BODK 1738 PAUE 258

WINDRIDGE

LOTS 1 THRU 154, INCLUSIVE BEING PART OF THE E1/2 of the NE 1/4 of SEC. 15 T15N. R11E of The 6th P.M.DOUGLAS COUNTY, NEBR.

DEED 62 BOOK 89 PAGE 407

mortgage BOOK 89 page 407

PLAT BOOK 1738 PAGE 258

PLAT CABINET 3/35

PLAT IN BACK OF BOOK

GENERAL NOTARY THE OF Webrest STANLEY R. BALES n My Comm. Exp. June 14, 1987



	Sec. 15-15-11	N00°05'59*W	/376. 42'		00' 7.48' 8. 111.50' ad'/	_N70°16'21"E 188.56'	
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ļ	8 90.00	15'Sewere Drainage Ed	<u> in 130.00° </u> 50° <u> </u> Osement	125.00' 5 130.00'	8 1 50 32		
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	500°00'07°W 56.39'	€ 156™ S	TREET	•		-	
	/ January Additional Biobt-Of- M	Way Dedication	L_ 10. 00	o' Additional Right-Of-Wa	y Dedication⊐		1 h with Cha
	No+o	e: The right of direct vehi	chular access to	156th Street from	Lots 1		
14 COr.	thru	1 16 inclusive and Lot 154	is relinquished.				aug Date
1/0	၂ ၿ						

UNPLATTED

NO0*05'59*W /376.42'

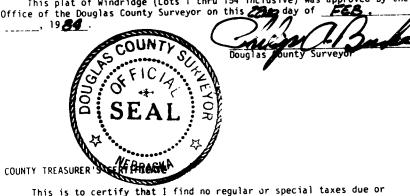
		COKVE	UNIN		
NO.	Δ	R	T	L	D
	28 ° 33' 25"	198.15	50. 43'	<i>98</i> .76′	<i>28. 9153</i> 7 °
(V)	28° 33′ 25°	509.14'	<i>129.5</i> 7'	253.76°	//. 25345°
<u> </u>	20°43′10°	294.21'	53.78'	<i>106.39</i> ′	19.47446°
ă	28° 33' 25"	275.05°	70.00°	137.09'	20.83105°
(4) (5)	28° 33′ 25″	<i>325.30</i> ′	82.79°	162.13'	17.61 322°
Ö	08*49'39"	286.09	22.08'	44.08'	20.02719°
ð	6/° 26' 35"	126.21'	75. <i>00</i> ′	/ 3 5.34'	45. <i>3</i> 9720°
<u>®</u>	90°00'00"	/75.00	<i>175.00</i> ′	274.89°	32.74046°
٠	28° 33′ 25″	275.05	70.00'	<i>137.09</i> °	20.83105°
Ö	28° 33′ 25°	231.30'	58.86'	//5.28°	24.77121°
	28° 33′ 25″	284.70	72.46'	141.90'	20. 12 49 7°
<u>@</u>	28°33'25"	3/4.35'	80.00'	/56.67'	/8.22675°
(R) (B)	28°33′25°	275.05	70.00	137.09'	20.83105°
(A)	28° 33′ 25″	338.//°	86.05	<i>168.52</i> °	16. 94591°
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CURVE DATA

SW Cor. E' Of The NEX Sec. 15-15-11

APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Windridge (Lots 1 thru 154 inclusive) was approved by the Office of the Douglas County Surveyor on this the day of F68.



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.

APPROVAL OF CITY ENGINEER OF OMAHA

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Windridge (Lots 1 thru 154 inclusive) was approved City Planning Board on this

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Windridge (Lots 1 thru 154 inclusive) was approved by the City Council of Omaha on this day of ACTING ACTING Mayon

I hereby certify that I have made aground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves to Middledon (lots I then 154 inclusive). angle points and ends of all curves in Windridge (Lots 1 thru 154 inclusive), being a part of the East 1/2 of the NE 1/4, of Section 15, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly

SURVEYOR'S CERTIFICATE

Commencing at the East 1/4 corner of said Section 15; thence N89°58'51"W (assumed bearing), along the South line of said NE 1/4 of Section 15, a distance of 40.00 feet to a pointon the West right-of-way line Section 15, a distance of 40.00 feet to a point on the West right-or-way line of 156th Street, said point also being the Point of Beginning; thence continuing N89°58'51"W along said South line of the NE 1/4 of Section 15, a distance of 1274.49 feet to the Southwest corner of said East 1/2 of the NE 1/4 of Section 15; thence N00°05'59"W, along the West line of said East 1/2 of the NE 1/4 of Section 15, a distance of 1376.42 feet; thence N70°16'21"E, a distance of 188.56 feet; thence Northwesterly, or a curve to the right with a radius of 261.09 feet, a distance of 58.57 feet said curve having a long chord which bears N13°18'04"W, a distance of 58.45 feet; thence N83°07'31"E, a distance of 71.60 feet; thence N61°26'42"F, a distance of 67.78 feet; chord which bears N13°18'04"W, a distance of 58.45 feet; thence N83°07'31"E, a distance of 71.60 feet; thence N61°26'42"E, a distance of 67.78 feet; thence S32°24'08"E, a distance of 33.13 feet; thence S28°33'18"E, a distance of 76.94 feet; thence N61°26'42"E, a distance of 18.73 feet; thence S28°33'18"E, a distance of 50.00 feet; thence N61°26'42"E, a distance of 105.76 feet; thence S28°33'18"E, a distance of 92.06 feet; thence S72°51'26"W, a distance of 21.12 feet; thence S00°00'07"W, a distance of 180.93 feet; thence Easterly on a curve to the left with a radius of 190.74 feet, a distance of 26.21 feet, said curve having a long chord which bears N86°04'05"E, a distance of 26.19 feet; thence S07°52'15"E, a distance of 107.81 feet; thence N84°57'55"E, a distance of 50.78 feet; thence N62°29'35"E, a distance of 63.61 feet; thence N61°26'42"E, a distance of 204.00 feet; thence S28°33'18"E, a distance of 18.37 feet; thence N73°38'00"E, a distance of 114.78 feet; thence Northwesterly on a curve to the right with a radius of 319.21 feet, a distance of 47.49 feet; thence N82°09'52"E, a distance of 169.91 feet; thence N08°54'50"W, a distance of 45.45 feet; thence S89°9'553"E, a distance of 173.34 NO8°54'50"W, a distance of 45.45 feet; thence S89°59'53"E, a distance of 173.34 feet to a point on said West right-of-way line of 156th Street; thence, along said West right-of-way line of 156th Street on the following described courses; thence S00°00'07"W, a distance of 590.40 feet; thence S04°17'15"W, a distance of 200.73 feet; thence S01°42'54"E, a distance of 500.66 feet; thence S00°00'07"W, a distance of 56.39 feet to the Point of Beginning.

Reger L. Starr L.S. 399 Date

DEDICATION

Know all men by these presents that we J and P Corporation Nebraska Corporation, owners 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 hereinafter known as Windridge (Lots 1 thru 154, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the streets, and we do hereby grant the easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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 transmission of signals and sound of all kinds light, heat and power and for transmission of signals and sound 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 feet (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 are interior of the above described addition. Said sixteen foot (16') wide 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. 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 aforsaid uses or right herein granted.

In witness whereof, we have hereunto set our hand this 22 way of

Pro Mi R. Abrahams Proading

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska) County of Douglas

- 14

On this 22 day of FCB , 1984, before me, the undersigned, a Notary Public in and for said County personally came Milton R. Abrahams, of J and P Corporation, to me personally known to be the indentical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal in said County the day and year last

JUNE My Commission expires the 4 day of

RECEIVED . 1984 SEP -5 PM 1: 50 C. HAROUS IS ILER REGISTEICUF DEEDS DOUGLAS COUNTY, NEBR.

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BOOK 1738