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DEED 2002 04803

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RETURN: LAMP RYNARSON  
14710 W. DODGE RD. SUITE 100, O.M. NE 68154-2029  
496-2498

# UNION PACIFIC PLACE

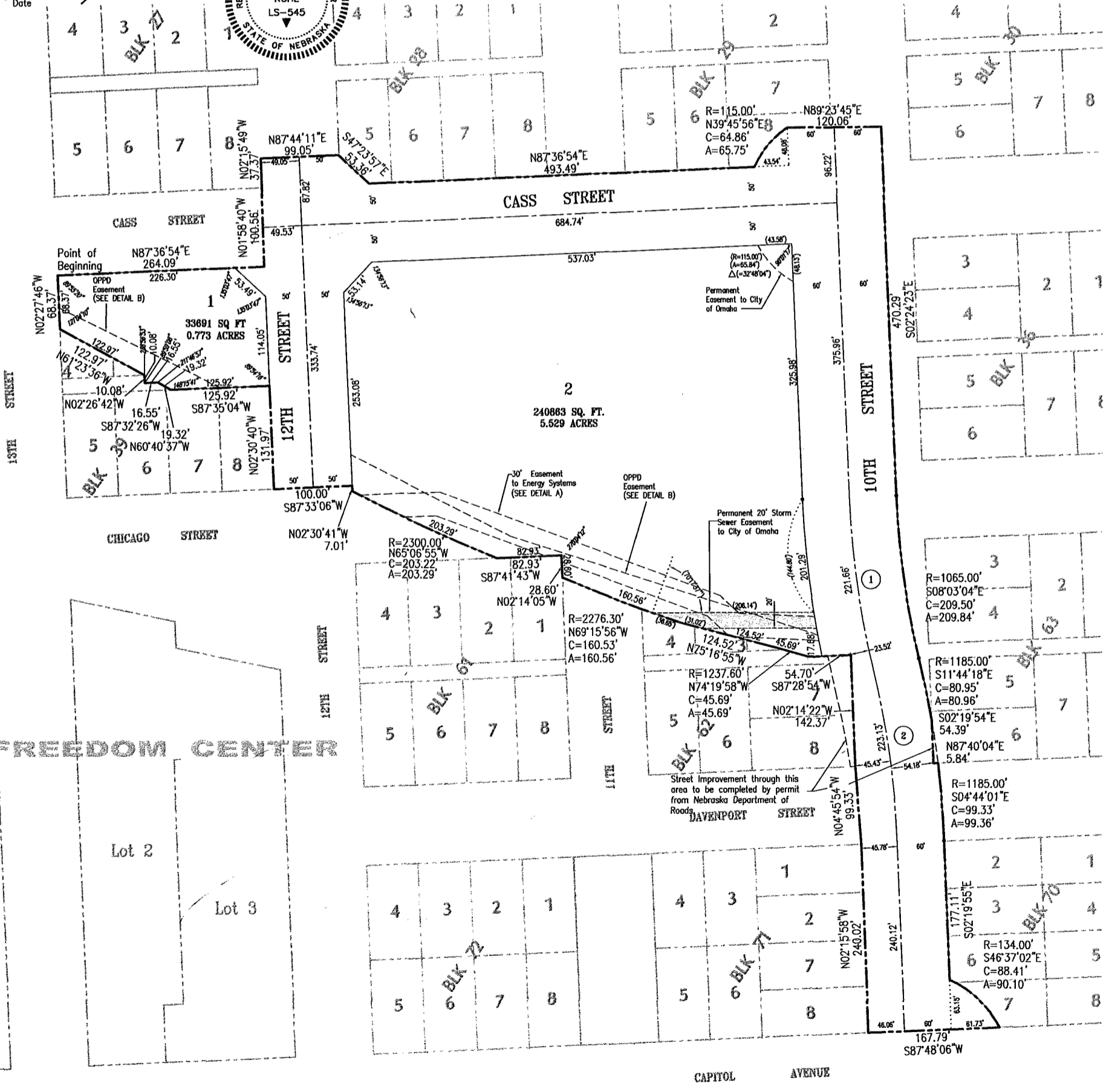
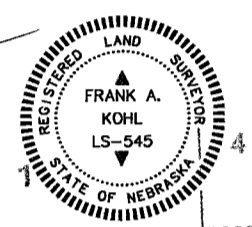
Lots 1 and 2, being a replatting of Blocks 37 and 38, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 28, 29, 39, 62, and 70, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 10th, 11th, 12th, Davenport, Chicago and Cass Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA

Lots 1-8 Blk 37  
 Lots 1-8 Blk 38  
 Lot 5 Blk 28  
 Lot 8 Blk 29  
 Lots 1-4 Blk 39  
 Lots 1-4 Blk 62  
 Lot 23 Blk 70  
 Lot 7 Blk 70

### LAND SURVEYOR'S CERTIFICATE

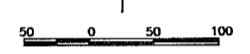
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners and angle points and at all ends of curves on the boundary of the plot and that permanent monuments will be placed at all corners and angle points and at all ends of curves on all lots and streets within the subdivision to be known as UNION PACIFIC PLACE, Lots 1 and 2, being a replatting of Blocks 37 and 38, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 28, 29, 39, 62, and 70, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 10th, 11th, 12th, Davenport, Chicago and Cass Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA, the entire tract described by metes and bounds as follows: Beginning at the south right of way line of Cass Street and the east right of way line of 13th Street; Thence North 87°36'54" East (assumed bearing) for 264.09 feet along the south right of way line of Cass Street to the west right of way line of 12th Street; Thence North 01°52'40" West for 100.56 feet along said west right of way line to the north right of way line of Cass Street; Thence North 02°15'48" West for 37.37 feet along said west right of way line; Thence North 87°44'11" East for 99.05 feet to the east right of way line of 12th Street; Thence South 47°23'57" East for 53.36 feet to the north right of way line of Cass Street; Thence North 87°36'54" East for 493.49 feet along said north right of way line of Cass Street; Thence along a curve to the right (having a radius of 115.00 feet and a long chord bearing North 39°45'56" East for 64.86 feet) for an arc length of 65.75 feet; Thence North 89°23'45" East for 120.06 feet; Thence South 02°24'23" East for 470.29 feet; Thence along a curve to the left (having a radius of 1065.00 feet and a long chord bearing South 08°30'04" East for 209.50 feet) for an arc length of 209.84 feet; Thence along a curve to the right (having a radius of 1185.00 feet and a long chord bearing South 11°44'18" East for 80.96 feet) for an arc length of 80.96 feet to the east right of way line of 10th Street as originally platted; Thence South 02°19'54" East for 54.39 feet along said east right of way line to the north right of way line of Davenport Street; Thence North 87°40'04" East for 5.84 feet along said north right of way; Thence along a curve to the right (having a radius of 1185.00 feet and a long chord bearing South 04°44'01" East for 99.33 feet) for an arc length of 99.36 feet; Thence South 02°19'55" East for 177.11 feet; Thence along a curve to the right (having a radius of 134.00 feet and a long chord bearing South 46°37'02" East for 88.41 feet) for an arc length of 90.10 feet to the north right of way line of Capitol Avenue; Thence South 87°48'06" West for 151.79 feet along said north right of way line to the west right of way line of 10th Street; Thence North 02°15'38" West for 240.02 feet along said west right of way line which four foot (4') east of and parallel with the original east line of Block 71, ORIGINAL CITY OF OMAHA to the south right of way line of Davenport Street; Thence North 04°45'54" West for 99.33 feet to the north right of way line of Davenport Street and the west right of way line of 10th Street as originally platted; Thence North 02°14'22" West along said west right of way for 142.37 feet to the centerline of the vacated east-west alley in Block 62, ORIGINAL CITY OF OMAHA; Thence South 87°25'54" West for 54.70 feet along said centerline; Thence along a curve to the left (having a radius of 1237.60 feet and a long chord bearing North 74°19'58" West for 45.69 feet) for an arc length of 45.69 feet to the north right of way line of Chicago Street; Thence South 87°33'06" West for 100.00 feet along said north right of way line to the west right of way line of 12th Street; Thence North 02°30'40" West for 131.97 feet along said west right of way line to the south line of the east-west alley in Block 39, ORIGINAL CITY OF OMAHA; Thence South 87°35'04" West for 125.92 feet along said south line; Thence North 60°40'37" West for 19.32 feet to the centerline of said alley; Thence South 87°32'26" West for 16.55 feet along said centerline; Thence North 02°26'42" West for 10.08 feet to the north line of said alley; Thence North 61°23'36" West for 122.97 feet to the east right of way line of 13th Street; Thence North 02°27'46" West for 68.37 feet along said east right of way line to the Point of Beginning. Contains 11.716 acres.

Frank A. Kohl, L.S. 545  
 Date Feb 5, 2002



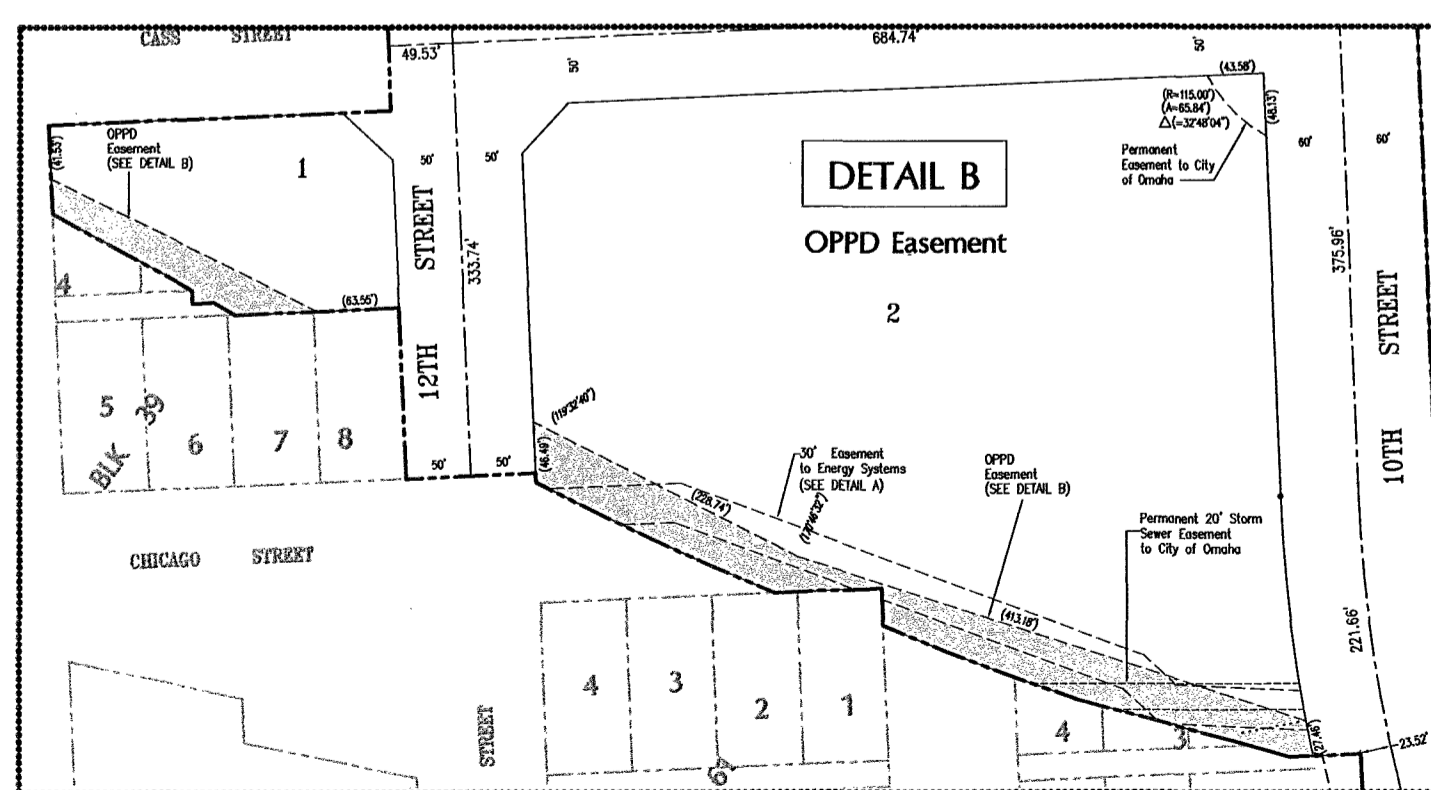
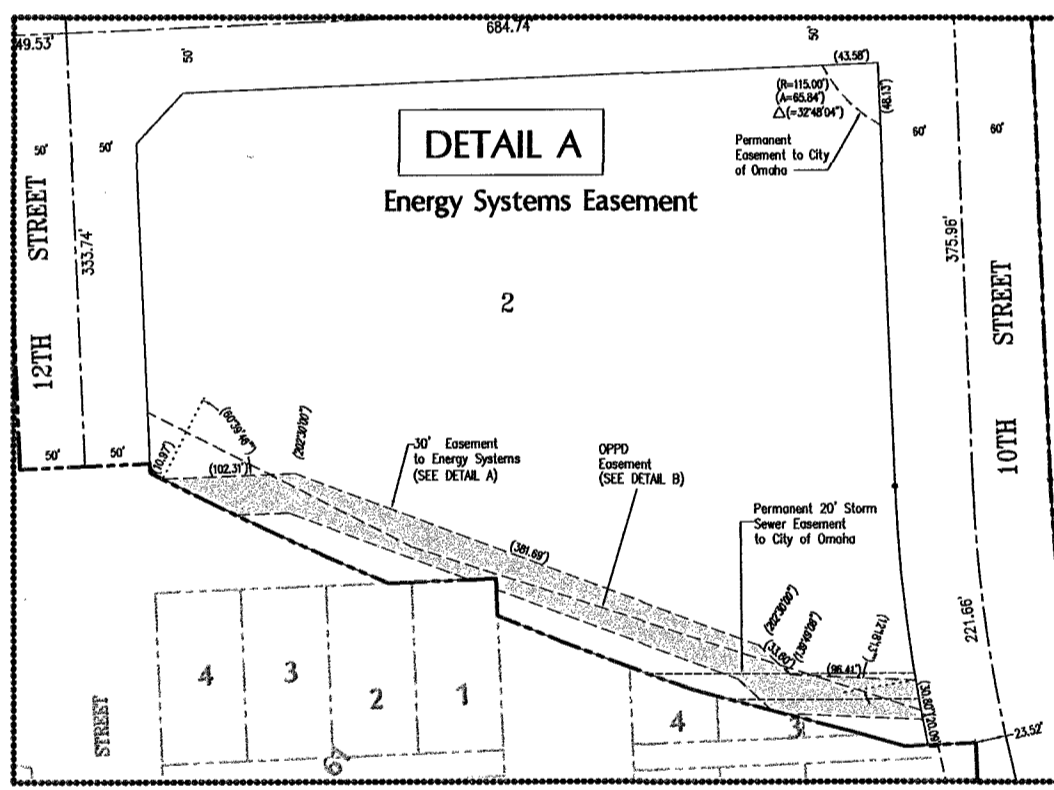
### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.



### CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1125.00'	221.86'	221.30'	N08°03'04"W	11°17'21"
C2	1125.00'	223.13'	222.77'	S08°00'49"E	11°21'50"



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we THE CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, being the sole OWNER, of the land described within the Land 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 hereon, said subdivision to be hereafter known as UNION PACIFIC PLACE; 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 the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, their successors and assigns, for ingress and egress AND for the transmission of power across the area to be subdivided, and to erect, operate, maintain, repair and renew towers, poles, wires, crossarms, downspouts 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 thereon, over, through, under, and across all OPPD easements as shown hereon. In addition to the aforesaid rights, OPPD shall also have the right to trim, remove and control the growth of all weeds, trees, and brush along the easement area. Grantor may enjoy, and otherwise use the land within the easement area, including the right of ingress and egress across the easement area, provided that such use(s) shall not, in the reasonable opinion of OPPD, endanger or be a hazard to or interfere with the heretofore granted rights. The grantor will place no permanent buildings, trees, retaining walls, or loose rock walls in the above described 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. Grantor shall not change or alter the grade of the easement area without the prior written approval from OPPD, which approval shall not be unreasonably withheld.

CITY OF OMAHA, OWNER  
 Mike Foley, Mayor  
 Attest: [Signature] City Clerk



### PETITION

KNOW ALL MEN BY THESE PRESENTS: that we THE CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, being the sole OWNER of the land described within the Land Surveyor's Certificate, hereinafter referred to as UNION PACIFIC PLACE, do hereby petition the City Council of Omaha, Nebraska, to vacate all previously platted streets, lots, blocks and alleys within the boundaries of this plat of UNION PACIFIC PLACE.

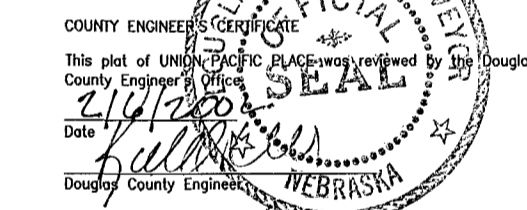
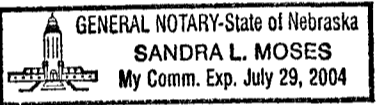
CITY OF OMAHA, OWNER  
 Mike Foley, Mayor  
 Attest: [Signature] City Clerk

### ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }  
 County of Douglas, } SS

On this 5th day of February, 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Mike Foley, who is personally known to me to be the identical person whose name is affixed to the above instrument as Mayor of CITY OF OMAHA, OWNER, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said City.

Witness my hand and official seal the date last aforesaid.  
 Sandra L. Moses  
 Notary Public



COUNTY ENGINEER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT I find no regular nor special taxes due of delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown on the plat, at this office.  
 Date: 5th day of APRIL, 2002.  
 [Signature]  
 Douglas County Engineer

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of UNION PACIFIC PLACE as to the design standards this 26th day of Feb 2002.  
 [Signature]  
 City Engineer

### I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 33 of the Omaha Municipal Code.

Date: 4-9-02  
 [Signature]  
 City Engineer

### APPROVAL OF CITY PLANNING BOARD

This plat of UNION PACIFIC PLACE was approved by the CITY PLANNING BOARD, this 6th day of February, 2002.  
 [Signature]  
 Chairman, CITY PLANNING BOARD

### APPROVAL OF OMAHA CITY COUNCIL

This plat of UNION PACIFIC PLACE was approved and accepted by the City Council of Omaha, Nebraska, this 5th day of Feb 2002.  
 [Signature]  
 Mayor

Attest: [Signature] City Clerk

drawn by	get
designed by	FAK
reviewed by	RDP
path filename	00006.DWG\00006E.201.dwg
revisions	00006006
references	0006300
	seal-fak

**lamp, ryneanson & associates, inc.**  
 engineers, planners, surveyors  
 14710 west dodge road, suite 100  
 omaha, nebraska 68164-2029  
 phone 402-486-2486  
 fax 402-486-2750

**UNION PACIFIC PLACE (LOTS 1 AND 2)**  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Job number-tasks  
 00006.01-216  
 book page  
 date  
 JAN. 11, 2002  
 sheet  
 1 of 1