

WYCLIFFE

LOTS 170 THRU 325, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST SECTION 23, T15N R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NW CORNER OF SECTION 23, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NOTE:

REVERSE CURVES AND ALL CUL-DE-SACS DISTANCES ON CURVES

UNPLATTED

WEST DODGE

ROAD

NORTHWESTERN BELL TELEPHONE EASEMENT

N

SCALE 1"=100'

WYCLIFFE

WESTCHESTER CIRCLE

DOUGLAS CIRCLE

FARNAM CIRCLE

DOUGLAS CIRCLE

DOUGLAS CIRCLE

HARNEY CIRCLE

PIEDMONT

WEST 1/4 CORNER OF SECTION 23, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

FFE

PART OF THE NORTHWEST 1/4 OF
TY, NEBRASKA.

NOTE:

REVERSE CURVES AT THE THROAT OF THE CUL-DE-SACS HAVE 50' RADII.
ALL CUL-DE-SACS HAVE 50' RADII.
DISTANCES ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.

S89-59-02E 1371.19

TELEPHONE EASEMENT

15' PERMANENT SEWER &
DRAINAGE EASEMENT

NE. CORNER OF THE NW¹/₄ OF SECTION 23, T15N, R11E OF

POINT OF BEGINNING

WALTER D. KROHN
GENERAL NOTARY — State of Nebr.
My Commission Expires
March 30, 1975

UNPLATTED

CENTER OF SECTION 23, T15N, R11E
OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipe, all the curves in the Subdivision known as WYCLIFFE, Lots 170 thru 325, inclusive, being N 15° N, R 11 E of the 6th P.M., Douglas County, Nebraska.

Legal Description of Lot 325:

East line of the NW 1/4 of said Section 23, being 60 feet S 0° 04' 17" E from the most point of beginning; thence continuing S 0° 04' 17" E, 2585.42 feet along the East line, thence N 89° 56' 19" W, 655.0 feet along the South line of the said NW 1/4; thence N 134.57 feet; thence N 59° 53' 03" W, 135.91 feet; thence N 63° 46' 41" W, 104.36 feet curve; thence on a curve to the right, an arc distance of 2.39 feet (radius being 48; N 72° 26' 38" W, 89.32 feet to a point of curve; thence on a curve to the left, an arc distance N 10° 20' 00" E, 113.00 feet; thence N 79° 40' 00" W, 50.00 feet; thence N 77° 299.39 feet; thence N 83° 10' 52" E, 91.57 feet; thence N 80° 21' E, 125.00 feet; thence on a curve to the right, an arc distance of 32.20 feet (radius being 373.54 feet); thence N 10° 56' 42" E, 185.00 feet; thence N 85° 41' 40" W, 237.56 feet; thence N 2° 37' 54" E, 252.31 feet; thence N 2° 40' 00" W, 100.00 feet; thence N 89° 56' 19" W, 655.0 feet along the North line of the said NW 1/4 to a point of beginning.

Legal Description of Lot 325:

Beginning at the West 1/4 corner of said Section 23, being 60 feet S 0° 04' 17" E from the most point of beginning; thence N 89° 56' 19" W, 655.0 feet along the South line of the said NW 1/4; thence N 134.57 feet; thence N 59° 53' 03" W, 135.91 feet; thence N 63° 46' 41" W, 104.36 feet curve; thence on a curve to the right, an arc distance of 2.39 feet (radius being 48; N 72° 26' 38" W, 89.32 feet to a point of curve; thence on a curve to the left, an arc distance N 10° 20' 00" E, 113.00 feet; thence N 79° 40' 00" W, 50.00 feet; thence N 77° 299.39 feet; thence N 83° 10' 52" E, 91.57 feet; thence N 80° 21' E, 125.00 feet; thence on a curve to the right, an arc distance of 32.20 feet (radius being 373.54 feet); thence N 10° 56' 42" E, 185.00 feet; thence N 85° 41' 40" W, 237.56 feet; thence N 2° 37' 54" E, 252.31 feet; thence N 2° 40' 00" W, 100.00 feet; thence N 89° 56' 19" W, 655.0 feet along the North line of the said NW 1/4 to a point of beginning.

3/22/73
Date

WILLIAM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WCLIFFE, LTD. (a Nebraska Limited Partnership), being, respectively, the sole owner of the above described premises, do hereby certify that the said premises, together with the Certificate and embraced within this plat, have caused said land to be subdivided into lots and blocks as shown on the said plat, and we do hereby ratify and approve the said subdivision to be hereafter known as WCLIFFE, and we do hereby ratify and approve the said plat; and we do hereby dedicate to the public, for public use, the streets and easements shown on the said plat, to the Omaha Public Power District, and to the Northwestern Bell Telephone Company, for the use of the same, and to the Northwestern Bell Telephone Company, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguts and other appurtenances, and to extend thereon wires or cables for the carrying and transmission of electric energy, and to extend thereon signals and sounds of all kinds, and the reception thereof on, over, under and along the said land adjoining all side boundary lot lines; an eight (8) foot wide strip of land and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all lots shown on the said plat, and the easements appurtenant to the said lots, and the easements are granted upon the specific condition that if either of said utility companies shall at any time within the term of sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed or installed on, over, under and along the said land adjoining the rear boundary lines of all lots shown on the said plat, then the said side lot easement shall automatically terminate and the said easement shall be reduced to an eight (8) foot wide strip of land and a sixteen (16') foot wide easement will be reduced to an eight (8) foot wide strip of land and a sixteen (16') foot easement is not occupied by utility facilities, poles, wires, retaining walls or loose rock walls shall be placed in the said easement way for the use of the same, and for other purposes that do not then or later interfere with the aforesaid use of the same.

ACKNOWLEDGMENTS OF NOTA

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

STATE OF MISSISSIPPI ss. On this 21 day of March, 1973, before me personally appeared John J. Moritz, president of Jack Moritz Co., which is the General Partnership, and acknowledged that he executed the foregoing dedication as his voluntary Partner, and as the voluntary act and deed of said General Partner and of said Limited Partnership.

Witness my hand and official seal, the date last foregoing.

My commission expires on March 30, 1976

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY that I find no regular or special taxes due or delinquent against and embraced in this plat, as shown by the records of this office, this 21st day of

Deputy

APPROVAL OF CITY ENG

I HEREBY APPROVE the plat of WYCLIFFE on this 22nd day of

APPROVAL OF CITY PLANNING

This plat of WYCLIFFE was approved by the City Planning Board of the City of Omaha

APPROVAL OF OMAHA CITY

The list of WYCI IFEB was approved and adopted by the City Council of Omaha on 1/1/1991.

Mayo

President

CENTRAL LINE CURVE

Curve	Δ	D	T
4	45° 00' 00"	16° 00' 00"	148.33
5	71° 30' 00"	20° 00' 00"	206.24
6	60° 54' 17"	21° 59' 59"	153.12
7	61° 30' 00"	43° 59' 57"	77.47
8	20° 00' 00"	14° 41' 57"	68.73
9	16° 58' 05"	08° 01' 19"	106.54
10	19° 00' 00"	25° 30' 00"	37.60
11	08° 30' 00"	04° 30' 00"	94.62
12	17° 00' 00"	09° 30' 00"	90.14
13	15° 00' 00"	07° 00' 00"	107.76
14	26° 47' 53"	40° 53' 36"	33.29
15	14° 00' 00"	15° 50' 00"	44.43
16	16° 39' 23"	07° 37' 23"	110.00
17	21° 13' 10"	14° 22' 35"	74.66
18	26° 28' 48"	21° 32' 23"	62.59
19	30° 20' 00"	36° 37' 04"	42.41
20	18° 50' 00"	05° 10' 31"	179.00
21	17° 40' 00"	11° 16' 15"	79.00
22	16° 30' 00"	15° 30' 00"	60.20
23	72° 00' 00"	40° 53' 36"	101.53
24	35° 00' 00"	10° 23' 53"	37.45
25	03° 10' 40"	12° 21' 52"	11.38
26	15° 30' 00"	04° 10' 00"	101.34
27	52° 30' 00"	16° 00' 00"	175.14
28	37° 00' 00"	25° 20' 01"	75.38
29	30° 00' 00"	19° 45' 00"	72.72

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points, and ends of all curves in the Subdivision known as WYCLIFFE, Lots 170 thru 325, inclusive, being a platting of part of the Northwest 1/4 of Section 23, T15 N., R. 11 E. of the 6th P.M., Douglas County, Nebraska. Legal Description of Lots 170 thru 325, inclusive: Commencing at a point on the East line of the NW 1/4 of said Section 23, being 60 feet S 0° 04' 17" E from the Northeast corner of said NW 1/4, said point being the true point of beginning; thence continuing S 0° 04' 17" E, 2585.42 feet along the East line of the said NW 1/4 to the center of said Section; thence N 89° 56' 19" W, 655.0 feet along the South line of the said NW 1/4; thence N 6° 01' 55" E, 133.78 feet; thence N 1° 21' 26" W, 134.57 feet; thence on a curve to the right, an arc distance of 2.39 feet (radius being 487.77 feet); thence N 29° 28' 40" E, 180.00 feet; thence N 72° 26' 38" W, 89.32 feet to a point of curve; thence on a curve to the left, an arc distance of 45.51 feet (radius being 361.04 feet); thence N 10° 20' 00" E, 113.00 feet; thence N 79° 40' 00" W, 50.00 feet; thence N 77° 47' 50" W, 396.39 feet; thence N 3° 22' 26" W, 299.39 feet; thence N 83° 10' 52" E, 91.57 feet; thence N 5° 10' 21" E, 125.00 feet to a point of curve; thence on a curve to the right, an arc distance of 32.20 feet (radius being 373.54 feet); thence N 10° 06' 42" E, 189.85 feet; thence N 26° 37' 47" W, 152.02 feet; thence N 85° 41' 40" W, 237.56 feet; thence N 2° 37' 54" E, 252.31 feet; thence N 2° 40' 00" W, 643.68 feet; thence S 89° 59' 02" E, 1371.19 feet along a line 60 feet South of and parallel with the North line of the said NW 1/4 to the point of beginning.

Legal Description of Lot 325: Beginning at the West 1/4 Corner of said Section 23; thence N 0° 06' 58" W, 996.56 feet along the West line of said Section 23; thence N 89° 53' 02" E, 382.65 feet; thence S 20° 14' 32" E, 90.61 feet; thence S 1° 40' 00" E, 257.27 feet; thence S 61° 52' 13" E, 131.17 feet; thence S 1° 40' 00" E, 195.62 feet; thence S 46° 40' 00" E, 118.41 feet; thence N 88° 20' 00" E, 115.78 feet; thence S 19° 09' 50" E, 339.62 feet; thence N 89° 56' 19" W, 854.18 feet along the South line of the NW 1/4 of said Section 23 to the point of beginning.

3/22/73
Date

William L. Rynearson
William L. Rynearson, Registered Land Surveyor No. 63

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WYCLIFFE, LTD. (a Nebraska Limited Partnership), OWNER, being, respectively, the sole owner 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 to be hereafter known as WYCLIFFE, and we do 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 streets and easements as shown on this plat. We do further grant a perpetual Easement to the Omaha Public Power District, and to the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and anchors, 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 sounds of all kinds, and the reception thereof on, over, through, under, and across a five (5') foot wide strip of land adjoining all side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided, however, that said side lot and easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement shall automatically terminate and become void as to such unused or abandoned easement ways. The term, "exterior lots" is herein defined as those lots forming the outer perimeter of the above described Addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock 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 herein granted.

JACK MORITZ CO., General Partner
(a Nebraska Corporation)
John J. Moritz, President
John J. Moritz

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

On this 21 day of March, 1973, before me, a notary public in and for said county, personally appeared John J. Moritz, president of Jack Moritz Co., which is the General Partner of Wycliffe, Ltd., a Nebraska Limited Partnership, and acknowledged that he executed the foregoing dedication as his voluntary act and deed as such officer of the General Partner, and as the voluntary act and deed of said General Partner and of said Limited Partnership.

Witness my hand and official seal, the date last aforesaid.

My commission expires on March 30, 1974

Walter D. Krohn
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

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 by the records of this office, this 21 day of March, 1973.

Deputy

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of WYCLIFFE on this 28 day of MARCH, 1973.

Burd W. Redden
ACTING City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of WYCLIFFE was approved by the City Planning Board of the City of Omaha, this 28 day of MARCH, 1973.

Arnon D. Worster
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

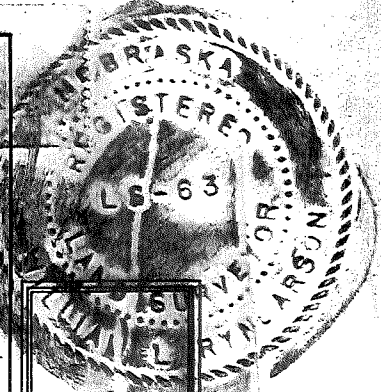
This plat of WYCLIFFE was approved and adopted by the City Council of Omaha on this 28 day of March, 1973.

Mayor

President

CENTERLINE CURVE DATA

Curve	Δ	D	T	L	R
4	45° 00' 00"	16° 00' 00"	148.33	281.25	358.10
5	71° 30' 00"	20° 00' 00"	206.24	357.50	286.48
6	60° 54' 17"	21° 59' 59"	153.12	276.85	260.44
7	61° 30' 00"	43° 59' 57"	77.47	139.78	130.22
8	20° 00' 00"	14° 41' 57"	68.73	136.06	389.79
9	16° 58' 05"	08° 01' 19"	106.54	211.52	714.24
10	19° 00' 00"	25° 30' 00"	37.60	74.51	224.69
11	08° 30' 00"	04° 30' 00"	94.62	188.89	1273.24
12	17° 00' 00"	09° 30' 00"	90.14	178.95	603.11
13	15° 00' 00"	07° 00' 00"	107.76	214.29	818.51
14	26° 47' 59"	40° 59' 56"	33.29	65.37	139.75
15	14° 00' 00"	15° 50' 00"	44.43	88.42	361.87
16	16° 39' 23"	07° 37' 29"	110.00	218.45	751.44
17	21° 13' 18"	14° 22' 35"	74.66	147.61	398.54
18	26° 28' 48"	21° 32' 23"	62.59	122.94	266.00
19	30° 20' 00"	36° 37' 04"	42.41	82.84	156.47
20	18° 50' 00"	05° 18' 31"	179.00	354.77	1079.30
21	17° 40' 00"	11° 16' 15"	79.00	156.75	508.35
22	18° 30' 00"	15° 30' 00"	60.20	119.36	369.65
23	72° 00' 00"	40° 59' 56"	101.53	175.62	139.75
24	35° 00' 00"	18° 29' 59"	97.65	189.19	309.71
25	03° 18' 40"	12° 22' 52"	13.38	26.74	462.77
26	15° 30' 00"	04° 18' 00"	181.34	360.47	1332.46
27	52° 30' 00"	16° 08' 00"	175.14	325.48	355.14
28	37° 00' 00"	25° 28' 01"	75.28	145.29	224.98
29	28° 00' 00"	19° 46' 00"	72.27	141.65	289.86



FINAL PLAT

WYCLIFFE
LAMP RYNEARSON, AND TILLY
engineers
architects

REVISIONS

JOB NUMBER
68-15-28-02
DATE
3/12/73

SHEET
1 of 1

