

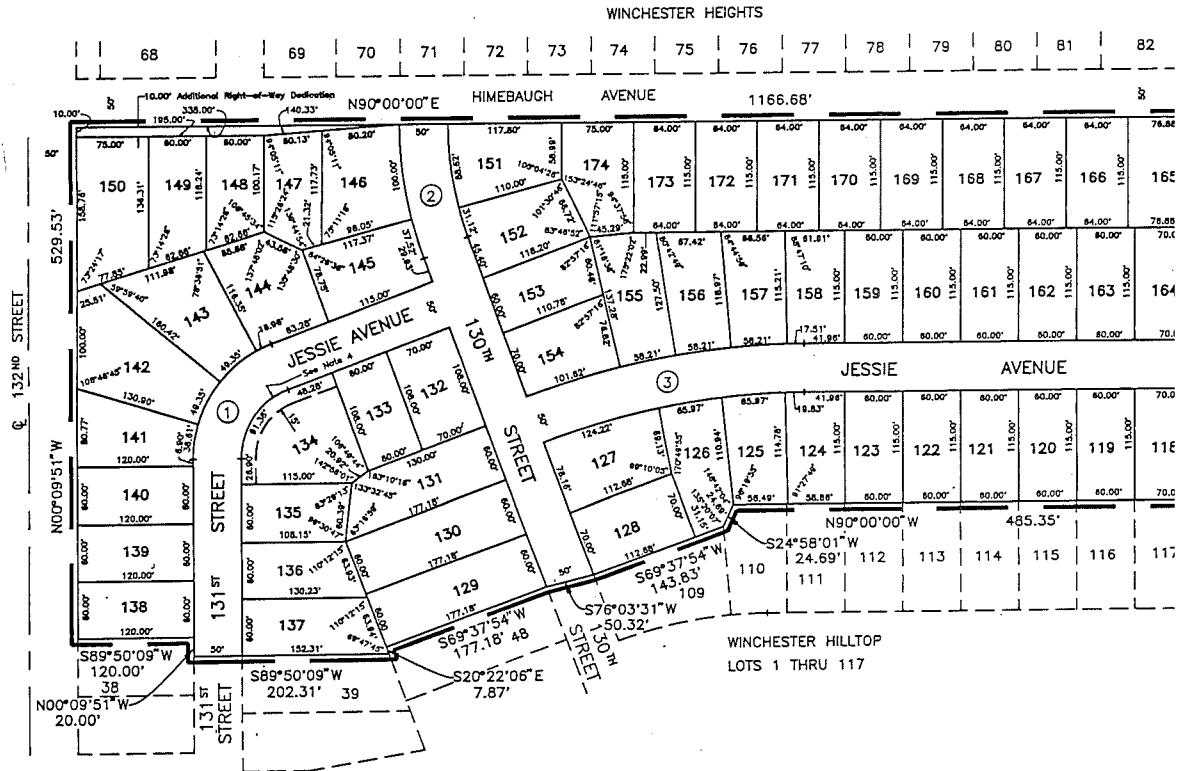
WINCHESTER HILLTOP

LOTS 118

BEING A REPLAT OF WINCHESTER HILLTOP, A SUBDIVISION OF TOWNSHIP 16 NORTH, COUNTY, NEBRASKA.

C CURVE DATA

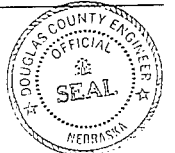
- | | | |
|---------------|---------------|---------------|
| ① Δ 69°47'45" | ② Δ 20°22'06" | ③ Δ 20°22'06" |
| R 100.00' | R 361.83' | R 801.36' |
| T 69.756' | T 65.00' | T 143.957' |
| L 121.817' | L 128.63' | L 284.876' |
| D 57.29580° | D 15.83501° | D 7.14982° |



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.

Chap. A. C. C. C.
DOUGLAS COUNTY 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.

Dennis J. Salen 11-27-91
COUNTY TREASURER DATE



APPROVAL OF OMAHA CITY PLANNING BOARD

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

Marcus D. Salen
CHAIRMAN OF CITY PLANNING BOARD

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 December, 1991.

Randy P. Neumann
CITY ENGINEER

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

Dennis J. Salen 11/27/91
CITY ENGINEER DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of WINCHESTER HILLTOP (Lots 118 thru 174, inclusive) was approved by the City Council of Omaha on this 27 day of August, 1992.

Al Mann MAYOR
Bobby Brown CITY CLERK
Dennis J. Salen PRESIDENT OF COUNCIL



HILLTOP

4 INCLUSIVE

348 AND 350, WINCHESTER
SW 1/4 OF SECTION 31,
OF THE 6TH P.M., DOUGLAS

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 118 thru 174, inclusive) being a replat of part of Lot 348 and part of Lot 350, 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 South right-of-way line of Himebaugh Avenue and the West right-of-way line of 129th Street, said point also being the Northeast corner of said Lot 348, Winchester Heights; thence S00°00'00"E (assumed bearing) along said West right-of-way line of 129th Street, a distance of 395.00 feet to the Northeast corner of Lot 117, Winchester Hilltop, a subdivision located in said SW 1/4 of Section 31; thence along the Northerly line of said Winchester Hilltop on the following described courses; thence N90°00'00"W, a distance of 485.35 feet; thence S24°58'01"W, a distance of 24.69 feet; thence S69°37'54"W, a distance of 143.83 feet; thence S76°03'31"W, a distance of 50.32 feet; thence S69°37'54"W, a distance of 177.18 feet; thence S20°22'06"E, a distance of 7.87 feet; thence S89°50'09"W, a distance of 202.31 feet; thence N00°09'51"W, a distance of 20.00 feet; thence S89°50'09"W, a distance of 120.00 feet to the Northwest corner of Lot 38, said Winchester Hilltop, said point also being on the East right-of-way line of 132nd Street; thence N00°09'51"W along said East right-of-way line of 132nd Street, a distance of 529.53 feet to the point of intersection of said East right-of-way line of 132nd Street and said south right-of-way line of Himebaugh Avenue; thence N90°00'00"E along said South right-of-way line of Himebaugh Avenue, a distance of 1166.68 feet to the point of beginning.



Robert Clark
Robert Clark, LS 419

Nov. 22, 1991
Date

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 SIGHT DISTANCE EASEMENT GRANTED TO DOUGLAS COUNTY SID NO. 265. NO IMPROVEMENTS OR VEGETATION EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.

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, easements 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 FirstTier 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 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 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.

FIRSTTIER BANK, N.A., OMAHA

Robert C. Doyle, Trustee
ROBERT C. DOYLE, TRUSTEE

Donald R. Sievers
DONALD R. SIEVERS
SENIOR VICE PRESIDENT

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 _____

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 FirstTier 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 Davenport
Notary Public

My Commission expires _____

3064

PROJECT NO. DATE