

G7-50
WOODBINE

WOODBINE

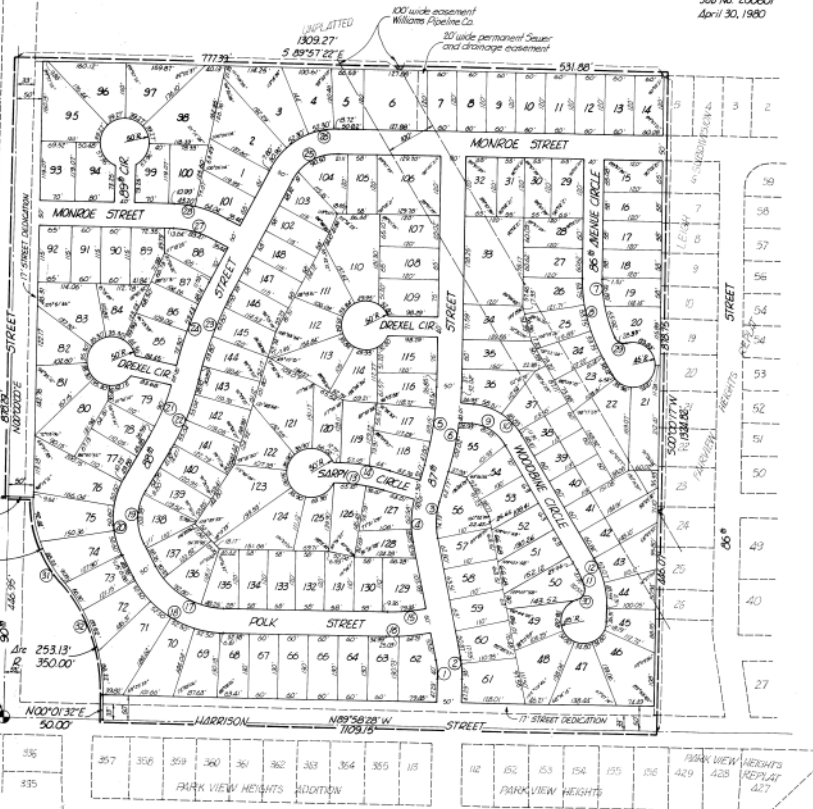
LOTS 1 THRU 140, INCLUSIVE

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.



1655
202
87-18

Point of Beginning
N 90°00'00" W
50.00'
Arc 180.73°
R 250.00'
5 1/4" Corner
Sec. 10-14-12



DELTA	T	B	D	L	
1	12°01'42"	20.01'	190.00'	30.155"	40.00'
2	12°50'42"	25.30'	240.00'	23.672"	50.53'
3	27°37'05"	30.11'	155.00'	36.965"	74.53'
4	27°37'05"	50.40'	205.00'	27.948"	88.84'
5	18°34'55"	80.73'	590.00'	9.712"	160.46'
6	18°34'55"	87.52'	640.00'	0.925"	174.85'
7	25°05'14"	62.45'	275.00'	20.846"	122.81'
8	33°10'28"	87.87'	315.00'	18.186"	171.39'
9	54°10'03"	46.05'	86.13'	64.508"	81.43'
10	54°10'03"	64.50'	126.13'	45.425"	119.25'
11	14°53'40"	21.10'	145.00'	39.514"	41.91'
12	31°10'28"	51.61'	185.00'	30.970"	200.46'
13	16°39'03"	51.22'	350.00'	16.370"	301.71'
14	16°44'28"	57.39'	390.00'	14.691"	313.83'
15	12°03'44"	39.77'	376.37'	15.233"	79.24'
16	12°03'44"	45.65'	426.37'	13.437"	89.76'
17	61°54'36"	56.34'	140.00'	35.809"	171.95'
18	61°54'36"	125.13'	210.00'	27.263"	225.49'
19	59°26'05"	61.52'	110.00'	52.082"	112.19'
20	59°26'05"	89.48'	140.00'	35.809"	162.18'
21	38°51'30"	68.92'	415.00'	13.304"	136.19'
22	38°51'30"	77.22'	445.00'	12.321"	153.80'
23	16°07'47"	93.67'	640.48'	8.672"	185.99'
24	16°07'47"	100.70'	710.48'	6.962"	200.27'
25	62°44'10"	60.96'	100.00'	57.295"	106.50'
26	62°44'10"	91.45'	150.00'	38.197"	164.24'
27	27°18'27"	42.51'	175.00'	32.740"	83.41'
28	27°18'27"	54.68'	225.00'	25.464"	101.24'
29	81°58'43"	12.13'	20.00'	286.479"	20.32'
30	87°34'36"	19.17'	20.00'	286.479"	30.52'
31	41°28'42"	94.50'	250.00'	22.910"	180.70'
32	41°26'18"	132.39'	350.00'	16.370"	250.13'

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 140, 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 07°00'00" EAST (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (I.E.A. THE CENTER LINE OF 90TH STREET), A DISTANCE OF 446.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 07°00'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER SECTION 10 (I.E.A. THE CENTER LINE OF 90TH STREET), A DISTANCE OF 878.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 89°57'22" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,309.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 09°00'17" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 (I.E.A. THE WEST BOUNDARY OF FAIRVIEW HEIGHTS REPLAT AND LEDGE'S SUBDIVISION), BOTH PLATTED AND RECORDED SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA), A DISTANCE OF 1,304.82 FEET TO THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 69°58'20" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (I.E.A. THE CENTER LINE OF HARRISON STREET), A DISTANCE OF 1,309.15 FEET; THENCE NORTH 07°01'52" 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 293.13 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 00°00'00" WEST, A DISTANCE OF 50 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (I.E.A. THE CENTER LINE OF 90TH STREET) AND THE POINT OF BEGINNING.

DATE May 3, 1980 LAND SURVEYOR *Clayton Roger Bull*

ACKNOWLEDGMENT 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 R. Bunn, ATTORNEY IN FACT OF WOOD 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 AFFORSAID.

MY COMMISSION EXPIRES ON THE 15 DAY OF Sept, 1981



APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF WOODBINE, LOTS 1 THRU 140, INCLUSIVE, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 17 DAY OF June, 1980

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF WOODBINE, LOTS 1 THRU 140, INCLUSIVE, AS TO THE DESIGN STANDARDS ON THIS 22 DAY OF May, 1980, A.D.

APPROVAL OF OMAHA PLANNING BOARD
THIS PLAT OF WOODBINE, LOTS 1 THRU 140, INCLUSIVE, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16 DAY OF May, 1980, A.D.

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 EMPRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATE 5/14/80

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 WOOD PARTNERSHIP, A NEBRASKA PARTNERSHIP (MORTGAGEE) BEING SALES OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMPRACED 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 WOODBINE LOTS 1 THRU 140, 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 FOR 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, DUMMY GUYS AND BRACES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, 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 ADJOINING ALL CUL-DE-SAC STREETS. NO PERMANENT OBSTRUCTIONS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. NO 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, DUMMY GUYS AND BRACES, 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 SOUNDINGS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM 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 HEAVED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SUBDIVIDED, 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, SHEDS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 12 DAY OF May, 1980, A.D.
WOODBINE DEVELOPMENT CORPORATION, A NEBRASKA CORPORATION
E.M. GELLENHA, PRESIDENT
CYRIL E. VAN SEVEREN, HUSBAND AND WIFE
HELEN F. VAN SEVEREN
WOOD PARTNERSHIP, A NEBRASKA PARTNERSHIP
PAUL R. BUNN, ATTORNEY IN FACT

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA } 55
COUNTY OF DOUGLAS }
ON THIS 12 DAY OF May, 1980, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME E. M. GELLENHA, PRESIDENT, AND REGINALD 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 AFFORSAID.

MY COMMISSION EXPIRES ON THE 12 DAY OF February, 1982

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA } 55
COUNTY OF DOUGLAS }
ON THIS 15 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 (MORTGAGEES), 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 AFFORSAID.
MY COMMISSION EXPIRES ON THE 19 DAY OF Nov, 1981



THE SCHEMME ASSOCIATES INC.
ARCHITECTS - ENGINEERS - PLANNERS
OMAHA DAVENPORT ORLANDO