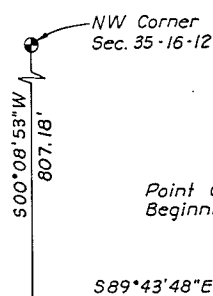


# WYNNEWOOD 1

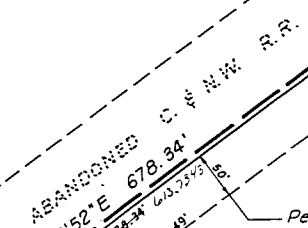
LOTS 1 THRU 100 INCLUSIVE

BEING A REPLAT OF LOT 74, A SUBDIVISION LOCATED IN SECTION 35, AND ALSO BEING PART OF TAX LOT 6 LOCATED IN SECTION 34 AND THE NW 1/4 OF ALL LOCATED IN TOWNSHIP 16 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NO	Δ	R	T	L	D
1	50°44'34"	150.00'	71.13'	132.84'	38.19720°
2	50°44'34"	217.66'	103.22'	192.76'	26.32353°
3	11°08'57"	230.00'	22.45'	44.76'	24.91122°
4	53°29'31"	157.66'	79.45'	147.19'	36.34137°
5	39°43'27"	156.69'	56.61'	108.64'	36.56634°
6	50°05'47"	174.35'	81.48'	152.44'	32.86252°
7	04°37'10"	520.66'	21.00'	41.98'	11.00446°
8	05°35'12"	430.40'	21.00'	41.97'	13.31222°
9	15°38'52"	925.00'	127.10'	252.62'	6.19414°
10	10°41'58"	441.80'	41.37'	82.50'	12.96872°

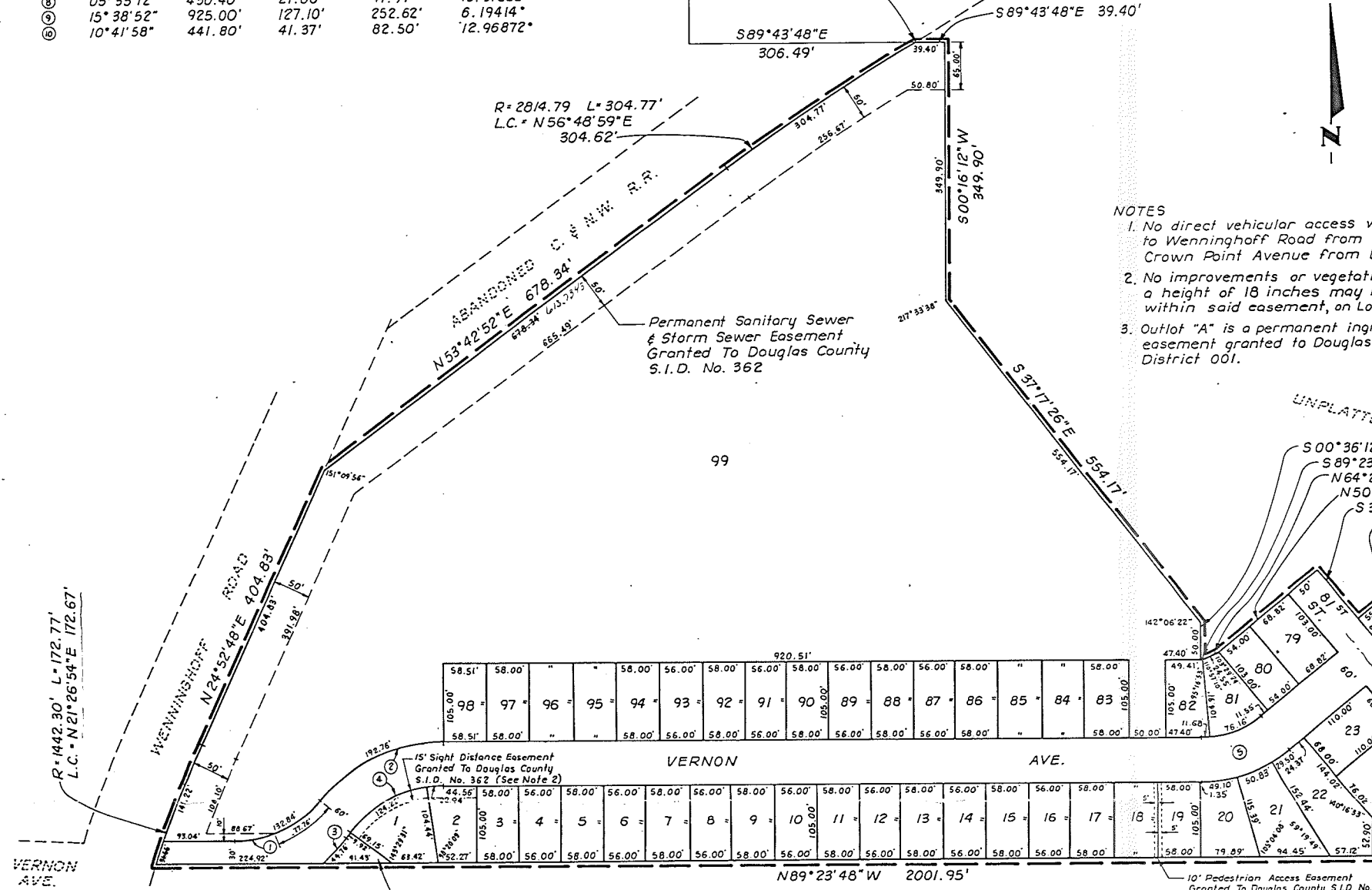


R=2814.79 L=304.77'  
L.C.=N56°48'59"E  
304.62'



Permanent Sanitary Sewer & Storm Sewer Easement Granted To Douglas County S.I.D. No. 362

- NOTES
- No direct vehicular access will be allowed to Wenninghoff Road from Crown Point Avenue from the east.
  - No improvements or vegetation a height of 18 inches may be placed within said easement, on Lot 74.
  - Outlot "A" is a permanent ingress and egress easement granted to Douglas County S.I.D. No. 001.



**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Wynnewood 1st Addition (Lots 1 thru 100, inclusive, and Outlot "A") being a replat of Lot 74, Wynnewood, a subdivision located in the West 1/2 of Section 35, and also being a platting of part of Tax Lot 6 located in the NE 1/4 of Section 34 and the NW 1/4 of said Section 35, all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said Section 35; thence S00°08'53"W (assumed bearing) along the West line of said Section 35, a distance of 807.18 feet to the Southwest corner of Sub Lot 1 of part of Tax Lot 6, a tax lot located in said NE 1/4 of Section 34 and said NW 1/4 of Section 35; thence S89°43'48"E along the South line of said Sub Lot 1 of part of Tax Lot 6, a distance of 306.49 feet to the point of intersection of the Southerly right-of-way line of the Chicago and Northwestern Railroad and said South line of Sub Lot 1 of part of Tax Lot 6, said point also being the Point of Beginning; thence continuing S89°43'48"E along said South line of Sub Lot 1 of part of Tax Lot 6, a distance of 39.40 feet; thence S00°16'12"W, a distance of 349.90 feet; thence S37°17'26"E, a distance of 554.17 feet; thence S00°36'12"W, a distance of 50.00 feet; thence S89°23'48"E, a distance of 2.01 feet; thence N64°22'09"E, a distance of 24.55 feet; thence N50°52'45"E, a distance of 172.82 feet; thence S39°07'15"E, a distance of 85.53 feet; thence S39°07'15"E, a distance of 55.00 feet; thence S89°43'48"E, a distance of 77.64 feet; thence S39°07'15"E, a distance of 116.91 feet; thence S44°24'27"E, a distance of 29.23 feet; thence S89°13'02"E, a distance of 506.00 feet; thence S00°46'58"W, a distance of 30.00 feet; thence S89°43'48"E, a distance of 250.56 feet to a point on the East line of said Tax Lot 6; thence S01°13'09"W along said East line of Tax Lot 6, a distance of 222.25 feet to the Northeast corner of said Lot 74, Wynnewood; thence along the Easterly line of said Lot 74, Wynnewood, on the following described courses; thence S00°00'12"E, a distance of 332.24 feet; thence N65°50'06"W, a distance of 38.22 feet; thence S01°06'58"W, a distance of 152.97 feet; thence Westerly on a curve to the right with a radius of 466.80 feet, a distance of 14.93 feet, said curve having a long chord which bears N87°58'04"W, a distance of 14.93 feet; thence S02°56'55"W, a distance of 119.59 feet; thence S11°22'54"W, a distance of 36.53 feet; thence S21°58'32"W, a distance of 190.22 feet; thence S00°22'05"E, a distance of 286.26 feet to the Southeast corner of said Lot 74, Wynnewood, said point also being on the North right-of-way line of Crown Point Avenue; thence S89°37'55"W along said North right-of-way line of Crown Point Avenue, a distance of 253.24 feet to the Southeast corner of Outlot "A", Wynnewood; thence N00°10'58"W along the East line of said Outlot "A", Wynnewood, a distance of 198.21 feet to the Northeast corner of said Outlot "A", Wynnewood; thence along the Northerly line of said Outlot "A" and the Northerly line of Outlot "B", said Wynnewood, on the following described courses; thence N75°09'30"W, a distance of 64.07 feet; thence S89°39'33"W, a distance of 127.03 feet to the Northwest corner of said Outlot "B", Wynnewood; thence N00°11'05"W along the West line of said Lot 74, Wynnewood, a distance of 895.52 feet to the Northwest corner of said Lot 74, Wynnewood; thence N89°23'48"W along said South line of Tax Lot 6, a distance of 2001.95 feet to a point on the Easterly right-of-way line of Wenninghoff Road; thence Northeasterly along said Easterly right-of-way line of Wenninghoff Road on a curve to the right with a radius of 1442.30 feet, a distance of 172.77 feet, said curve having a long chord which bears N21°26'54"E, a distance of 172.67 feet; thence N24°52'48"E along said Easterly right-of-way line of Wenninghoff Road, a distance of 404.83 feet to the point of intersection of said Easterly right-of-way line of Wenninghoff Road and said Southerly right-of-way line of the Chicago and Northwestern Railroad; thence along said Southerly right-of-way line of the Chicago and Northwestern Railroad on the following described courses; thence N53°42'52"E, a distance of 678.34 feet; thence Northeasterly on a curve to the right with a radius of 2814.79 feet, a distance of 304.77 feet, said curve having a long chord which bears N56°48'59"E, a distance of 304.62 feet to the Point of Beginning.

*Robert Clark*  
Robert Clark, LS-419  
NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK  
Date 5-16-90

**APPROVAL OF CITY ENGINEER OF OMAHA**

I hereby approve this plat of Wynnewood 1st Addition (Lots 1 thru 100, inclusive, and Outlot "A") as to the Design Station this 7<sup>th</sup> day of June, 1990.

*Paul H. Schumann*  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

October 19, 1990  
Date  
*Paul H. Schumann*  
City Engineer

**APPROVAL OF OMAHA CITY PLANNING BOARD**

This plat of Wynnewood 1st Addition (Lots 1 thru 100, inclusive, and Outlot "A") was approved by the City Planning Board on this 6<sup>th</sup> day of JUNE, 1990.

*Michael D. Jakes*  
Chairman of City Planning Board

**REVIEW OF DOUGLAS COUNTY ENGINEER**

This plat of Wynnewood 1st Addition (Lots 1 thru 100, inclusive, and Outlot "A") was reviewed by the office of the Douglas County Engineer on this 16<sup>th</sup> day of MAY, 1990.

*Tom Doyle*  
Douglas County Engineer

**OMAHA CITY COUNCIL ACCEPTANCE**

This plat of Wynnewood 1st Addition (Lots 1 thru 100, inclusive, and Outlot "A") was approved by the City Council of Omaha on this 2<sup>nd</sup> day of August, 1990.

*John M. Moran*  
Mayor  
*Attest: [Signature]*  
City Clerk  
*[Signature]*  
President of Council

# 1st ADDITION

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

OUT LOT "A"

74, WYNNEWOOD,  
WEST 1/2 OF  
PLATTING OF  
THE NE 1/4 OF  
SECTION 35,  
RTH. RANGE 12  
S COUNTY, NE.

### DEDICATION:

Know all men by these presents that we, Construction Sciences, Inc., and Living Faith Church, owners, and FirstTier Bank, N.A., Omaha, and Construction Sciences, Inc., and Carl and Caroline Swanson Construction Sciences, Inc., and Carl and Caroline Swanson Foundation, Inc., Mortgagees of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as WYNNEWOOD 1ST ADDITION (lots to be numbered as shown), 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, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lot is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipe lines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining 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.

In witness whereof, we do hereunto set our hands.

CONSTRUCTION SCIENCES, INC.

FIRSTTIER BANK, N.A. OMAHA

By: John J. Smith, President

By: Donald R. Sievers, Senior Vice President

LIVING FAITH CHURCH

CARL AND CAROLINE SWANSON FOUNDATION, INC.

By: D. Wes Daughenbaugh

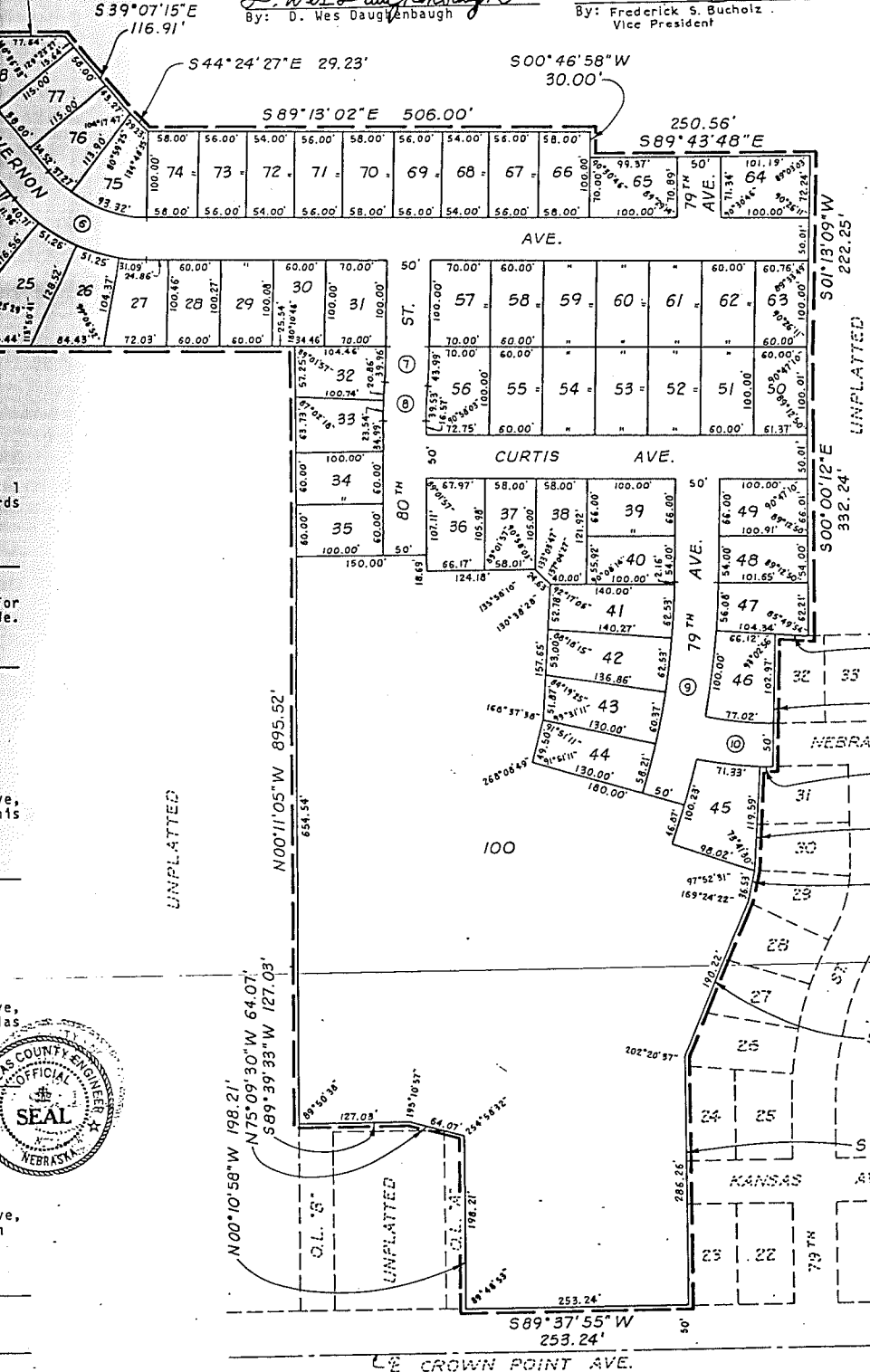
By: Frederick S. Bucholz, Vice President

be allowed  
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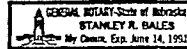
s and egress  
County School

N 50.00'  
S 2.01'  
09°E 24.55'  
2°45'E 172.82'  
07°15'E 85.53'  
150°52'45"E 55.00'  
S 89°43'48"E 77.64'



On this 15<sup>th</sup> day of May, 1990, before me, the undersigned Public in and for said County, personally came John J. Smith of Construction Sciences, Inc., to me personally known to be the person whose name is affixed to the Dedication on this plat and the execution thereof to be his voluntary act and deed as such officer of said Corporation.

WITNESS my hand and Notarial Seal at Omaha in said County the day last above written.



*Stanley R. Bales*  
Notary Public

My Commission expires the 14<sup>th</sup> day of June, 1991.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )SS  
COUNTY OF DOUGLAS )

On this 22<sup>nd</sup> day of May, 1990, before me, the undersigned Public in and for said County, personally came D. Wes Daughenbaugh of Living Faith Church, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer of said church.

WITNESS my hand and Notarial Seal the day and year last above written.

*Stanley R. Bales*  
Notary Public



My Commission expires the 14<sup>th</sup> day of June, 1991.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )SS  
COUNTY OF DOUGLAS )

On this 29<sup>th</sup> day of May, 1990, before me, the undersigned Public in and for said County, personally came Donald R. Sievers, Vice President of FirstTier Bank, N.A. Omaha, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer of said Bank.

WITNESS my hand and Notarial Seal at Omaha in said County the day last above written.

*Mary Davenport*  
Notary Public

My Commission expires the \_\_\_ day of \_\_\_

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )SS  
COUNTY OF DOUGLAS )

On this 21<sup>st</sup> day of May, 1990, before me, the undersigned Public in and for said County, personally came Frederick S. Bucholz, President of Carl and Caroline Swanson Foundation, Inc., to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

*Carol Mawardi*  
Notary Public

My Commission expires the 27<sup>th</sup> day of Sept, 1991.

### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special tax or delinquent against the property described in the Survey Certificate and embraced in this plat as shown by the records of this office.

*Stanley R. Bales*  
Date: June 5, 1990  
County Treasurer