

WYNNEWOOD

LOTS 1 THRU 74 INCLUSIVE & OUTLOTS "A" & "B"
BEING A PLATTING OF PT. OF T.L. 7, PT. OF S.L. 1 & S.L. 2 OF SAID T.L. 7,
PT. OF T.L. 8, PT. OF S.L. 2 OF SAID T.L. 8, PT. OF T.L. 9, & PT. OF S.L. 1 OF T.L. 10,
ALL LOCATED IN THE W 1/2 OF SEC. 35, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NE.

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 (the lots to be numbered as shown) being a platting of part of Tax Lot 7, part of Sublots 1 and 2 of said Tax Lot 7, part of Tax Lot 8, part of Sublot 2 of said Tax Lot 8, part of Tax Lot 9 and part of Sublot 1 of Tax Lot 10, all located in the West 1/2 of Section 35, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the center of said Section 35; thence S89°38'19"W (assumed bearing) along the North line of the SW 1/4 of said Section 35, a distance of 33.00 feet to a point on the West right-of-way line of 78th Street, said point also being the Point of Beginning; thence S00°00'02"E along said West right-of-way line of 78th Street, a distance of 379.14 feet to the point of intersection of said West right-of-way line of 78th Street and the Northerly right-of-way line of Crown Point Avenue; thence S44°48'57"W along said Northerly right-of-way line of Crown Point Avenue, a distance of 21.28 feet; thence S89°37'55"W along said Northerly right-of-way line of Crown Point Avenue, a distance of 1129.17 feet to a point on the West line of said Tax Lot 9; thence N00°10'58"W along said West line of Tax Lot 9, a distance of 205.00 feet; thence S89°39'33"W, a distance of 128.04 feet; thence S00°13'24"E, a distance of 205.06 feet to a point on said Northerly right-of-way line of Crown Point Avenue; thence S89°37'55"W, along said Northerly right-of-way line of Crown Point Avenue, a distance of 36.00 feet, to a point on the West line of said Sublot 2 of Tax Lot 8; thence N00°11'05"W along said West line of Sublot 2 of Tax Lot 8, a distance of 1110.60 feet to the Northwest corner of said Sublot 2 of Tax Lot 8; thence S89°37'55"W along the North line of said Sublot 2 of Tax Lot 8, a distance of 584.46 feet to the Northeast corner of said Sublot 2 of Tax Lot 8; thence S00°00'12"E along said East line of Sublot 2 of Tax Lot 8, a distance of 332.24 feet to the Northwest corner of said Sublot 2 of Tax Lot 7; thence N89°31'05"E along the North line of said Sublot 2 of Tax Lot 7, a distance of 726.27 feet to a point on said West right-of-way line of 78th Street; thence S00°08'40"E along said West right-of-way line of 78th Street, a distance of 373.94 feet to the Point of Beginning.

Said tract of land contains an area of 26.977 acres, more or less.

Robert Clark
Robert Clark, LS-419
April 11, 1989
NEBRASKA REGISTERED LAND SURVEYOR LS-419 ROBERT CLARK

DEDICATION

Know all men by these presents that we, Construction Sciences, Inc., owners and Firstier Bank, N.A. Omaha, mortgagees of the property described in the Certification of Survey 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 Wynnewood (lots numbered as shown), 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, and we do hereby grant the 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 the 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; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen (16') wide strip of land abutting 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 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 pipelines, 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 cul-de-sac streets. No permanent building 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 set our hands this 13 day of APRIL, 1989.

CONSTRUCTION SCIENCES, INC. FIRSTIER BANK, N.A. OMAHA

By: *John J. Smith* President By: *Robert Clark*

BK _____ N _____ C/O _____ FEE \$3.50
PG _____ N _____ DEL _____ MC _____
OF _____ COMP _____ F/B _____

NOTE:

No direct vehicular access will be allowed to 78th Street from Lots 1 thru 12, inclusive, and to Crown Point Avenue from Lots 12 thru 23, inclusive, and Lot 74.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 20 day of JUNE, 1989, before me, the undersigned, a Notary Public in and for said County, personally came RICHARD A. WEITZBERGER of Firstier 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/her voluntary act and deed as such officer of said mortgage company BANK.
WITNESS my hand and Notarial Seal in said County the day and year last above written.

My Commission expires the _____ day of _____, 19____.

Norma Hopkins
Notary Public
GENERAL NOTARY-STATE OF NEBRASKA
NORMA HOPKINS
My Comm. Exp. March 3, 1991

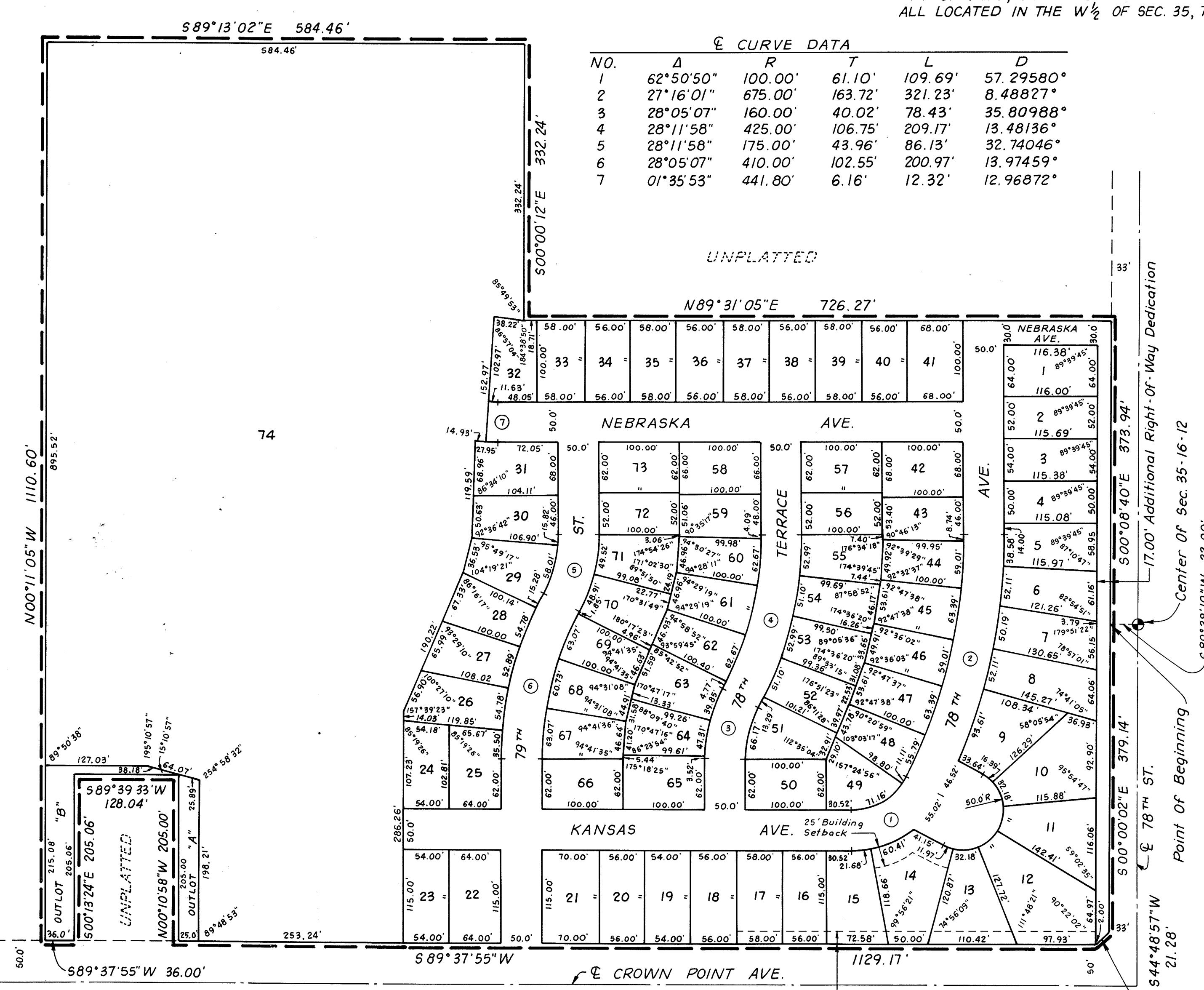
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 13 day of APRIL, 1989, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Construction Sciences, 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 at Omaha in said County the day and year last above written.

My Commission expires the 14 day of JUNE, 1991.

GENERAL NOTARY-STATE OF NEBRASKA
STANLEY R. BALES
My Comm. Exp. June 14, 1991
Stanley R. Bales
Notary Public

NO.	Δ	R	T	L	D
1	62°50'50"	100.00'	61.10'	109.69'	57.29580°
2	27°16'01"	675.00'	163.72'	321.23'	8.48827°
3	28°05'07"	160.00'	40.02'	78.43'	35.80988°
4	28°11'58"	425.00'	106.75'	209.17'	13.48136°
5	28°11'58"	175.00'	43.96'	86.13'	32.74046°
6	28°05'07"	410.00'	102.55'	200.97'	13.97459°
7	01°35'53"	441.80'	6.16'	12.32'	12.96872°



APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of Wynnewood (Lots numbered as shown) was approved by the City Planning Board on this 22nd day of March, 1989.
Michael D. Staley
Chairman of City Planning Board

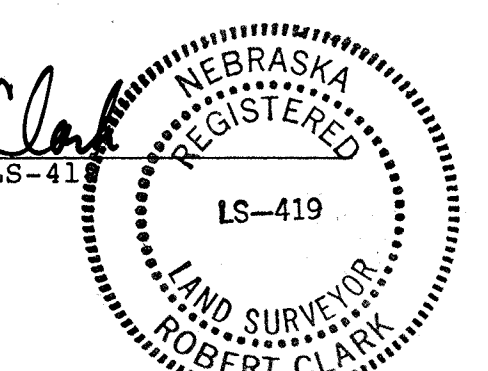
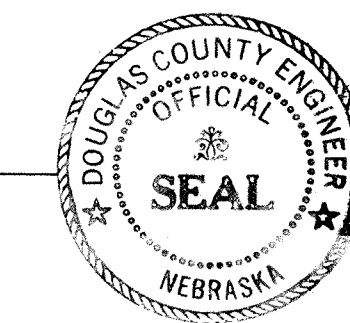
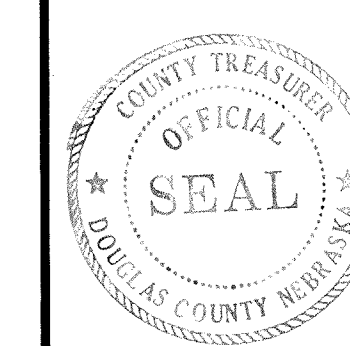
APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of Wynnewood (Lots numbered as shown) as to the Design Standards this 9th day of June, 1989.
Ray L. Neuman
City Engineer

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 in this plat as shown by the records of this office.
June 2 1989
Date
Alan J. Housell
County Treasurer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
August 10, 1989
Date
Ray L. Neuman
City Engineer

REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE
This plat of Wynnewood (Lots numbered as shown) was reviewed by the Office of the Douglas County Engineer on this 14 day of APRIL, 1989.
Philip A. Brucke
Douglas County Engineer

OMAHA CITY COUNCIL ACCEPTANCE
This plat of Wynnewood (Lots numbered as shown) was approved by the City Council of Omaha on this 14 day of June, 1989.
John J. Smith
Mayor
James J. Smith
President of Council



ELLIOTT & ASSOCIATES
5316 SOUTH 182ND STREET • OMAHA, NE 68137 • (402)895-4700

WYNNEWOOD
OMAHA, NEBRASKA

FINAL PLAT

DATE Feb. 1989
DESIGNED BY R.L.S.
DRAWN BY H.R.H.
CHECKED BY /

PROJECT NO. 88069
SCALE 1"=100'
SHEET 1 OF 1

10-65962 2-27-77 5N1N108

WYNNEWOOD
E6#27