

BOOK 1458 PAGE 593

PLAT # 43
PLAT BOOK # 1

WOODHAVEN

A SUBDIVISION LOCATED IN A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.





24	88°12'04"
25	88°12'04"
26	45°45'09"
27	45°45'09"
28	44°14'51"
29	44°14'51"
30	02°40'25"
31	26°25'33"
32	19°23'34"
33	48°11'23"
34	21°48'09"
35	21°48'09"
36	16°31'39"
37	39°52'19"
38	09°21'35"
39	07°57'27"
40	15°23'33"
41	15°23'33"
42	06°09'17"
43	06°55'41"
44	16°53'37"
45	39°06'02"
46	21°48'09"
47	21°48'09"
48	39°16'10"
49	39°16'10"
50	36°16'56"
51	36°16'56"
52	21°48'09"
53	21°48'09"
54	87°04'35"
55	87°04'35"
56	33°33'36"
57	33°33'36"
58	21°48'09"
59	21°48'09"

APPROVAL OF OMAHA CITY PLANNING BOARD:

THIS PLAT OF WOODHAVEN, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 19TH DAY OF April, A.D., 1972.

James J. Martin
CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WOODHAVEN, THE LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THE 3rd DAY OF May, A.D., 1972.

Robert J. Kelly
MAYOR

ATTEST: Theresa J. Kelly
CLERK, CITY OF OMAHA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE OF THIS PLAT OF WOODHAVEN, THE LOTS NUMBERED AS SHOWN ON THIS 30 DAY OF MARCH, A.D., 1972.

W. J. Kelly
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.

DATE: 3/1/72

W. J. Kelly
COUNTY TREASURER

NOTE: A permanent easement is hereby granted to the public for channel maintenance between the East line and the West line of the selected floodway on lots 269, 270 and 271 through 277 inclusive as it is now shown or to its reduced width as may be determined in the future by the governmental entity having jurisdiction in the matter. Any such reduction in the width of the selected floodway shall automatically effect a corresponding reduction in the area covered by said easement.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF Douglas)
ON THIS 5th DAY OF March, A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME (STHEP KATHRYN KARLOFF AND HERMAN J. KARLOFF, WIFE AND HUSBAND, 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 AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST FORESAID.

W. J. Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1st DAY OF November, 1975.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF Douglas)
ON THIS 5th DAY OF March, A.D., 1972, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME (STHEP KATHRYN KARLOFF AND HERMAN J. KARLOFF, WIFE AND HUSBAND, 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 AND DEED.

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W. J. Kelly
NOTARY PUBLIC

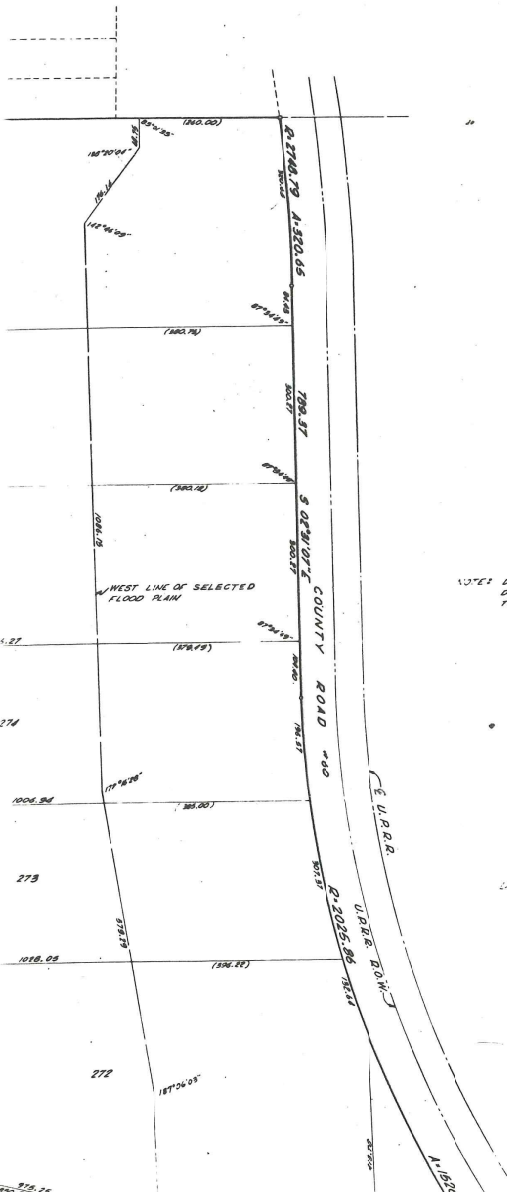
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W. J. Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1st DAY OF November, 1975.



NORTH
0 50 100 200
DWG. NO. 525A-02
DATE: 8 MAR. 1972

NOTES DIMENSIONS SHOWN IN () INDICATE DISTANCES FROM FLOOD PLAIN LINE TO NEAREST LOT CORNER.

UNPLATTED

CURVE DATA					
NO.	DELTA	T	R	D	L
1	43°19'00"	271.91	533.61	10.73730	403.44
2	43°19'00"	184.09	473.61	12.09756	358.08
3	92°19'30"	25.40	240.00	23.87324	388.13
4	92°19'30"	191.03	190.00	30.15568	307.27
5	26°17'35"	231.82	935.00	6.12789	431.79
6	26°17'35"	201.71	875.00	6.54809	404.08
7	36°17'03"	331.86	1025.00	5.58983	649.11
8	36°17'03"	351.51	1085.00	5.28072	687.11
9	10°14'46"	61.05	735.00	7.79534	135.71
10	05°12'49"	32.18	685.00	8.36435	66.32
11	18°17'56"	41.24	299.50	19.13048	95.65
12	29°16'59"	76.25	299.50	19.13048	153.07
13	44°09'42"	107.50	265.00	21.62105	204.25
14	44°09'42"	82.22	215.00	25.64920	165.72
15	05°16'29"	45.15	870.00	6.58572	90.21
16	05°16'29"	42.03	810.00	7.07355	83.99
17	21°48'09"	57.68	299.50	19.13048	113.97
18	21°48'09"	57.68	299.50	19.13048	113.97
19	48°11'23"	44.72	100.00	57.29579	84.10
20	36°14'05"	108.90	330.00	17.36236	209.66
21	36°14'05"	124.94	380.00	15.07784	241.42
22	21°48'09"	57.68	299.50	19.13048	113.97
23	21°48'09"	57.68	299.50	19.13048	113.97
24	88°12'04"	121.14	125.00	45.83663	192.42
25	88°12'04"	165.59	175.00	32.74045	269.40
26	45°16'09"	100.42	238.00	24.07386	190.95
27	45°16'09"	121.52	288.00	19.09437	229.38
28	44°14'51"	78.76	193.72	29.57596	149.61
29	44°14'51"	99.08	243.72	23.59846	188.22
30	02°40'25"	17.38	705.00	8.12706	34.74
31	26°25'33"	70.32	299.50	19.13048	138.13
32	19°25'34"	51.27	299.50	19.13048	101.55
33	48°11'23"	44.72	101.00	57.29578	84.11
34	21°48'09"	57.68	299.50	19.13048	113.97
35	21°48'09"	57.68	299.50	19.13048	113.97
36	16°38'39"	43.49	299.50	19.13048	86.38
37	39°52'19"	36.27	100.00	57.29577	69.59
38	08°21'35"	32.74	448.00	12.78924	65.36
39	07°57'27"	34.64	498.00	11.59518	69.16
40	15°23'33"	103.38	765.00	7.48964	205.52
41	15°23'33"	96.62	715.00	8.01340	192.09
42	06°09'17"	29.57	550.00	10.41741	59.08
43	06°55'41"	30.27	500.00	11.45916	60.46
44	16°53'37"	44.48	299.50	19.13048	88.31
45	39°04'02"	35.51	100.00	57.29577	68.24
46	21°48'09"	57.68	299.50	19.13048	113.97
47	21°48'09"	57.68	299.50	19.13048	113.97
48	39°16'10"	340.71	955.00	5.99956	654.54
49	39°16'10"	322.87	905.00	6.33103	620.27
50	36°16'56"	106.48	325.00	17.62947	205.80
51	36°16'56"	122.87	375.00	15.27888	237.47
52	21°48'09"	57.68	299.50	19.13048	113.97
53	21°48'09"	57.68	299.50	19.13048	113.97
54	87°01'35"	361.09	380.00	15.07784	577.51
55	87°01'35"	313.58	330.00	17.36236	501.42

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 WOODHAVEN, LOCATED IN A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., JOHNS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 80°21'56" WEST (ASSUMED BEARING) A DISTANCE OF 130.60 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CENTER ROAD AND THE POINT OF BEGINNING; THENCE NORTH 80°29'12" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 870.61 FEET; THENCE NORTH 00°22'18" WEST A DISTANCE OF 1530.40 FEET; THENCE SOUTH 80°37'42" WEST A DISTANCE OF 14.00 FEET; THENCE NORTH 03°47'00" EAST A DISTANCE OF 239.29 FEET; THENCE NORTH 09°41'45" EAST A DISTANCE OF 768.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27; THENCE SOUTH 80°50'38" EAST ALONG SAID NORTH LINE A DISTANCE OF 734.24 FEET TO THE CENTER OF SAID SECTION 27; THENCE NORTH 80°51'04" EAST ALONG SAID NORTH LINE A DISTANCE OF 1625.69 FEET TO A POINT ON A CURVE (A.K.A. THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 60); THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY ON A 2748.79 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING OF SOUTH 05°51'38" EAST AND CHORD DISTANCE OF 320.47 FEET) AN ARC DISTANCE OF 789.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°31'07" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 789.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY ON A 2015.86 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 1526.14 FEET; THENCE SOUTH 00°04'46" EAST A DISTANCE OF 123.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WEST CENTER ROAD; THENCE SOUTH 80°55'12" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1138.73 FEET; THENCE NORTH 00°04'18" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 10.00 FEET; THENCE NORTH 84°08'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 519.38 FEET; THENCE SOUTH 80°13'45" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING.

DATE: March 23, 1972
LIND SURVEYOR
L.S. 1347



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT BYRON REED COMPANY, INC., A NEBRASKA CORPORATION, CHARLES E. PETERSON, JR., PRESIDENT, AND ROBERT E. KALDAHL, HUSBAND AND WIFE, HENRY M. ZYCK, JR., AND JANET ZYCK, HUSBAND AND WIFE, CHARLES E. PETERSON, JR. AND MARJORIE M. PETERSON, HUSBAND AND WIFE, HOWARD GREY AND BETTE H. GREY, HUSBAND AND WIFE, JEANNETTE L. FORDY AND PATRICK J. FORDY, WIFE AND HUSBAND, (OWNERS) AND MARLENE M. HUECK, A WIDOW AND SINGLE, AND RUTH MYRA MORGANET BAY, A WIDOW AND SINGLE, AND ESTHER KATHRYN DORLUFF AND HOWARD J. DORLUFF, WIFE AND HUSBAND (BENEFICIARIES) BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENCLOSED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS. SAID SUBDIVISION TO BE KNOWN AS WOODHAVEN, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE SEWER AND DRAINAGE EASEMENTS AND STREETS AS SHOWN HEREIN; WE DO FURTHER GRANT A PERPETUAL LICENSE AND EASEMENT IN FAVOR OF AND GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR, REPLACE AND RENEW BURIED OR UNDERGROUND CABLES, CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSSTAMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES UND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE OVER, UNDER, THROUGH AND UPON A FIVE (5) FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS IN SAID SUBDIVISION; SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION; PROVIDED, HOWEVER, THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH OF SAID UTILITY COMPANIES FAIL TO CONSTRUCT CABLES, CONDUITS OR POLES ALONG ANY OF SAID SIDE LOT LINES WITHIN 36 MONTHS OF DATE HEREOF OR IF ANY POLES OR WIRES ARE CONSTRUCTED BUT ARE THEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR APPROVAL, THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT.

IN WITNESS WHEREOF WE HERETO SET OUR HANDS THIS 15th DAY OF March, A.D. 1972

BYRON REED COMPANY, INC.
Charles E. Peterson, Jr.
BY: CHARLES E. PETERSON, JR., PRESIDENT
ATTEST: Robert E. Kaldahl
Robert E. Kaldahl
JEANNETTE L. FORDY
PATRICK J. FORDY
HOWARD GREY
BETTE H. GREY
MARLENE M. HUECK
RUTH MYRA MORGANET BAY
ESTHER KATHRYN DORLUFF
HOWARD J. DORLUFF

