

SK 1835 N C/O FEE 28.00  
PG 24- DEL NG  
OF 1/4 COMP F/E

BOOK 1935 PAGE 504

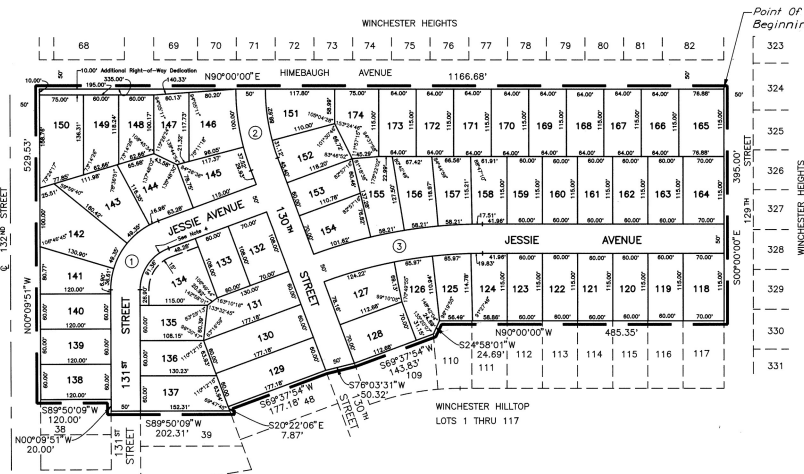
# WINCHESTER HILLTOP

LOTS 118 THRU 174 INCLUSIVE

BEING A REPLAT OF PART OF LOTS 348 AND 350, WINCHESTER HEIGHTS, A SUBDIVISION IN THE SW 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## CURVE DATA

- |               |               |               |
|---------------|---------------|---------------|
| ① A 69°47'45" | ② A 20°22'06" | ③ A 20°22'06" |
| R 100.00'     | R 361.83'     | R 801.36'     |
| T 69.756'     | T 65.00'      | T 143.957'    |
| L 121.917'    | L 128.63'     | L 284.676'    |
| D 57.29680°   | D 15.83501°   | D 7.14982°    |



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 132ND STREET FROM LOTS 138 THRU 142, INCLUSIVE, AND LOT 150.
  4. PERMANENT 15-FOOT RIGHT DISTANCE EASEMENT GRANTED TO DOUGLAS COUNTY S.D. NO. 265. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.



Robert Clark, LS 419  
Nov. 22, 1991  
Date

PETITION TO VACATE A PART OF WINCHESTER HEIGHTS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as Winchester Hilltop, Lots 118 thru 174, inclusive. The undersigned petition that the portion of said Winchester Heights being herein replatted, the plat thereof, and the dedication of the streets, avenues and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Winchester Hilltop, Lots 118 thru 174, inclusive, and in connection therewith make the following dedication:

## DEDICATION

Know all men by these presents that we, Robert C. Doyle, Trustee, and Firstier Bank, N.A., Omaha, 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 hereafter known as WINCHESTER HILLTOP (Lots 118 thru 174, 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 been 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 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 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 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 is 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 streets. 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.

FIRSTIER BANK, N.A., OMAHA

Robert C. Doyle, Trustee  
DONALD R. SIEVERS  
SENIOR VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)SS  
COUNTY OF DOUGLAS)

On this 27 day of November, 1991, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Sievers, Senior Vice President of Firstier 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 same to be his voluntary act and deed as such officer of said Bank.

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

Mary Danvers  
Notary Public

My Commission expires

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)SS  
COUNTY OF DOUGLAS)

On this 22 day of Nov., 1991, before me, the undersigned, a Notary Public in and for said County, personally came Robert C. Doyle, Trustee, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said trustee.

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

Homer R. Hunt  
Notary Public

My Commission expires

## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of WINCHESTER HILLTOP (Lots 118 thru 174, inclusive) was reviewed by the office of the Douglas County Engineer on this 22 day of Nov., 1991.

DOUGLAS COUNTY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of WINCHESTER HILLTOP (Lots 118 thru 174, inclusive) approved by the City Planning Board on this 4th day of December, 1991.

CHAIRMAN OF CITY PLANNING BOARD

## OMAHA CITY COUNCIL ACCEPTANCE

This plat of WINCHESTER HILLTOP (Lots 118 thru 174, inclusive) was approved by the City Council of Omaha on this 20 day of Nov., 1991.

MAYOR  
ATTEST  
CITY CLERK  
PRESIDENT OF COUNCIL

## 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.

10-22-91  
COUNTY TREASURER

## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of WINCHESTER HILLTOP (Lots 118 thru 174, inclusive) as to the Design Standards this 3 day of November, 1991.

CITY ENGINEER

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

CITY ENGINEER

F-9#33



ELLIOTT & ASSOCIATES  
536 SOUTH 132ND STREET • OMAHA, NE 68137 • (402) 896-7000

WINCHESTER HILLTOP  
LOTS 118 THRU 174 INCLUSIVE  
OMAHA, NEBRASKA

FINAL PLAT

NOV 27 1991  
76040.2  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
NOTARY PUBLIC  
MARY DANVERS  
My Comm. Exp. March 3, 1993