

WYCLIFFE REPLAT

LOTS 366 THRU 436, INCLUSIVE.
BEING A REPLATTING OF LOTS 70 AND 325; WYCLIFFE A SUBDIVISION AS SURVEYED,
PLATTED, AND RECORDED IN PART OF THE NW 1/4 OF SECTION 23, T 15 N, R 11 E OF THE
6TH PM, DOUGLAS COUNTY, NEBRASKA.



Δ	70° 00' 00"
Γ	151.00
Γ	180.00
Γ	141.42

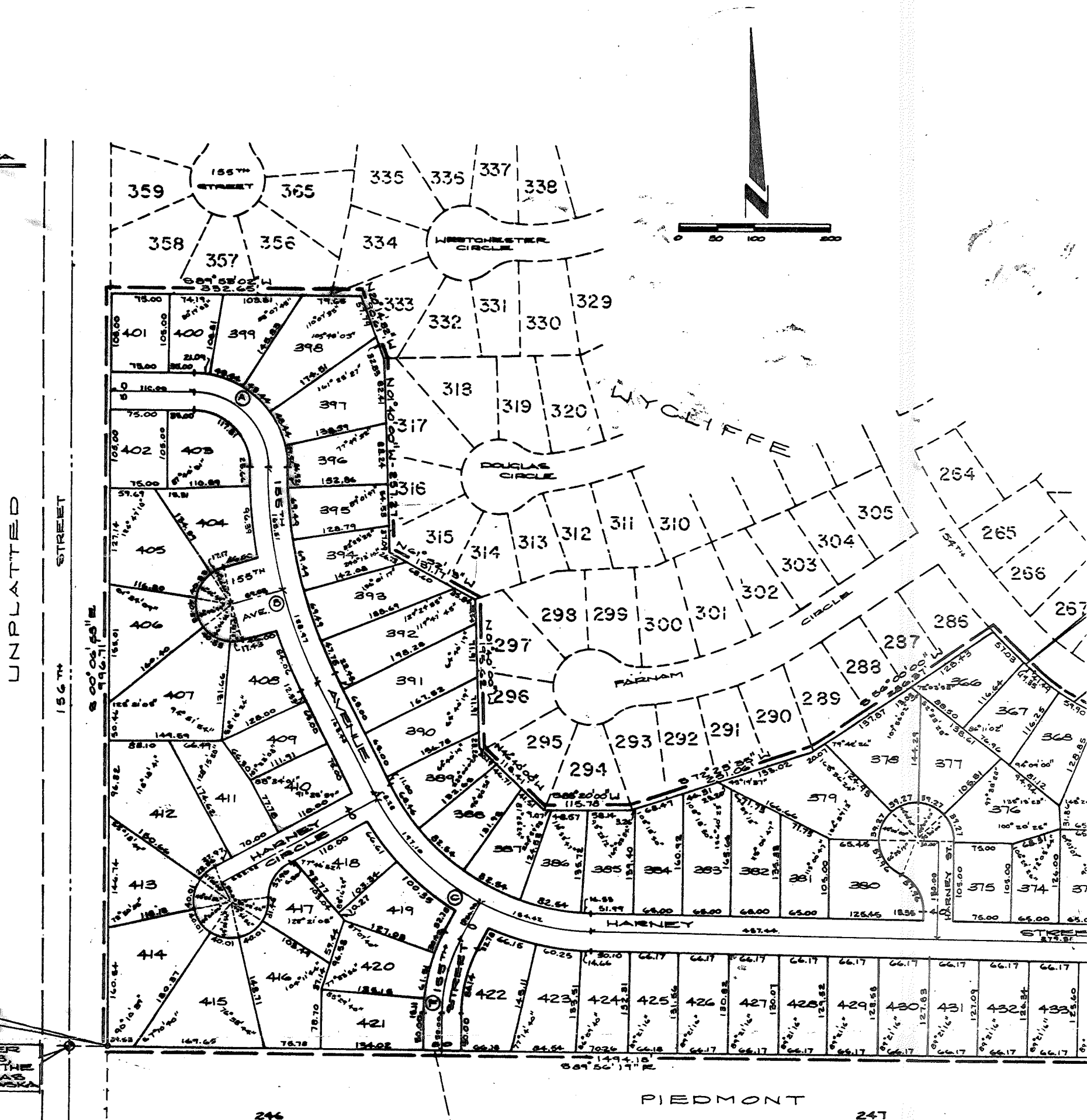
Δ	26° 52' 42"
Γ	62.77
Γ	274.42
Γ	180.00
Γ	291.77

Δ	62° 17' 38"
Γ	550.70
Γ	359.79
Γ	200.00
Γ	342.38

Δ	14° 24' 30"
Γ	154.91
Γ	34.72
Γ	19.18
Γ	31.12

Δ	21° 51' 18"
Γ	200.00
Γ	75.47
Γ	38.17
Γ	75.02

Δ	21° 28' 01"
Γ	208.34
Γ	48.07
Γ	50.50
Γ	97.16



NOTES:

1. ALL LOT ANGLES ARE 90° UNLESS OTHERWISE DESIGNATED.
2. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE DESIGNATED.
4. ALL REVERSE CURVES AT THE THROAT OF CUL-DE-SACS ARE 50'.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein, and that monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted to insure that permanent monuments will be placed at all corners of all lots, streets, angle points, and ends of all curves; said subdivision to be known as WYCLIFFE REPLAT (Lots 366 thru 436, inclusive), being a replatting of Lots 70 and 325, Wycliffe, a subdivision as surveyed, platted, and recorded in part of the N/W 1/4 of Section 23, T 15 N, R 11 E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 325, Wycliffe; thence S 89° 56' 19" E (bearings based on the recorded plat) for 1494.18 feet along the South line of Lots 325 and 70 to the Southeast corner of said Lot 70; thence (the following six courses are along the West and South line of 154th Street) - (1) N 0° 03' 42" E for 98.62 feet; thence (2) along a curve to the left (having a radius of 350.36 feet and a long chord bearing N 12° 10' 17" W for 148.47 feet), an arc distance of 149.60 feet; thence (3) along a curve to the right (having a radius of 344.21 feet and a long chord bearing N 12° 02' 07" W for 147.46 feet), an arc distance of 148.61 feet; thence (4) N 0° 19' 58" E for 31.87 feet; thence (5) along a curve to the right (having a radius of 361.04 feet and a long chord bearing N 67° 35' 53" W for 224.31 feet), an arc distance of 228.08 feet; thence (6) along a curve to the right (having a radius of 802.52 feet and a long chord bearing N 46° 46' 25" W for 76.35 feet), an arc distance of 76.39 feet; (the next nine courses are along the Southerly boundary of the Wycliffe Replat, Lots 171 thru 365, inclusive); thence (1) S 56° 00' 00" W for 286.37 feet; thence (2) S 72° 23' 35" W for 251.06 feet; thence (3) S 88° 20' 00" W for 115.78 feet; thence (4) N 46° 40' 00" W for 118.41 feet; thence (5) N 1° 40' 00" W for 195.62 feet; thence (6) N 61° 52' 13" W for 131.17 feet; thence (7) N 1° 40' 00" W for 257.27 feet; thence (8) N 20° 14' 32" W for 90.61 feet; thence (9) S 89° 53' 02" W for 332.65 feet to the Northwest corner of said Lot 325, Wycliffe; thence S 0° 06' 58" E for 996.71 feet to the point of beginning. (Containing 19.42 acres, more or less.)

5-9-77

Date

Gerald B. Rager, Jr.

Gerald B. Rager, Jr., Land Surveyor No. 222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WYCLIFFE, LTD. (a Nebraska Limited Partnership), being 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 REPLAT, 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, avenues, and circles as shown on this plat. 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 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 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 abutting all front and 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. 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.

WYCLIFFE, LTD. (A Nebraska Limited Partnership)
JACK MORITZ CO., General Partner
(A Nebraska Corporation)

John J. Moritz
John J. Moritz, President



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF)

On this 10 day of May, 1977, 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 October 8, 1979

Darlene L. Raymond
Notary Public

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 11 day of May, 1977.

James R. Peterson
Deputy

James J. Hamill
Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of WYCLIFFE REPLAT on this 27th day of MAY, 1977

Burdell Heddon
ACTING City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of WYCLIFFE REPLAT was approved and accepted by the City Council of Omaha on this 15 day of JUNE, 1977.

James J. Viskochil
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of WYCLIFFE REPLAT was approved and accepted by the City Council of Omaha on this 12th day of July, 1977.

Steve Rosenblatt
President

FINAL PLAT

lamp, Wynnereon & associates, inc.

engineers architects
4810 Dodge Street
Omaha, Nebraska 68132
phone 402-898-6080

WYCLIFFE REPLAT

designer

draftsman

revisions

job number

68-15

date

5-4-77

sheet

of

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

31 DAY OF August 27 12:28 P

C. HAROLD OSTLER, CLERK

2100

PLAT

VISION AS SURVEYED,
3, T 15 N, R 11 E OF THE

BOOK 1578 PAGE 311



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision placed at all angle points on the boundary of the plat, and that a bon-
monent monuments will be placed at all corners of all lots, streets, a
said subdivision to be known as WYCLIFFE REPLAT (Lots 366 thru 436, in
70 and 325, Wycliffe, a subdivision as surveyed, platted, and recorded
T 15 N, R 11 E of the 6th P.M., Douglas County, Nebraska, more particu-
at the Southwest corner of said Lot 325, Wycliffe; thence S 89° 56' 19
plat) for 1494.18 feet along the South line of Lots 325 and 70 to the
thence (the following six courses are along the West and South line of
for 98.62 feet; thence (2) along a curve to the left (having a radius
N 12° 10' 17" W for 148.47 feet), an arc distance of 149.60 feet; then
(having a radius of 344.21 feet and a long chord bearing N 12° 02' 07"
of 148.61 feet; thence (4) N 0° 19' 58" E for 31.87 feet; thence (5) a
radius of 361.04 feet and a long chord bearing N 67° 35' 53" W for 224
feet; thence (6) along a curve to the right (having a radius of 802.52
N 46° 46' 25" W for 76.35 feet), an arc distance of 76.39 feet; (the n
Southernly boundary of the Wycliffe Replat, Lots 171 thru 365, inclusiv
286.37 feet; thence (2) S 72° 23' 35" W for 251.06 feet; thence (3) S
(4) N 46° 40' 00" W for 118.41 feet; thence (5) N 1° 40' 00" W for 195
for 131.17 feet; thence (7) N 1° 40' 00" W for 257.27 feet; thence (8)
thence (9) S 89° 53' 02" W for 332.65 feet to the Northwest corner of
S 0° 06' 58" E for 996.71 feet to the point of beginning. (Containing

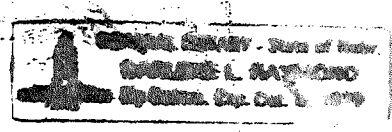
5-9-77
Date

Gerald B. Rager, Jr.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, WYCLIFFE, LTD. (a Nebraska Li-
Owner of the land described within the Surveyor's Certificate and embra-
said land to be subdivided into lots and streets, to be numbered and na-
be hereafter known as WYCLIFFE REPLAT, and We do hereby ratify and appr-
as shown on this plat; and We do hereby dedicate to the public, for pub-
circles as shown on this plat. We do further grant a perpetual Easement
and Northwestern Bell Telephone Company, their successors and assigns t
and renew poles, wires, crossarms, down guys and anchors, cables, condu
and to extend thereon wires or cables for the carrying and transmission
heat and power for the transmission of signals and sounds of all kinds
through, under, and across a five (5') foot wide strip of land abutting
lines; an eight (8') foot wide strip of land adjoining the rear boundar
sixteen (16') foot wide strip of land adjoining the rear boundary lines
"exterior lots" is herein defined as those lots forming the outer perim
Said sixteen (16') foot wide Easement will be reduced to an eight (8')
land is surveyed, platted, and recorded if said sixteen (16') foot Eas-
facilities, and if requested by the Owner. No permanent buildings, tre
walls shall be placed in the said Easement ways, but the same may be us
and other purposes that do not then or later interfere with the aforesa

WYCLIFFE, LTD.
JACK MORITZ C.
(A Nebraska C.)
John J. Moritz



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss On this 10 day of May
COUNTY OF) and for said county, personally appeared JOHN J.
Co., which is the General Partner of Wycliffe, Ltd., a Nebraska Limited
he executed the foregoing Dedication as his voluntary act and deed as s
and as the voluntary act and deed of said General Partner, and of said l
WITNESS my hand and official seal, the date last

My commission expires on October 8, 1977

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY that I find no regular or special taxes, due or delin-
described in the Surveyor's Certificate and embraced in this plat, as sh
this 11 day of May, 1977.

Deputy

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of WYCLIFFE REPLAT on this 27th day of May

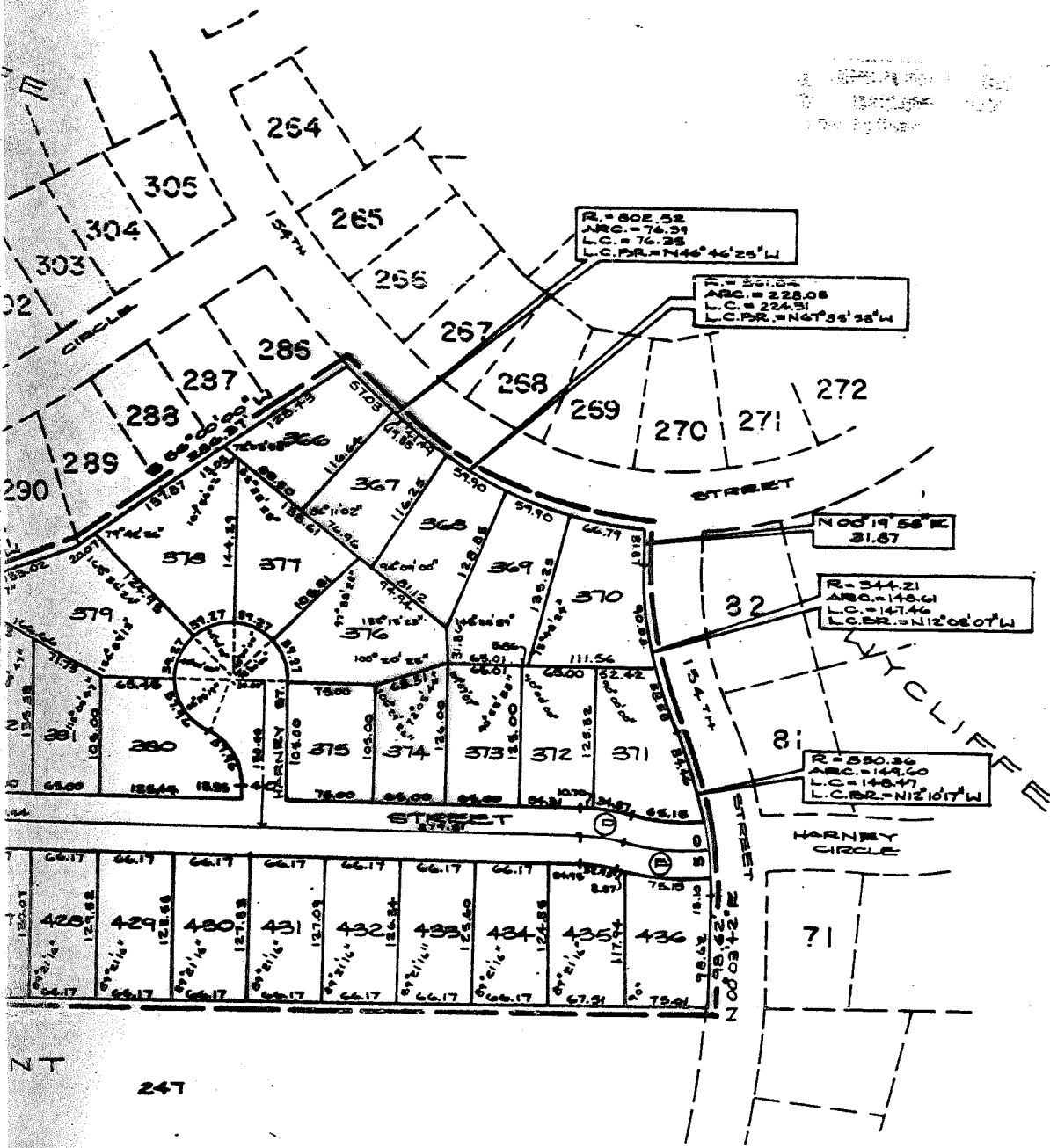
ACTING

APPROVAL OF CITY PLANNING BOARD

This plat of WYCLIFFE REPLAT was approved and accepted by the City Council
JUNE, 1977.

APPROVAL OF OMAHA CITY COUNCIL

This plat of WYCLIFFE REPLAT was approved and accepted by the City Council
July, 1977.



NOTED.
LOT CHORD DISTANCES.
SIGNATED.
ARE 50.

#44
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE
31 DAY OF August 77 12:25 P.M.