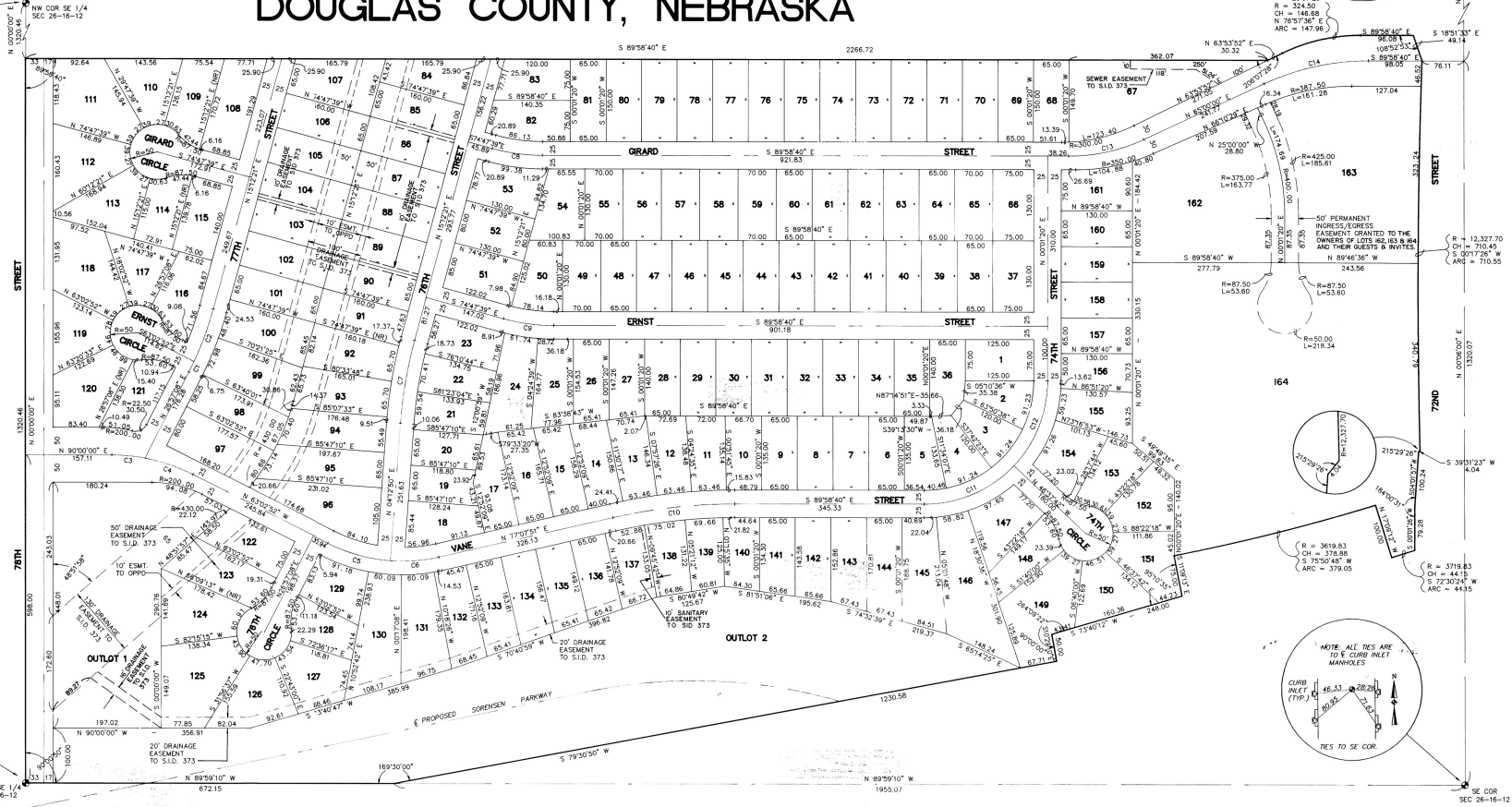
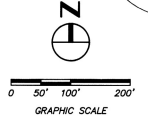
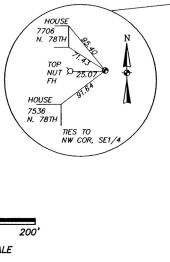
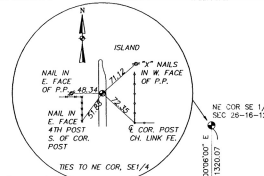


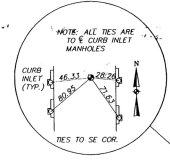
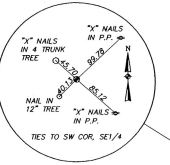
# WOODBIDGE SUBDIVISION

LOTS 1 THRU 164, INCLUSIVE AND OUTLOTS 1 & 2  
PART OF THE SE 1/4, SECTION 26, T. 16 N., R. 12 E. OF THE 6TH P.M.  
DOUGLAS COUNTY, NEBRASKA



**Curve Data**

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	02°01'55"	600.00	21.28	10.84	N 25°56'10" E	21.28
C2	09°42'32"	600.00	101.73	50.99	S 20°03'47" W	101.81
C3	10°40'32"	325.00	60.54	30.36	N 84°39'49" W	60.45
C4	16°16'45"	325.00	92.34	46.48	S 71°11'05" E	92.03
C5	22°44'18"	300.00	119.06	60.32	S 74°25'01" E	118.23
C6	17°04'59"	300.00	89.45	45.06	N 85°42'21" E	89.12
C7	10°59'31"	800.00	153.48	76.97	S 09°42'35" W	153.24
C8	15°11'01"	350.00	92.75	46.65	N 82°23'10" W	92.48
C9	15°11'01"	350.00	92.75	46.65	S 82°23'10" E	92.48
C10	12°53'29"	1000.00	225.00	112.98	N 83°34'35" E	224.52
C11	46°39'01"	225.00	183.19	97.02	S 66°41'50" W	178.18
C12	43°20'59"	225.00	170.23	89.42	N 21°41'50" E	166.20
C13	25°01'20"	325.00	141.93	72.12	S 77°30'40" W	140.81
C14	25°01'20"	450.00	196.52	99.85	N 77°30'40" E	194.97



**SURVEYOR'S CERTIFICATE**

I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF WOODBRIDGE SUBDIVISION HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (1-INCH X 24-INCH FINCHED PIPE) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF WOODBRIDGE SUBDIVISION, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, T. 16 N., R. 12 E. OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH0°00'00" (ASSUMED BEARING), 1230.44 FEET; THENCE S89°04'00" E, 2266.72 FEET; THENCE N83°23'52" E, 30.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 324.50 FEET AND A CHORD BEARING N75°25'00" E, 146.89 FEET; AN ARC DISTANCE OF 147.66 FEET; THENCE S89°04'00" E, 86.08 FEET; THENCE S16°13'37" E, 69.4 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 12,327.70 FEET AND A CHORD BEARING S77°28'00" E, 70.46 FEET; AN ARC DISTANCE OF 770.59 FEET; THENCE S33°13'37" E, 4.04 FEET; THENCE S45°15'00" E, 100.54 FEET; THENCE S07°00'00" W, 79.28 FEET TO THE NORTHERLY ABANDONED RIGHT-OF-WAY LINE OF THE FREMONT, ELKHORN, AND MISSOURI VALLEY RAILROAD; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID ABANDONED RIGHT-OF-WAY, THE FOLLOWING BEING (7) CURVES:

- 1) ALONG SAID CURVE, HAVING A RADIUS OF 3719.83 FEET AND A CHORD BEARING S72°30'24" W, 44.15 FEET, AN ARC DISTANCE OF 44.15 FEET;
- 2) N17°09'12" W, 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID CURVE, HAVING A RADIUS OF 3619.83 FEET AND A CHORD BEARING S75°04'48" W, 378.88 FEET, AN ARC DISTANCE OF 379.00 FEET;
- 4) S11°00'13" E, 75.00 FEET;
- 5) S74°05'12" W, 248.00 FEET;
- 6) S10°29'10" E, 50.00 FEET;
- 7) S79°30'50" W, 1230.58 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID SOUTH LINE, N89°59'10" W, 672.15 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 68.006 ACRES, MORE OR LESS.

CHARLES W. AHERN  
REGISTERED LAND SURVEYOR L.S. 112

DATED THIS 6th DAY OF June, 1992 A.D.

**COUNTY ENGINEER'S CERTIFICATE**

THIS PLAT OF WOODBRIDGE SUBDIVISION WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 25 DAY OF JUNE, 1992 A.D.



**NOTES**

DIRECT VEHICULAR ACCESS FROM LOTS 163 AND 164 ONTO 72ND STREET, AND FROM LOTS 111 THROUGH 113, INCLUSIVE, LOTS 118 THROUGH 120, INCLUSIVE, AND OUTLOT 1 ONTO 78TH STREET, AND FROM LOTS 125 THROUGH 127 AND LOTS 140 THROUGH 144, INCLUSIVE, AND OUTLOT 1 ONTO SORENSEN PARKWAY WILL NOT BE ALLOWED.

ACCESS WILL ONLY BE ALLOWED VIA VANE STREET RIGHT-OF-WAY ONTO 78TH STREET AND VIA GIRARD STREET ONTO 72ND STREET.

ALL CURVE DATA IS BASED ON THE ARC DEFINITION.

**KMK** KIRKHAM ARCHITECTS  
MICHAEL ENGINEERS  
AND ASSOCIATES PLANNERS

910 WEST DODGE ROAD - P.O. BOX 24129, OMAHA, NE 68124  
402 - 393 - 5630



FO 1/4

# WOODBIDGE SUBDIVISION

## LOTS 1 THRU 164, INCLUSIVE AND OUTLOTS 1 & 2

### PART OF THE SE 1/4, SECTION 26, T. 16 N., R. 12 E. OF THE 6TH P.M.

#### DOUGLAS COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE MCJ INVESTMENT COMPANY, ROBERT P. HORGAN, PRESIDENT, AND ROBERT P. HORGAN, DONNA M. NISSEN, CHARLES P. MAHON, KRISTY K. BELL, AND SALLY A. LARSEN, S/O'S TRUSTEES, OWNERS AND PROPRIETORS, AND FIRST NATIONAL BANK OF OMAHA, ROBERT J. HORAK, VICE-PRESIDENT, SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS WOODBRIDGE SUBDIVISION, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 164 INCLUSIVE AND OUTLOTS 1 & 2) AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HERE AND WE ALSO GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT AND U. S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ADJUTING THE FRONT AND THE SIDE (15) FEET WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJUTING TO PRESENTLY PLATED AND RECORDED LOTS AND A TEN (10) FEET WIDE STRIP ACROSS LOTS 84 THROUGH 107 AND LOTS 122 THROUGH 124, INCLUSIVE, AS SHOWN ON THIS PLAT, AND RECORD, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND ALL STREETS, NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED BY THE ABOVE DESCRIBED EASEMENT HAYS, 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 HEREBY SET OUR HANDS THIS 3rd DAY OF June, 1992, A.D.

FOR  
*Robert P. Horgan*  
ROBERT P. HORGAN, PRESIDENT  
MCJ INVESTMENT COMPANY

*Kristy K. Bell*  
KRISTY K. BELL

*Robert P. Horgan*  
ROBERT P. HORGAN

*Sally A. Larsen*  
SALLY A. LARSEN

*Donna M. Nissen*  
DONNA M. NISSEN

*Robert J. Horak*  
ROBERT J. HORAK, VICE-PRESIDENT  
FIRST NATIONAL BANK OF OMAHA

*Charles P. Mahon*  
CHARLES P. MAHON

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT P. HORGAN, PRESIDENT, MCJ INVESTMENT COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 12th DAY OF May, 1992, A.D.

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT J. HORAK, VICE-PRESIDENT, FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 12th DAY OF May, 1992, A.D.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED ROBERT P. HORGAN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10th DAY OF May, 1992, A.D.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED DONNA M. NISSEN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND SHE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 24th DAY OF December, 1992, A.D.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED CHARLES P. MAHON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 14th DAY OF May, 1992, A.D.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED KRISTY K. BELL, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND SHE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10th DAY OF May, 1992, A.D.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF JUNE, 1992, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED SALLY A. LARSEN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND SHE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
*Donna M. Nissen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10th DAY OF May, 1992, 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 EMBRACED IN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE.

DATED THIS 2nd DAY OF June, 1992, A.D.  
*County Treasurer*  
COUNTY TREASURER



APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WOODBRIDGE SUBDIVISION WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1st DAY OF July, 1992, A.D.

*Chairman*  
CHAIRMAN

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WOODBRIDGE SUBDIVISION (LOTS 1 THROUGH 164, INCLUSIVE AND OUTLOTS 1 & 2) AS TO THE DESIGN STANDARDS THIS 29 DAY OF June, 1992, A.D.

*City Engineer*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 17th DAY OF October, 1992, A.D.

*City Engineer*  
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WOODBRIDGE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 1st DAY OF September, 1992, A.D.

*Mayor*  
MAYOR  
*City Clerk*  
CITY CLERK



**KMK** KIRKHAM  
MICHAEL  
AND ASSOCIATES

ARCHITECTS  
ENGINEERS  
PLANNERS

490 WEST DOUGLAS ROAD - P.O. BOX 2489 - OMAHA, NE 68124  
402 - 393 - 9822

WOODBRIDGE SUBS