685.00 feet; thence N89°58'09"E, a distance of 120.00 feet; thence S00°09'51"E, a distance of 20.00 feet; thence N89°50'09"E, a distance of 202.11 feet; thence N00°22'00"W, a distance of 7.87 feet; thence N69°37'54"E, a distance of 143.83 feet; thence N24°58'01"E, a distance of 24.69 feet; thence S90°00'00"E, a distance of 485.00 feet to a point on said West right-of-way line of 129th Street; thence along said West right-of-way line of 129th Street on the following described courses; thence S00°00'00"E, a distance of 467.99 feet; thence S90°00'00"W, a distance of 10.00 feet; thence S00°00'00"E, a distance of 992.00 feet to the Point of Beginning.

Robert Clark
Robert Clark, LS-419

Robert Clark July 8, 1991
NEBRASKA REGISTERED SURVEYOR

PETITION TO VACATE A PART OF WINCHESTER HILLTOP, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Winchester Hilltop. The undersigned petition that the portion of said Winchester Heights being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Winchester Hilltop, and in connection therewith make the following dedication:

DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc. and Construction Sciences, Inc., Owners and FirstStar Bank, N.A. Omaha, mortgagees, 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 WINCHESTER HILLTOP (Lots 1 thru 117, inclusive), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the easements, all as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications, and any company which has granted a franchise to provide a cable television system in the area to be subdivided, 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 including signals provided by a cable television system, 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 rear exterior lots in herein defined as those lots forming the outer perimeter of 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, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lines of all lots, and we do hereby dedicate to the public use of said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not in any way interfere with the aforesaid uses or rights herein granted.

CELEBRITY HOMES, INC. CONSTRUCTION SCIENCES, INC.

Robert Clark
GARY L. LARSEN, PRESIDENT

Robert Clark
FIRSTSTAR BANK, N.A. OMAHA

Robert Clark
DONALD R. STEVERS, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

On this 9th day of July, 1991, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, Inc. to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer in said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Robert Clark
Notary Public

My Commission expires the 30th day of April, 1995.

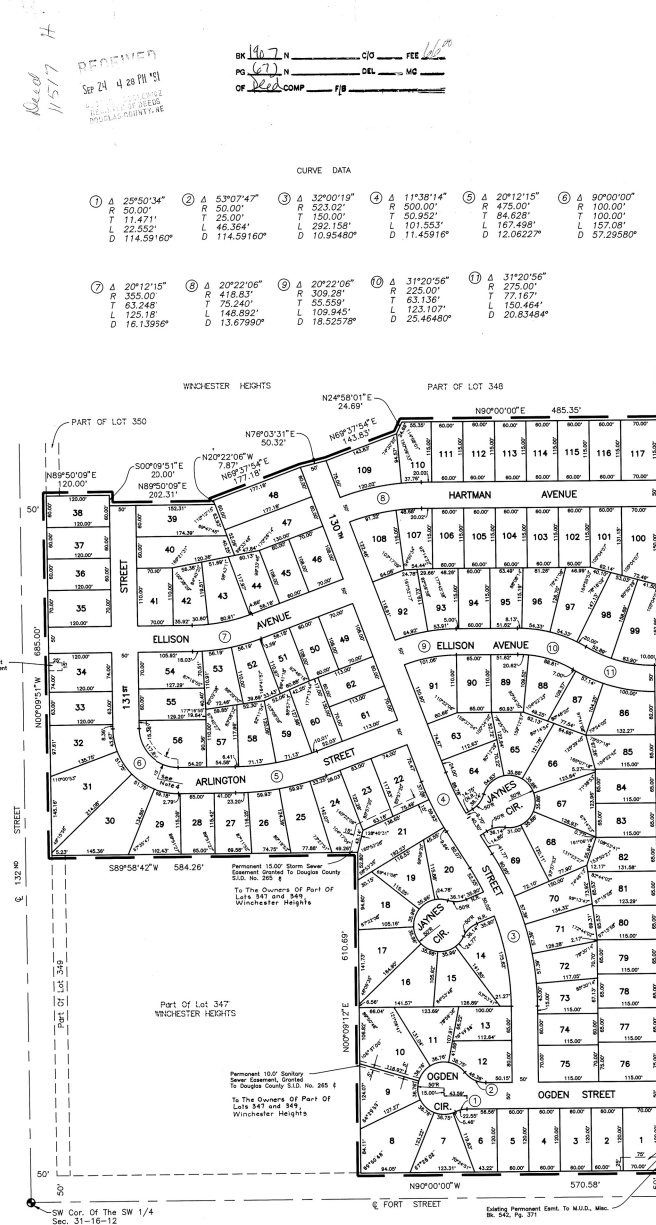
ACKNOWLEDGEMENT OF NOTARY

On this 2nd day of July, 1991, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc. to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Robert Clark
Notary Public

My Commission expires the 4-30-95.



Notes:
1. All angles are 90° unless otherwise noted.
2. All lot lines are radial to curved streets unless shown as non radial (N.R.).
3. No direct vehicular access will be allowed to Fort Street from Lots 1 thru 8 inclusive, or to 132nd Street from Lots 30 thru 35 inclusive.
4. Permanent 15-foot right distance easement granted to Douglas County S1D No. 265, no improvements or vegetation exceeding a height of 18 inches may be placed within said easement.

ELLIOTT & ASSOCIATES
SOUTH 12345 STREET - OMAHA, NE 68101 - 402.555.4700

WINCHESTER HILLTOP
OMAHA, NEBRASKA

FINAL PLAT

76424-1
JULY 1991
1" = 100'
NORTH