

# ALMA'S ADDITION

LOTS 1 THRU 6 INCLUSIVE

BEING A REPLAT OF THE WEST 249 FEET OF LOT 18, BLOCK 4, BROOKLINE, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART OF SAID LOT 18 TAKEN BY THE CITY OF OMAHA FOR WIDENING CENTER STREET TOGETHER WITH ALL OF LOT 17 IN SAID BLOCK 4 LYING NORTH OF AND SOUTH OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY TOGETHER WITH LOTS 5 THRU 10 INCLUSIVE, BLOCK 1 AND LOTS 5 THRU 9 INCLUSIVE, BLOCK 2 IN HOOCK'S SUBDIVISION OF LOTS 15 AND 16, BLOCK 4 OF SAID BROOKLINE TOGETHER WITH VACATED 55TH AVENUE LYING SOUTH OF THE SOUTH LINE OF FRANCES STREET AND NORTH OF THE NORTH LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD TOGETHER WITH THAT PART OF THE VACATED ALLEY WITHIN SAID BLOCK 1 LYING SOUTH OF THE SOUTH LINE OF FRANCES STREET TOGETHER WITH PART OF SAID ABANDONED RAILROAD LYING EAST OF 56TH STREET, WEST OF 55TH STREET AND SOUTH OF FRANCES STREET

Need 1840s #

RECEIVED

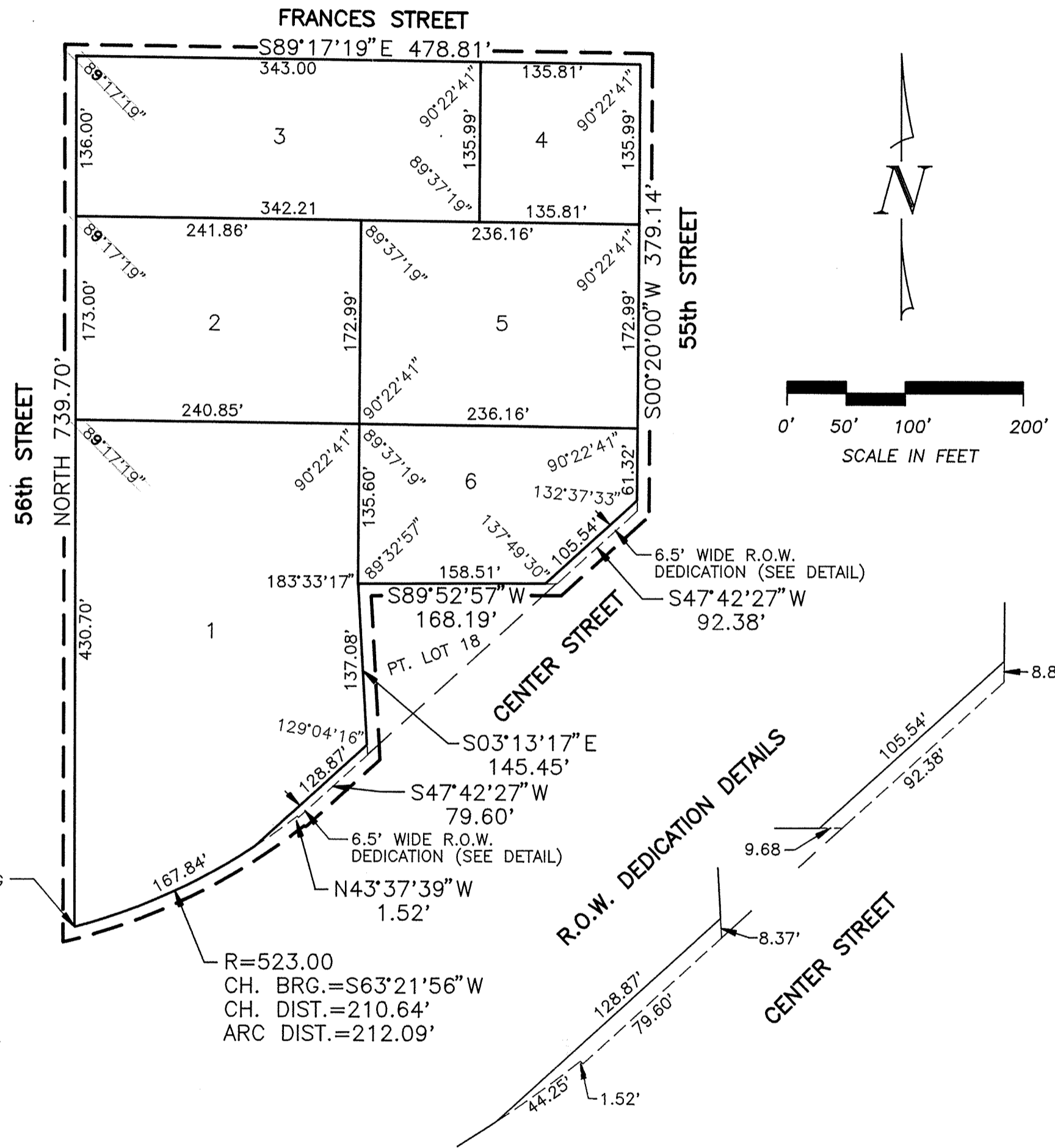
OCT 16 10 56 AM '91

GEORGE J. BUDLEWIGZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

BK 1909 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 15.00  
PG 218 N \_\_\_\_\_ DEL \_\_\_\_\_ MC \_\_\_\_\_  
OF Need COMP \_\_\_\_\_ F/B \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN DESCRIBED AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ALMA'S ADDITION, LOTS 1 THRU 6 INCLUSIVE, BEING A REPLAT OF THE WEST 249 FEET OF LOT 18, BLOCK 4, BROOKLINE, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART OF SAID LOT 18 TAKEN BY THE CITY OF OMAHA FOR WIDENING CENTER STREET TOGETHER WITH ALL OF LOT 17 IN SAID BLOCK 4 LYING NORTH OF AND SOUTH OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY TOGETHER WITH LOTS 5 THRU 10 INCLUSIVE, BLOCK 1 AND LOTS 5 THRU 9 INCLUSIVE, BLOCK 2 IN HOOCK'S SUBDIVISION OF LOTS 15 AND 16, BLOCK 4 OF SAID BROOKLINE TOGETHER WITH VACATED 55TH AVENUE LYING SOUTH OF THE SOUTH LINE OF FRANCES STREET AND NORTH OF THE NORTH LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD TOGETHER WITH THAT PART OF THE VACATED ALLEY WITHIN SAID BLOCK 1 LYING SOUTH OF THE SOUTH LINE OF FRANCES STREET TOGETHER WITH THAT PART OF SAID ABANDONED RAILROAD LYING EAST OF 56TH STREET, WEST OF 55TH STREET AND SOUTH OF FRANCES STREET, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF 56TH STREET AND THE NORTH LINE OF CENTER STREET; THENCE NORTH (ASSUMED BEARING) 739.70 FEET ON THE EAST LINE OF 56TH STREET TO THE SOUTH LINE OF FRANCES STREET; THENCE S89°17'19"E 478.81 FEET ON THE SOUTH LINE OF FRANCES STREET TO THE WEST LINE OF 55TH STREET; THENCE S00°20'00"W 379.14 FEET ON THE WEST LINE OF 55TH STREET TO THE NORTH LINE OF CENTER STREET; THENCE S47°42'27"W 92.38 FEET ON THE NORTH LINE OF CENTER STREET TO THE SOUTH LINE OF SAID LOT 17; THENCE S89°52'57"W 168.19 FEET ON THE SOUTH LINE OF SAID LOT 17 TO THE EAST LINE OF THE WEST 249 FEET OF SAID LOT 18; THENCE S03°13'17"E 145.45 FEET ON THE EAST LINE OF THE WEST 249 FEET OF SAID LOT 18 TO THE NORTH LINE OF CENTER STREET; THENCE S47°42'27"W 79.60 FEET ON THE NORTH LINE OF CENTER STREET; THENCE N43°37'39"W 1.52 FEET ON THE NORTH LINE OF CENTER STREET; THENCE SOUTHWESTERLY ON THE NORTH LINE OF CENTER STREET ON A 523.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S63°21'56"W, CHORD DISTANCE 210.64 FEET, AN ARC DISTANCE OF 212.09 FEET TO THE POINT OF BEGINNING.



*James Warner*  
JAMES D. WARNER, NEBRASKA R.L.S. 308

JULY 8, 1991  
DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALMA, INC. AND ATLAS AWNING CO., INC., 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 LOTS AND A STREET TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ALMA'S ADDITION, 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 STREET AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC. 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 ANCORS, 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 A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR OTHER ROCK WALLS SHALL BE PLACED IN 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. WHERE OCCUPIED BY AN EXISTING BUILDING OR OTHER PERMANENT FACILITY, THE EASEMENTS GRANTED IN THIS DEDICATION SHALL BE REDUCED TO THE DISTANCE BETWEEN THE EXISTING BUILDING OR FACILITY AND THE PROPERTY LINE.

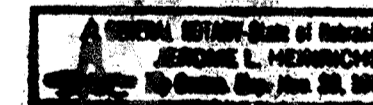
*Kathleen A. Best*, President  
ALMA, INC.

*David J. Speaks* PRES.  
ATLAS AWNING CO., INC.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JULY, 1991 BY KATHLEEN A. BEST OF ALMA, INC., ON BEHALF OF SAID ALMA, INC.

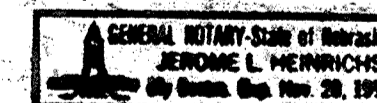


*Jerome L. Heinrichs*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

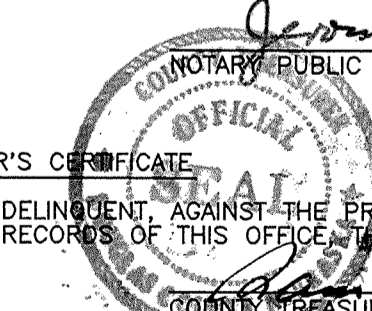
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JULY, 1991 BY DAVID J. SPEAKS OF ATLAS AWNING CO., INC. ON BEHALF OF SAID ATLAS AWNING CO., INC.



*Jerome L. Heinrichs*  
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 IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 1 DAY OF AUG, 1991.



*Ray J. Neumann*  
COUNTY TREASURER

### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF ALMA'S ADDITION ON THIS 1<sup>st</sup> DAY OF August, 1991.

*Ray J. Neumann*  
CITY ENGINEER

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

DATE October 10, 1991

*Ray J. Neumann*  
CITY ENGINEER

### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF ALMA'S ADDITION WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 7<sup>th</sup> DAY OF August, 1991.

*Michael D. Foley*  
CHAIRMAN

### APPROVAL OF OMAHA CITY COUNCIL

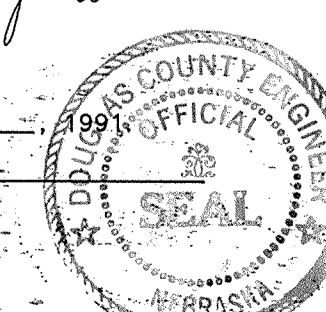
THIS PLAT OF ALMA'S ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 1<sup>st</sup> DAY OF October, 1991.

*Ray J. Neumann* MAYOR  
*Gregory L. Stinson* PRESIDENT  
*Mary Halligan* CITY CLERK

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF ALMA'S ADDITION WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 19 DAY OF July, 1991.

*Cheryl A. Burke*  
DOUGLAS COUNTY ENGINEER



AS SHOWN JULY 8, 1991  
DATE JULY 8, 1991  
DRAWN BY RTM  
CHECKED BY JDW  
REVISION  
ALMA'S ADDITION  
FINAL PLAT  
THOMPSON, DREESSEN & DORNER  
Consulting Engineers & Land Surveyors  
OMAHA, NEBRASKA 68154  
TELEPHONE: (402) 330-8860  
JOB NUMBER 165-117

ALMA'S ADDITION  
F3 #21