

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

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

62 5 DAY OF Sept 19 84 AT 1:50 PM M. C. HAROLD OSTLER, REGISTER OF DEEDS 8250

WINDRIDGE

LOTS 1 THRU 154, INCLUSIVE
BEING PART OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SEC. 15, T15N, R11E OF THE
6TH P.M., DOUGLAS COUNTY, NEBR.

UNPLATTED

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 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 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 described as follows:

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 point on the West right-of-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 NE 1/4 of Section 15; thence N00°00'05"S89°14'12"E, a 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"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 76.96 feet; thence N61°26'42"E, a distance of 105.76 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 N08°04'05"E, a distance of 26.19 feet; thence S07°52'15"E, a distance of 107.81 feet; thence N08°04'05"E, a distance of 50.78 feet; thence S22°22'22"E, a distance of 63.61 feet; thence N08°04'05"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 47.53 feet, said curve having a long chord which bears N12°06'04"W, 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 S08°59'52"E, a distance of 173.34 feet to a point on the 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.

Roger L. Starr L.S. 399

2-20-84
Date

DEDICATION

Know all men by these presents that we J and P Corporation: Nebraska Corporation, owners of the property described in the certificate 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, and subdivision hereinafter herein called "Subdivision No. 1" (hereinafter inclusive), and we do hereby certify 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: We do further grant a telephone company, _____ a company who 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 electrical energy, for light, heat, and power, and for the carrying and 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 exterior lots; and a ten foot (10') 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. No normal use of the lot or retaining land shall be prohibited by this plat. 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 right herein granted.

In witness whereof, we have hereunto set our hand this 27 day of February, 1987.

J AND P CORPORATION

Milton R. Abrahams *Milton R. Abrahams, President*


ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas) SS

On this 22ND day of FEB, 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 identical 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 above written.

My Commission expires the 14th day of June, 1987.

 GENERAL HOUSE OF REPRESENTATIVES
STANLEY R. FALES
My Comm. Exp. June 14, 1987

ELLIOTT & ASSOCIATES
5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700

WINDRIDGE
OMAHA, NEBRASKA

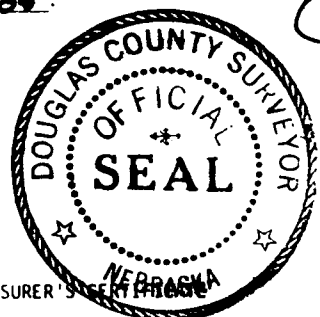
FINAL PLAT

84013	DATE	Feb., 1984
EST	DELAWARE BY	H.R.H.

	CURVE		DATA		
NO	Δ	R	T	L	D
①	28°33'25"	198.15'	50.43'	98.76'	28.91537°
②	28°33'25"	509.14'	129.57'	253.76'	11.25345°
③	20°43'10"	294.21'	53.78'	106.39'	19.47446°
④	28°33'25"	275.05'	70.00'	137.09'	20.83105°
⑤	28°33'25"	325.30'	82.79'	162.13'	17.61322°
⑥	08°49'39"	286.09'	22.08'	44.08'	20.02719°
⑦	61°26'35"	126.21'	75.00'	135.34'	45.39720°
⑧	90°00'00"	175.00'	175.00'	274.89'	32.74046°
⑨	28°33'25"	275.05'	70.00'	137.09'	20.83105°
⑩	28°33'25"	231.30'	58.86'	115.28'	24.77121°
⑪	28°33'25"	284.70'	72.46'	141.90'	20.12497°
⑫	28°33'25"	314.35'	80.00'	156.67'	18.22675°
⑬	28°33'25"	275.05'	70.00'	137.09'	20.83105°
⑭	28°33'25"	338.11'	86.05'	168.52'	16.94591°

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 22nd day of FEB, 1984.



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.

Aug 31, 1984
Date

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Windridge (Lots 1 thru 154 inclusive) as to the Design Standards this 6th day of March, 1984.

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

Date August 31, 1989 Larry R. Herman
City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Windridge (Lots 1 thru 154 inclusive) was approved by the City Planning Board on this 14th day of March, 1984

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Windridge (Lots 1 thru 154 inclusive) was approved by the City Council of Omaha on this 19 day of JUNE, 1984.

ACTING Mayor Bernie Simon
 Mayor Bernie Simon
 President of Council Bernie Simon
 ATTEST Donald A. Cristofari
 City Clerk

RECEIVED

1984 SEP -5 PM 1:50

C. HAROLD J. JELER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BOOK 1738