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BKP C/O
DEL SCAN FV

UNION PACIFIC PLACE REPLAT SIX

LOT 1

BEING A REPLATTING OF LOT 1, UNION PACIFIC PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF CASS STREET ADJACENT THERETO ON THE NORTH, TOGETHER WITH PART OF THE VACATED ALLEY ADJACENT THERETO ON THE SOUTH.



thompson, dreessen & dornier, inc.
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Omaha, NE 68154
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td2co.com

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/2/2016 12:31:15 94
2016072338

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS UNION PACIFIC PLACE REPLAT SIX, LOT 1, BEING A REPLATTING OF LOT 1, UNION PACIFIC PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A PART OF CASS STREET ADJACENT THERETO ON THE NORTH, TOGETHER WITH PART OF THE VACATED ALLEY ADJACENT THERETO ON THE SOUTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 1;
THENCE S87°35'04"W (ASSUMED BEARING) 158.90 FEET ON THE SOUTH LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION;
THENCE N02°26'42"W 10.15 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 1;
THENCE CONTINUING N02°26'42"W 10.08 FEET ON THE SOUTH LINE OF SAID LOT 1;
THENCE N61°23'36"W 122.97 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF;
THENCE N02°27'46"W 68.37 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;
THENCE N87°36'54"E 4.00 FEET ON THE NORTH LINE OF SAID LOT 1;
THENCE N42°34'34"E 13.43 FEET TO A POINT 9.50 FEET NORTH OF THE NORTH LINE OF SAID LOT 1;
THENCE N87°36'54"E 250.58 FEET ON A LINE 9.50 FEET NORTH OF AND PARALLEL WITH THE WESTERLY PORTION OF THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1;
THENCE S02°30'40"E 161.33 FEET ON THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION TO THE POINT OF BEGINNING.

MAY 1, 2016
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE CITY OF OMAHA, A MUNICIPAL CORPORATION, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS UNION PACIFIC PLACE REPLAT SIX, 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 STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, 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, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS THE "UTILITY EASEMENTS" AS SHOWN HEREON. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.



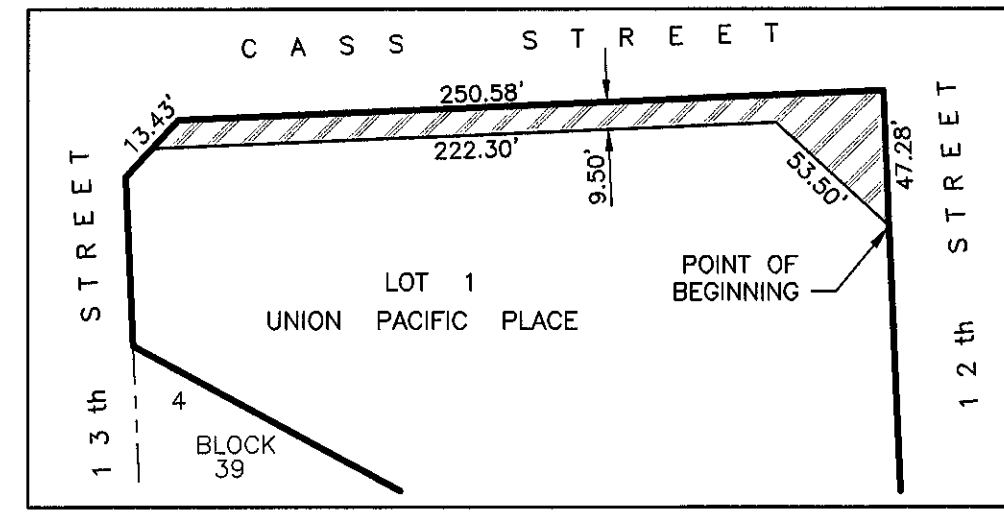
JAMES D. WARNER,
NEBRASKA RLS 308

VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAYS AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTION 14-115. THE UNDERSIGNED SURVEYOR, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTION 14-115 OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.

RIGHT-OF-WAY TO BE VACATED

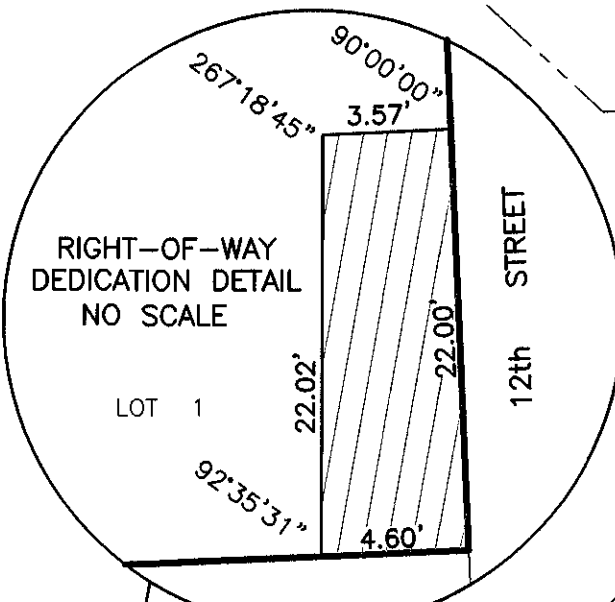
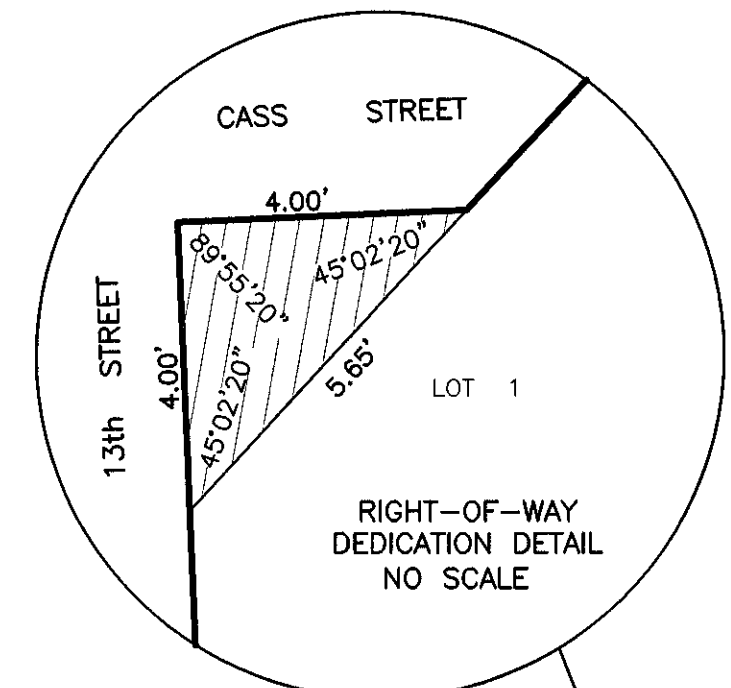
THAT PART OF CASS STREET LYING NORTH OF LOT 1, UNION PACIFIC PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS; BEGINNING AT THE NE CORNER OF SAID LOT 1;
THENCE N47°27'08"W (ASSUMED BEARING) 53.50 FEET ON THE NORTH LINE OF SAID LOT 1;
THENCE S87°36'54"W 222.30 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;
THENCE N42°34'34"E 13.43 FEET TO A POINT 9.50 FEET NORTH OF THE NORTH LINE OF SAID LOT 1;
THENCE N87°36'54"E 250.58 FEET ON A LINE 9.50 FEET NORTH OF AND PARALLEL WITH THE WESTERLY PORTION OF THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1;
THENCE S02°30'40"E 47.28 FEET TO THE POINT OF BEGINNING.



NOTES:

1. ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

- EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AS SHOWN ON THE FINAL PLAT OF UNION PACIFIC PLACE RECORDED IN BOOK 2207 AT PAGE 443 OF THE DOUGLAS COUNTY RECORDS.
- "UTILITY EASEMENTS" DESCRIBED IN THE FINAL PLAT DEDICATION.
- PERMANENT EASEMENT GRANTED TO ENERGY SYSTEMS COMPANY RECORDED AS INSTRUMENT NO. 2008005578 OF THE DOUGLAS COUNTY RECORDS.
- EASEMENTS RESERVED FOR UTILITIES IN VACATED ALLEY IN FORMER BLOCK 39, ORIGINAL CITY OF OMAHA IN ORDINANCE NO. 31665 RECORDED IN MISC. BOOK 870 AT PAGE 136 OF THE DOUGLAS COUNTY RECORDS.



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August, 2016 BY JEAN STOTHERT, MAYOR OF THE CITY OF OMAHA, A MUNICIPAL CORPORATION ON BEHALF OF SAID CORPORATION.

BY: *Jean Stothert*
JEAN STOTHERT, MAYOR

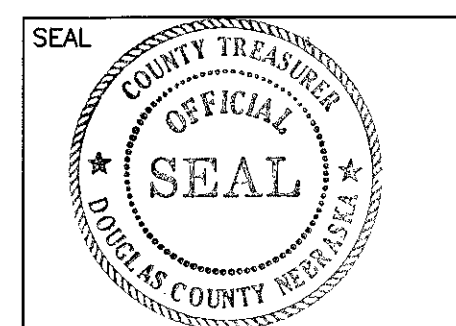
GENERAL NOTARY - State of Nebraska
BUSTER J. BROWN
My Comm. Exp. August 30, 2017

Buster J. Brown
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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 24 DAY OF August, 2016.

Susan Berscheid
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF UNION PACIFIC PLACE REPLAT SIX ON THIS 18 DAY OF July, 2016.

Joel Pfeiffer
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

8/30/16
DATE:

Joel Pfeiffer
CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF UNION PACIFIC PLACE REPLAT SIX WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16 DAY OF June, 2016.

Blair K...
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF UNION PACIFIC PLACE REPLAT SIX WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS 16 DAY OF August, 2016.

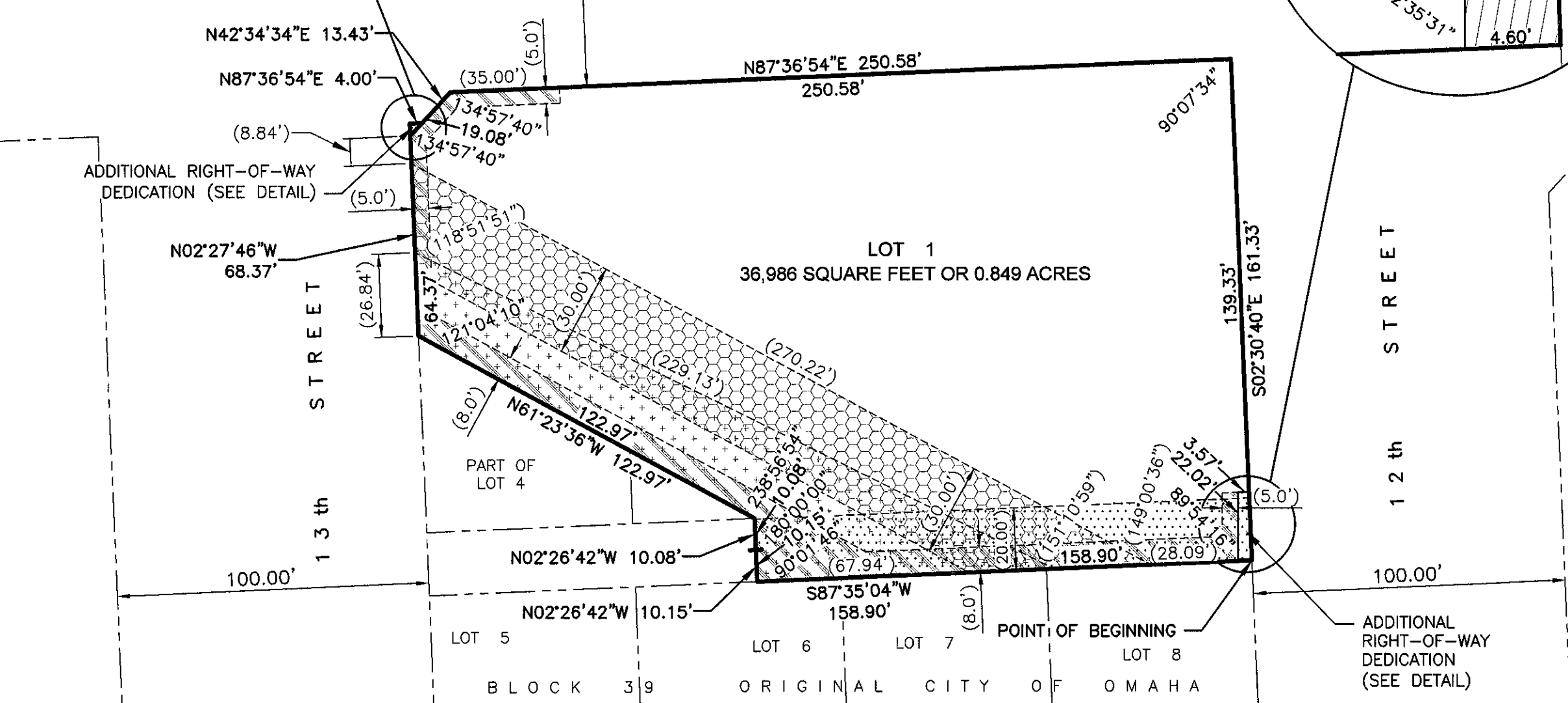
Jean Stothert Mayor
Ben Krone President

REVIEW BY THE DOUGLAS COUNTY ENGINEER

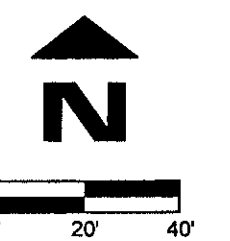
THIS PLAT OF UNION PACIFIC PLACE REPLAT SIX WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



Joel Pfeiffer
DOUGLAS COUNTY ENGINEER



UNION PACIFIC PLACE REPLAT SIX
LOT 1



Revision Dates

No.	Description	MM-DD-YY

Job No.: A748-539A
Drawn By: RJR
Reviewed By: JDW
Date: MAY 1, 2016
Book: 16/09
Pages: 33-40

Sheet Title
CITY OF OMAHA
FINAL PLAT

Sheet Number
SHEET 1 OF 1