

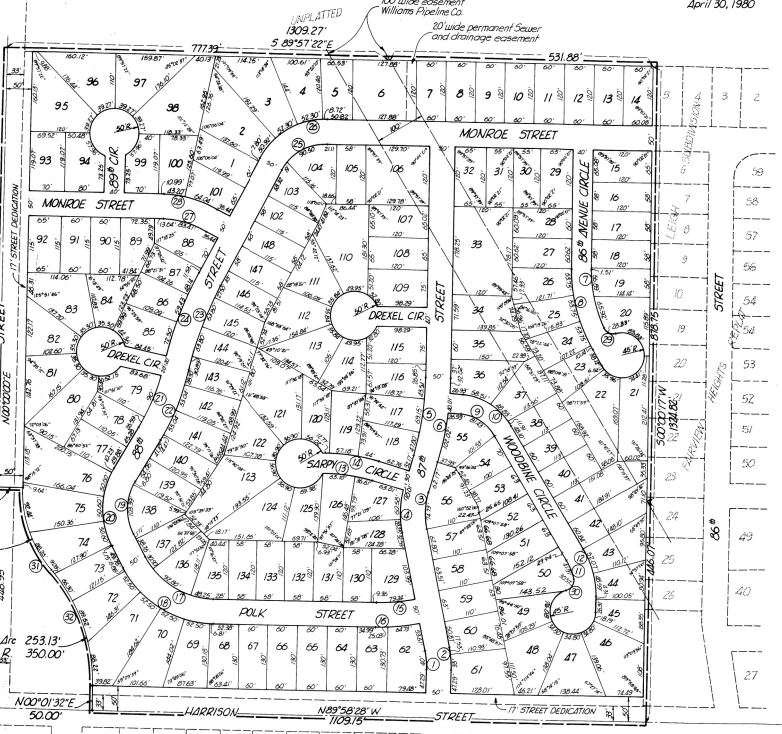
# WOODBINE

BOOK 1655 PAGE 98

LOTS 1 THRU 148, INCLUSIVE  
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST,  
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



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Page 98  
Date 8-27-80  
City of Omaha



| CURVE DATA |           |         |         |                  |
|------------|-----------|---------|---------|------------------|
|            | DELTA     | T       | R       | D                |
| 1          | 12°03'43" | 20.07'  | 190.00' | 30.1557' 40.00'  |
| 2          | 12°03'43" | 25.36'  | 240.00' | 23.8732' 50.53'  |
| 3          | 27°37'25" | 38.11'  | 155.00' | 36.9650' 74.53'  |
| 4          | 27°37'25" | 50.40'  | 205.00' | 27.9492' 98.84'  |
| 5          | 15°34'55" | 80.73'  | 590.00' | 9.7112' 180.46'  |
| 6          | 15°34'55" | 87.57'  | 640.00' | 8.9525' 174.05'  |
| 7          | 25°35'16" | 62.45'  | 275.00' | 20.8348' 122.81' |
| 8          | 37°10'28" | 87.87'  | 315.00' | 18.1892' 171.39' |
| 9          | 54°10'03" | 44.95'  | 86.13'  | 66.5208' 81.43'  |
| 10         | 54°10'03" | 64.50'  | 126.13' | 45.4252' 119.25' |
| 11         | 16°33'40" | 21.10'  | 145.00' | 39.5144' 41.91'  |
| 12         | 37°10'28" | 51.61'  | 185.00' | 30.9707' 100.66' |
| 13         | 16°39'03" | 51.22'  | 350.00' | 16.3702' 101.71' |
| 14         | 16°44'28" | 57.39'  | 390.00' | 14.6912' 113.95' |
| 15         | 12°03'44" | 39.77'  | 376.37' | 15.2231' 79.24'  |
| 16         | 12°03'44" | 45.05'  | 426.37' | 13.4379' 89.76'  |
| 17         | 61°34'36" | 95.34'  | 160.00' | 35.8099' 171.95' |
| 18         | 61°34'36" | 125.13' | 210.00' | 27.2831' 225.69' |
| 19         | 58°26'05" | 61.52'  | 110.00' | 52.0072' 112.19' |
| 20         | 58°26'05" | 89.48'  | 160.00' | 35.8099' 162.13' |
| 21         | 18°51'30" | 68.92'  | 415.00' | 13.8067' 136.59' |
| 22         | 18°51'30" | 77.22'  | 465.00' | 12.3217' 153.05' |
| 23         | 16°07'47" | 93.61'  | 610.00' | 8.4727' 185.99'  |
| 24         | 16°07'46" | 100.70' | 710.00' | 6.0627' 200.07'  |
| 25         | 42°14'10" | 60.96'  | 100.00' | 57.2959' 109.50' |
| 26         | 42°14'10" | 91.45'  | 150.00' | 38.1973' 164.24' |
| 27         | 27°18'27" | 42.51'  | 175.00' | 32.7403' 83.41'  |
| 28         | 27°18'27" | 54.66'  | 225.00' | 25.4647' 107.24' |
| 29         | 81°08'43" | 17.13'  | 20.00'  | 286.479' 28.32'  |
| 30         | 87°34'36" | 19.17'  | 20.00'  | 286.479' 30.52'  |
| 31         | 41°28'47" | 94.50'  | 250.00' | 22.9183' 160.70' |
| 32         | 41°28'18" | 132.39' | 350.00' | 16.3702' 253.13' |

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS WOODBINE LOTS 1 THRU 148, INCLUSIVE, AND IS LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°00'00" EAST (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (A.K.A. THE CENTER LINE OF 90TH STREET), A DISTANCE OF 446.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER SECTION 10 (A.K.A. THE CENTER LINE OF 90TH STREET), A DISTANCE OF 878.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,309.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,309.27 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 (A.K.A. THE WEST BOUNDARY OF FAIRVIEW HEIGHTS REPLAT AND LEIGH'S SUBDIVISION, BOTH PLATTED AND RECORDED SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA), A DISTANCE OF 1,324.82 FEET TO THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THENCE NORTH 89°58'20" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (A.K.A. THE CENTER LINE OF HARRISON STREET), A DISTANCE OF 1,109.15 FEET; THENCE NORTH 00°01'32" EAST, A DISTANCE OF 50 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 350 FEET, AN ARC DISTANCE OF 253.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250 FEET, AN ARC DISTANCE OF 180.70 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (A.K.A. THE CENTER LINE OF 90TH STREET) AND THE POINT OF BEGINNING.

DATE May 3, 1980 LAND SURVEYOR Clayton Rogers & Son

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA } 55  
COUNTY OF DOUGLAS }  
ON THIS 13 DAY OF May, 1980, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL M. BROWN, ATTORNEY IN FACT OF MOOD PARTNERSHIP, A NEBRASKA PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.  
WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, WOODBINE DEVELOPMENT CORPORATION, A NEBRASKA CORPORATION (OWNER), CYRIL E. VAN SEVEREN AND HELEN F. VAN SEVEREN, HUSBAND AND WIFE (MORTGAGEE), AND MOOD PARTNERSHIP, A NEBRASKA PARTNERSHIP, (MORTGAGEE) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE 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 IS TO BE HEREAFTER KNOWN AS WOODBINE LOTS 1 THRU 148, 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 AS SHOWN ON THIS PLAT, SEWER AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 313 OF DOUGLAS COUNTY, NEBRASKA. A PERPETUAL EASEMENT IS HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ARCHORS, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL CURVE-DE-SAC 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 HERIN GRANTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ARCHORS, 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 STUNGS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE REAR EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE HEADED TO AN EIGHT (8) FOOT WIDE STRIP WITH THE ADJACENT LAND IS SUBVEYED, 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 AFORESAID USES OR RIGHTS HERIN GRANTED.  
IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS THIS 12<sup>th</sup> DAY OF May, 19 80, A.D.

WOODBINE DEVELOPMENT CORPORATION,  
A NEBRASKA CORPORATION  
E. M. Gollehon  
E. M. GOLLEHON, PRESIDENT  
Cyril E. Van Severen  
HELEN F. VAN SEVEREN

MOOD PARTNERSHIP,  
A NEBRASKA PARTNERSHIP  
Paul M. Brown  
PAUL M. BROWN, ATTORNEY IN FACT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA } 55  
COUNTY OF DOUGLAS }  
ON THIS 12<sup>th</sup> DAY OF May, 1980, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME E. M. GOLLEHON, PRESIDENT, AND GERALD G. HAYEK, SEC. OF WOODBINE DEVELOPMENT CORPORATION, A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THAT THEY EXECUTED SAID DEDICATION AS THEIR VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 19<sup>th</sup> DAY OF February, 19 82.  
NOTARY PUBLIC Gerald G. Hayek

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA } 55  
COUNTY OF DOUGLAS }  
ON THIS 15<sup>th</sup> DAY OF May, 1980, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CYRIL E. VAN SEVEREN AND HELEN F. VAN SEVEREN, HUSBAND AND WIFE (MORTGAGEE), PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SAID DEDICATION AS THEIR VOLUNTARY ACT.  
WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 15<sup>th</sup> DAY OF Nov, 19 81.  
NOTARY PUBLIC E. M. Gollehon

APPROVAL OF OMAHA CITY COUNCIL  
THIS PLAT OF WOODBINE, LOTS 1 THRU 148, INCLUSIVE, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 17<sup>th</sup> DAY OF June, 19 80.  
W. Hays

APPROVAL OF CITY ENGINEER OF OMAHA  
I HEREBY APPROVE THIS PLAT OF WOODBINE, LOTS 1 THRU 148, INCLUSIVE, AS TO THE DESIGN STANDARDS ON THIS 22 DAY OF May, 19 80, A.D.  
W. Hays  
CITY ENGINEER

APPROVAL OF OMAHA PLANNING BOARD  
THIS PLAT OF WOODBINE, LOTS 1 THRU 148, INCLUSIVE, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16<sup>th</sup> DAY OF May, 19 80, A.D.  
W. Hays  
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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.  
DATE 5/14/80

APPROVAL OF OMAHA CITY ENGINEER OF OMAHA  
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 53 OF THE OMAHA MUNICIPAL CODE.  
DATE 8/22/80  
W. Hays  
CITY ENGINEER

APPROVAL OF OMAHA PLANNING BOARD  
THIS PLAT OF WOODBINE, LOTS 1 THRU 148, INCLUSIVE, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16<sup>th</sup> DAY OF May, 19 80, A.D.  
W. Hays  
CITY ENGINEER

