BOOK 1630 PAGE 316

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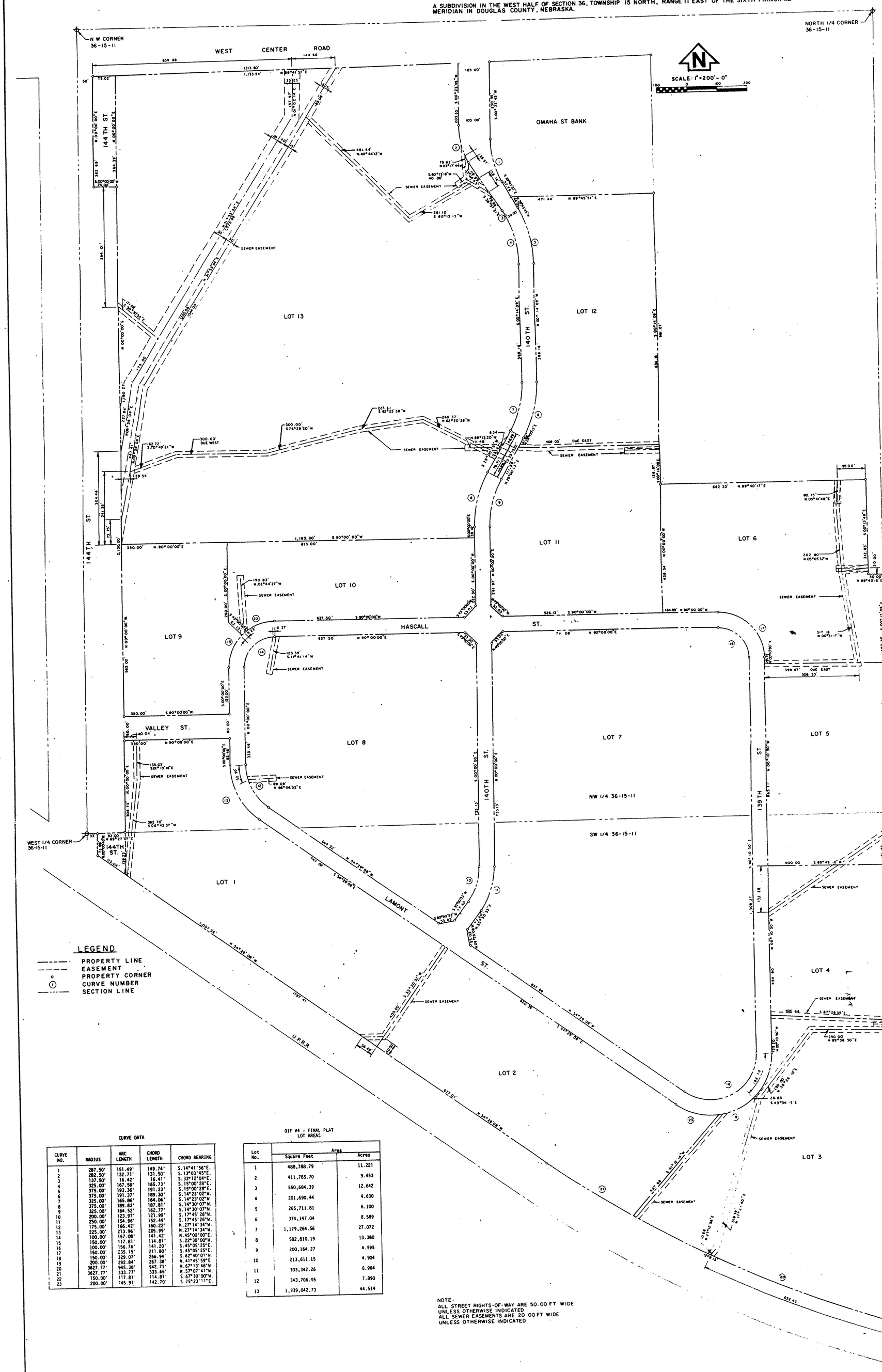
OMAHA INDUSTRIAL FOUNDATION DISTRICT NO. 4

A SUBDIVISION IN THE WEST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN DOUGLAS COUNTY, NEBRASKA.



CURVE DATA

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	287.50'	151.49'	149.74'	S.14°41'56"E.
2	282.50'	132.71'	131.50'	S.13°03'45"E.
3	137.50'	16.42'	16.41'	S.33°12'04"E.
4	325.00'	167.58'	165.73'	S.15°00'28"E.
5	375.00'	193.36'	191.23'	S.15°00'28"E.
6	375.00'	191.37'	189.30'	S.14°23'02"W.
7	325.00'	165.86'	164.06'	S.14°23'02"W
8	375.00'	189.83'	187.81'	S.14°30'07"W.
9	325.00'	164.52'	162.77'	S.14°30'07"W.
10	200.00'	123.97'	121.99'	S.17°45'26"W.
11	250.00'	154.96'	152.49'	S.17°45'26"W.
12	175.00'	166.42'	160.22'	N.27°14'34"W.
13	225.00'	213.96'	205.99'	N.27°14'34"W.
14	100.00'	157.08'	141.42'	N.45°00'00"E.
15	150.00'	117.81'	114.81'	S.22°30'00"W.
16	100.00'	156.76'	141.20'	S.45°05'25"E.
17	150.00'	235.15'	211.80'	S.45°05'25"E.
18	150.00'	329.07'	266.94'	S.62°40'01"W.
19	200.00'	292.84'	267.38'	N.41°45'59"E
20	3627.77'	945.38'	942.71'	N.67°13'46"W.
21	3627.77'	333.77'	333.65'	N.57°07'41"W.
22	150.00'	117.81'	114.81'	S.67°30'00"W.
23	200.00'	145.91'	142.70'	S.75°23'11"E.

OIF #4 - FINAL PLAT
LOT AREAS

Lot No.	Area Square Feet	Area Acres
1	488,788.79	11.221
2	411,785.70	9.453
3	550,684.39	12.642
4	201,690.44	4.630
5	265,711.81	6.100
6	374,147.04	8.589
7	1,179,264.56	27.072
8	582,810.19	13.380
9	200,164.27	4.595
10	213,611.15	4.904
11	303,342.26	6.964
12	343,706.05	7.890
13	1,939,042.73	44.514

NOTE:
ALL STREET RIGHTS-OF-WAY ARE 50.00 FT WIDE UNLESS OTHERWISE INDICATED
ALL SEWER EASEMENTS ARE 20.00 FT WIDE UNLESS OTHERWISE INDICATED

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that:

1. I have accurately surveyed the tract of land described bleow, and I shall install permanent iron pins at the corners of all lots, streets, angle points and at the ends of all curves upon the completion of the grading, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on the plat of Omaha Industrial Foundation--District No. 4.

2. That said Omaha Industrial Foundation - District No. 4, is a subdivision of a tract of land located in the west half of Section 36, Township 15 North, Range 11 east of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

Beginning at the intersection of the southerly right-of-way line of West Center Road with the easterly R-O-W line of 144th Street, said point of beginning being 152.03 feet south and 50.00 feet east of the northwest corner of said Section 36; thence N. 88°41'57" E., along the southerly R-O-W line of West Center Road, 1313.60 feet to a point; thence S. 0°23'45" W. for a distance of 250.35 feet to a point of curvature; thence 151.49 feet along the arc of a circular curve to the left which is tangent to the last described course and which has a radius of 287.50 feet and a chord, the length and bearing of which are 149.74 feet and S. 14°41'56" E. respectively, to a point of tangency; thence S. 29°47'37" E., on a line tangent to the last described curve, 57.79 feet to a point; thence N. 89°45'51" E. for a distance of 471.44 feet to a point; thence S. 0°14'09" E. for a distance of 961.07 feet to a point; thence N. 89°40'17" E. for a distance of 682.33 feet to a point on a line parallel to and 50.00 feet westerly from the east line of the Northwest Quarter of said Section 36; thence S. 0°13'48" E., along said parallel line, 312.83 feet to a point; thence N. 89°40'16" E. for a distance of 50.00 feet to a point on the east line of the Northwest Quarter (NW 1/4) of said Section 36; thence S. 0°13'08" E., along the east line of said NW 1/4, 785.40 feet to the center of said Section 36; thence S. 0°10'50" E. along the east line of the Southwest Quarter (SW 1/4) of said Section 36, 1,686.71 feet to a point on the northerly R-O-W line of the main track of the Union Pacific Railroad; thence 1,279.15 feet along said railroad R-O-W line which is the arc of a circular curve to the right which has a radius of 3,627.77 feet and a chord, the length and bearing of which are 1,272.53 feet and N. 64°35'37" W. respectively, to a point of tangency; thence continuing along said railroad R-O-W line N. 54°29'08" W., on a line tangent to the last described curve, 1,797.41 feet to a point on the easterly R-O-W line of 144th Street which is parallel to and 33.00 feet easterly from the west line of the SW 1/4 of said Section 36; thence N. 0°00'43" W., along said R-O-W line, 71.69 feet to a point on the north line of the SW 1/4 of said Section 36; thence continuing along said R-O-W line N. 89°27'07" E., along the north line of said SW 1/4, 92.00 feet to a point; thence continuing along said R-O-W line due north, along a line parallel to and 125.00 feet easterly from the west line of the NW 1/4 of said Section 36, 2,130.00 feet to a point; thence continuing along said R-O-W line due west for a distance of 75.00 feet to a point; thence continuing along said R-O-W line due north, along a line parallel to and 50.00 feet easterly from the west line of the NW 1/4 of said Section 36, 362.69 feet to the point of beginning containing 7,578,082.82 square feet (173.969 acres) more or less.

In this description the west line of the NW 1/4 of Section 36, T15N, R11E (centerline of 144th Street) is assumed to bear due north and south).

Daniel C. Sanders
Registered Land Surveyor
Registration No. L.S. 219
Date of Survey 8-9-78

NEBRASKA REGISTERED LS-219 LAND SURVEYOR DANIEL C. SANDERS

PETITION TO PLAT AND DEDICATE
OMAHA INDUSTRIAL FOUNDATION - DISTRICT NO. 4

The undersigned, Omaha Industrial Foundation, a Nebraska Corporation and Eugene J. Zaloudek and Marvin G. Schmid, trustees, being the sole owners of all the real estate included in this plat and dedication (excepting only such areas as have heretofore been dedicated to the public) petitions that said tract be platted as the Omaha Industrial Foundation - District No. 4, and in connection therewith, make the following dedication.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS That Omaha Industrial Foundation, a Nebraska Corporation, and Eugene J. Zaloudek and Marvin G. Schmid, trustees, being sole owners of the land described in the Surveyor's Certificate and embraced within the plat have caused said land to be subdivided into blocks and streets to be numbered and named as shown, said Subdivision to be hereafter known as Omaha Industrial Foundation - District No. 4. The undersigned do each hereby ratify and approve the disposition of their property as shown on this plat and dedicate to the public, for public use, the streets, and hereby grant the perpetual sewer easements, as shown hereon, to S.I.D. 275.

The undersigned hereby grant perpetual easements 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 all front and side boundary lot lines; and Eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a Sixteen foot (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. 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 Omaha Industrial Foundation and Eugene J. Zaloudek and Marvin G. Schmid, trustees, have caused the due execution of this Dedication this _____ day of _____, 1978.

OMAHA INDUSTRIAL FOUNDATION
a corporation
By _____ President
By _____ Secretary
Eugene J. Zaloudek, Trustee
Marvin G. Schmid, Trustee

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

Before me, a notary public qualified in said county personally came J.D. ANDERSON and MERLE NEWQUIST, President and Secretary respectively of OMAHA INDUSTRIAL FOUNDATION, a corporation, known to me to be the President, and Secretary, and the identical persons who signed the foregoing dedication, and each of them acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

WITNESS my hand and notary seal on this 5 day of Sept, 1978.

Notary Public

My Commission expires 2/24, 1981

GENERAL NOTARY-State of Nebraska JOYCE VANDERWIEL My Comm. Exp. Dec 24, 1981

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

Before me, a notary public qualified in said county personally came EUGENE J. ZALOUDEK and MARVIN G. SCHMID, known to me to be Trusees, and the identical persons who signed the foregoing dedication, and each of them acknowledged the execution thereof to be his voluntary act and deed as such trustees.

WITNESS my hand and notary seal on this 5th day of Sept, 1978.

Clyde G. Arnold

My Commission expires 2/24, 1980

GENERAL NOTARY-State of Nebraska CLYDE G. ARNOLD My Comm. Exp. Feb. 24, 1980

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.

DATE Sept 5, 1978

County Treasurer
By R. Chief Deputy

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this Plat of Omaha Industrial Foundation - District No. 4 (Lots 1 thru 13 inclusive) as to the Design Standards this 5 day of September, 1978.

Jeffrey M. Bross
City Engineer

I hereby certify that adequate provisions have been made for compliance with title 56 of the Omaha Municipal Code.

November 13, 1978
Date

Jeffrey M. Bross
City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This Plat of Omaha Industrial Foundation-District No. 4 was approved by the City Planning Board of the City of Omaha this 13th day of SEPTEMBER, A.D. 1978.

Chairman of City Planning Board

OMAHA CITY COUNCIL ACCEPTANCE

This Plat of Omaha Industrial Foundation-District No. 4 was approved and accepted by the City Council of the City of Omaha on the 24th day of October, A.D. 1978.

Mayor

President of Council

ATTEST
Mary Galligan Cornett
City Clerk
By _____ Deputy

FINAL PLAT