

EMPIRE PARK REPLAT II
LOTS 1 THRU 67 INCLUSIVE

A REPLAT OF PART OF LOT 30, EMPIRE PARK AS SURVEYED, PLATTED AND RECORDED IN
DOUGLAS COUNTY, NEBRASKA. 1983

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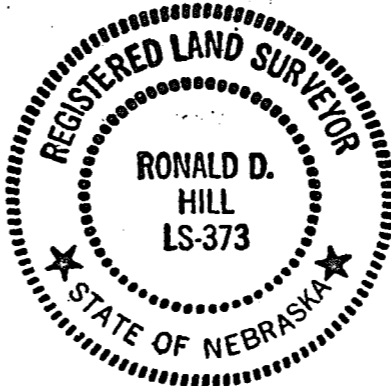
73
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
7 DAY OF Sept 1983 AT 3:03 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS \$ 39.00

EMPIRE PARK REPLAT III

LOTS I THRU 67 INCLUSIVE
A REPLAT OF PART OF LOT 30, EMPIRE PARK, AS SURVEYED,
PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

SURVEYORS CERTIFICATE

I, Ronald D. Hill, the undersigned registered land surveyor do hereby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed on the boundary of this plat and that permanent markers will be placed at all corners of all lots, streets, angle points and ends of all curves in Empire Park Replat II, Lots 1 thru 67 inclusive, being a replat of part of Lot 30 Empire Park, and being more particularly described as follows: Beginning at the Northeast corner of said Lot 30; thence S00°01'15"E (assumed bearing) along the West R.O.W. line of 108th Street, 866.36 feet; thence S82°28'45"W along the North R.O.W. of Mockingbird Drive, 39.97 feet; thence continuing along said North R.O.W. along a curve to the right (chord bearing S86°13'45"W chord distance 52.61 feet with a radius of 402.20 feet an arc length of 52.65 feet; thence continuing along said North R.O.W. S89°58'45"W 342.88 feet; thence continuing along said North R.O.W. along a curve to the right (chord bearing N72°31'15"W chord distance 210.49 feet) with a radius of 350.00 feet an arc length of 213.80 feet; thence continuing along said North R.O.W. N55°01'15"W 35.43 feet; thence S34°58'45"W, 110.00 feet; thence S00°08'14"W, 771.50 feet; thence N89°51'46"W along the North R.O.W. of "Q" Street, 910.00 feet; thence N00°01'15"W along the East R.O.W. of John Galt Blvd. 1189.94 feet; thence continuing along the Southeastern R.O.W. of John Galt Blvd. along a curve to the right (chord bearing N45°03'30"E chord distance 656.77 feet) with a radius of 463.77 feet an arc length of 729.77 feet; thence continuing along said South R.O.W. S89°51'46"E, 1174.95 feet to the point of beginning and containing 48.002 Acres.



Date MAY 11, 1983

Ronald D. Hill
Ronald D. Hill L.S. No. 373

DEDICATION

Know all men by these presents: That we, the First National Bank of Omaha, Nebraska (A Nebraska Corporation) Trustee and Spence Title Services, Inc. (A Nebraska Corporation) Trustee, Owners, holders 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 Empire Park Replat II, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby 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, 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 on, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines: an eight foot (8') wide strip of land abutting the rear boundary line of all interior lot lines; and a sixteen foot (16') wide strip of land abutting the rear boundary line 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 easement when adjacent land is surveyed, platted and recorded. 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 set our names this 12 day of May, 1983.

First National Bank of Omaha
J.T. Macnamara
J.T. Macnamara, Trust Officer

Spence Title Services, Inc., Trustee
Ann L. Spence
Ann L. Spence, President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska) SS
County of Douglas)

On this 12 day of May, 1983, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared J.T. Macnamara, who is personally known by me to be, respectively, Trust Officer of the First National Bank of Omaha (Trustee), and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of said bank.

Witness by hand and official seal, in Omaha, Nebraska, the date last aforesaid.
My Commission Expires On Oct. 14, 1986
Jacqueline Blight
Notary Public

State of Nebraska) SS
County of Douglas)

On this 12 day of May, 1983, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared Ann L. Spence, who is personally known by me to be the President of Spence Title Services, Inc. (Trustee) and she did acknowledge her execution of the foregoing dedication to be her voluntary act and deed, and the voluntary act and deed of said corporation.

Witness by hand and official seal, in Omaha, Nebraska, the date last aforesaid.
My Commission Expires On Oct. 14, 1986
Jacqueline Blight
Notary Public

State of Nebraska) SS
County of Douglas)

I hereby approve this plat of Empire Park Replat II (Lots 1-67) this 20 day of May, 1983
Roy D. Hermann
Omaha City Engineer

APPROVAL OF OMAHA CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code.
Date Sept. 6, 1983
Roy D. Hermann
Omaha City Engineer

COUNTY TREASURERS CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described within the Surveyors Certificate or embraced within this plat as shown by the records of this office.
Date June 6, 1983
Ann D. Howell
Douglas County Treasurer

APPROVAL OF DOUGLAS COUNTY SURVEYOR

I have reviewed this plat of Empire Park Replat II (Lots 1-67) this 12 day of May, 1983.
Philip A. Burke
Douglas County Surveyor

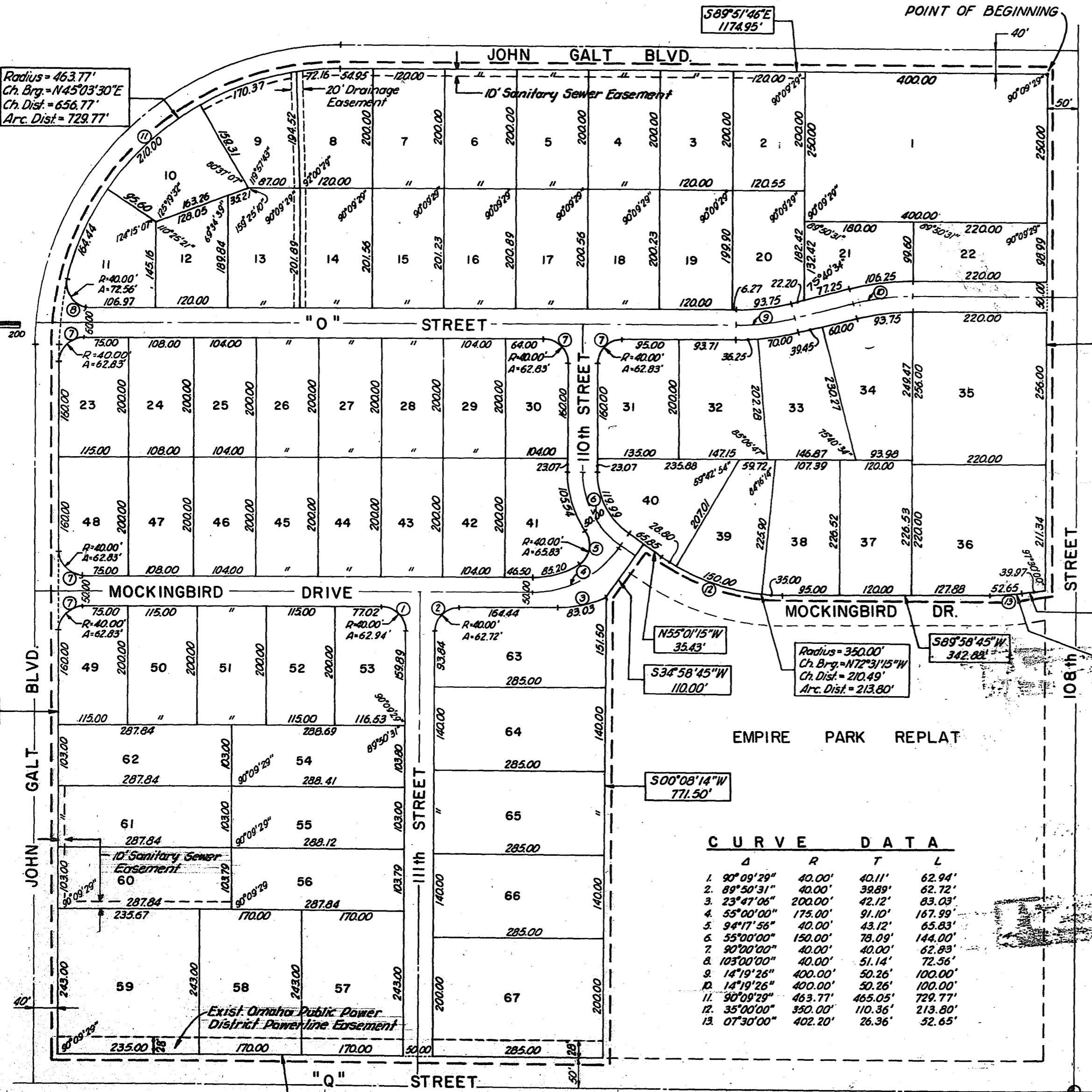
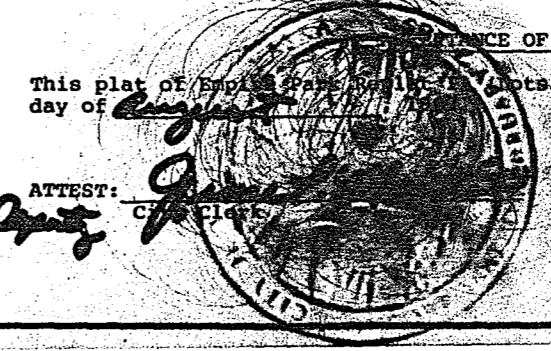
APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Empire Park Replat II (Lots 1-67), was approved by the Omaha City Planning Board on this 8 day of JUNE, 1983.
Leon F. Leeb
Chairman, Omaha City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of Empire Park Replat II (Lots 1-67), was accepted by the Omaha City Council on this 9th day of June, 1983.
Michael Doyle
President of the City Council

ATTEST:
Ann D. Howell
Douglas County Treasurer



Δ	R	T	L
1. 90°09'29"	40.00'	40.11'	62.94'
2. 89°50'31"	40.00'	39.89'	62.72'
3. 23°47'06"	200.00'	42.12'	83.03'
4. 55°00'00"	175.00'	91.10'	167.99'
5. 94°17'58"	40.00'	43.12'	65.83'
6. 55°00'00"	150.00'	78.09'	144.00'
7. 90°00'00"	40.00'	40.00'	62.83'
8. 103°00'00"	40.00'	51.14'	72.56'
9. 14°19'26"	400.00'	50.26'	100.00'
10. 14°19'26"	400.00'	50.26'	100.00'
11. 90°09'29"	463.77'	465.05'	729.77'
12. 35°00'00"	350.00'	110.36'	213.80'
13. 07°30'00"	402.20'	26.36'	52.65'

DESIGN ENGINEERING & ASSOCIATES INC.
2200 CLAY STREET
BELLEVUE, NE. 68005 402-291-6100

S.E. Cor., S.E. 1/4
Sec. 5-14-12

BOOK 1713

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
7 DAY OF Sept 1983 AT 2:03 P.M. G. HAROLD OSTLER, REGISTER OF DEEDS