

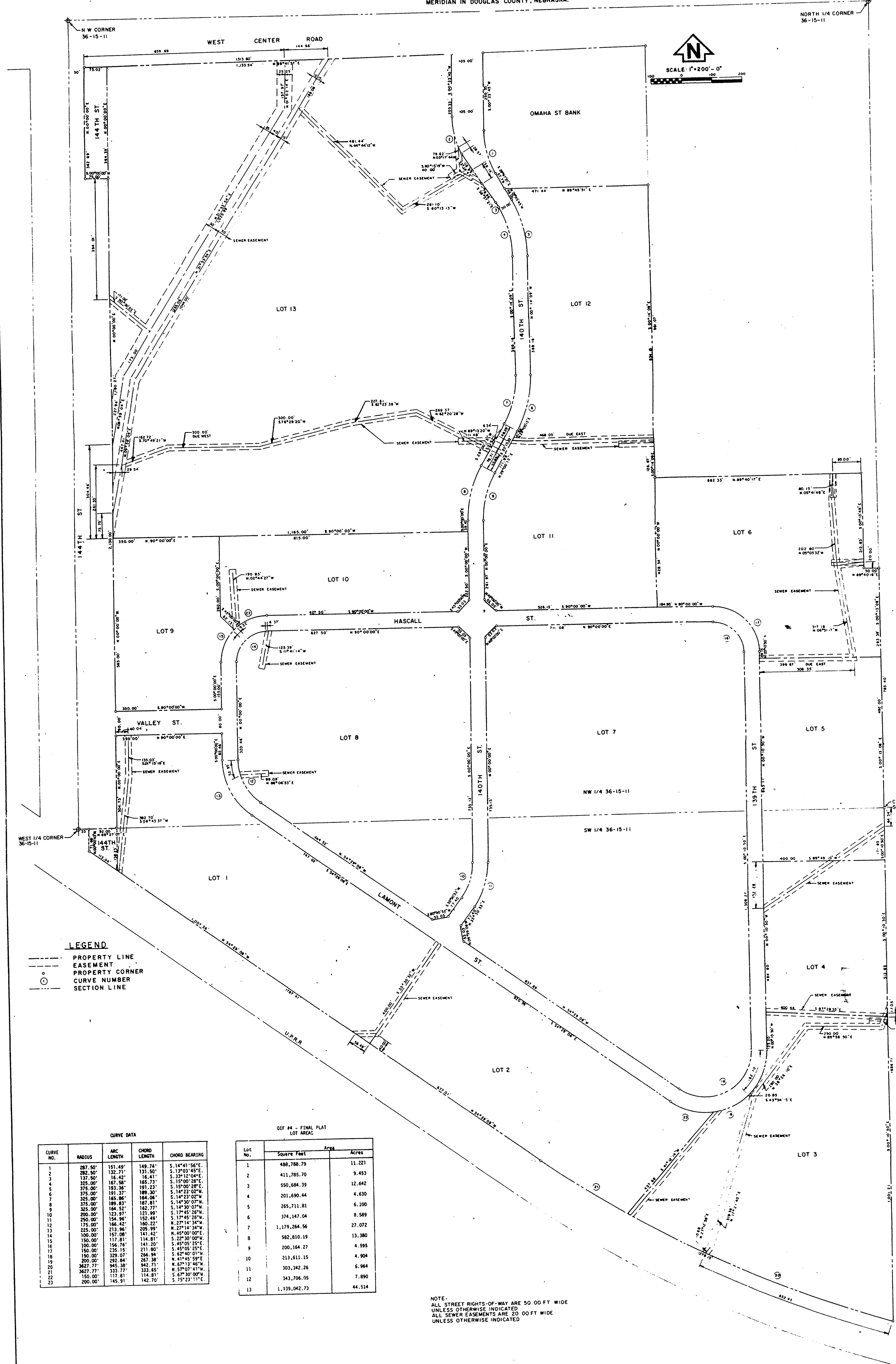
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GSA#0302

#3-N14

# 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.



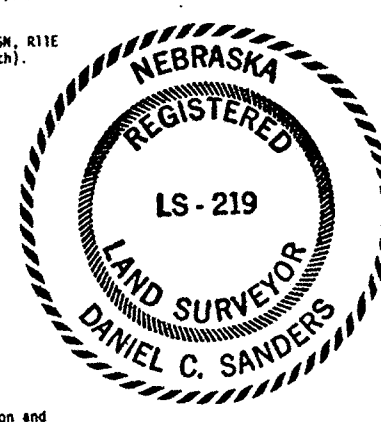
**SURVEYOR'S CERTIFICATE**

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

- I have accurately surveyed the tract of land described above, 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.
- This 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 westerly R-O-W line of 144th Street, said point of beginning being 152.03 feet south and 50.00 feet east of the northeast 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°13'48" E., for a distance of 290.35 feet to a point of curvature; thence 151.68 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 282.50 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. 89°47'37" E., on a line tangent to the last described curve, 37.79 feet to a point; thence N. 89°45'51" E., for a distance of 471.44 feet to a point; thence S. 0°13'48" 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°40'17" 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°13'48" E., along the east line of said NW 1/4, 705.40 feet to the center of said Section 36; thence S. 0°13'48" E., along the east line of the Southeast Quarter (SE 1/4) of said Section 36, 1,278.71 feet to a point on the northerly R-O-W line of the main track of the Union Pacific Railroad; thence 1,278.71 feet along said R-O-W line which is the arc of a circular curve and 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. 84°30'37" E., respectively, to a point; thence continuing along said R-O-W line N. 84°30'37" E., on a line tangent to the last described curve, 1,731.41 feet to a point; thence S. 0°13'48" E., along the east line of said NW 1/4, 705.40 feet to the center of said Section 36; thence continuing along said R-O-W line N. 89°27'07" E., along the north line of said NW 1/4, 90.00 feet to a point; thence continuing along said R-O-W line due north, along a line parallel to and 122.00 feet easterly from the west line of the NW 1/4 of said Section 36, 2,120.00 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, 342.88 feet to the point of beginning containing 7,578,082.82 acres 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



**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. Schmidt, 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) petition this plat and dedicate to the public, for public use, the streets, and hereby grant the perpetual sewer easements, as shown hereon, to the City of Omaha, Nebraska.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Omaha Industrial Foundation, a Nebraska Corporation, and Eugene J. Zaloudek and Marvin G. Schmidt, trustees, being the 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 and numbered and named as shown, said subdivision to be hereafter known as Omaha Industrial Foundation - District No. 4. The undersigned do 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 the City of Omaha, Nebraska.

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, 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 wide strip of land abutting the rear boundary lines of all interior lots shall be deemed to be an eight foot (8') wide strip when the adjacent land is partitioned into lots. No permanent buildings or retaining walls shall be placed in the said easement strips, but the same may be used for parking, landscaping and other purposes, provided that they do not interfere with the aforesaid uses or rights herein granted.

In WITNESS WHEREOF Omaha Industrial Foundation and Eugene J. Zaloudek and Marvin G. Schmidt, trustees, have caused the due execution of this dedication this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

*E. J. Zaloudek*  
*Marvin G. Schmidt*  
Trustees

**ACKNOWLEDGMENT 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. SCHMIDT, 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 their voluntary act and deed as such officers and deed as such trustees.

WITNESS my hand and notary seal on this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

*James V. Vanderweil*  
Notary Public

**ACKNOWLEDGMENT 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. SCHMIDT, known to me to be Trustees, and the identical persons who signed the foregoing dedication, and each of them acknowledged the execution thereof to be their voluntary act and deed as such trustees.

WITNESS my hand and notary seal on this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

*Clive G. Arnold*  
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.

DATE Sept 5, 1978

*Thomas J. Howell*  
County Treasurer

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1978.

*Jeffrey M. Brown*  
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 on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1978.

*Steve Rosenblatt*  
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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1978.

*Mary Doligan Barnett*  
City Clerk

**LEGEND**

--- PROPERTY LINE  
--- EASEMENT  
○ PROPERTY CORNER  
○ CURVE NUMBER  
--- SECTION LINE

**CURVE DATA**

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	287.50'	151.49'	148.74'	S. 14°41'56" E.
2	282.50'	132.71'	131.50'	S. 13°03'45" E.
3	137.50'	181.58'	165.41'	S. 10°15'06" E.
4	375.00'	167.58'	165.73'	S. 15°00'38" E.
5	375.00'	193.50'	193.23'	S. 18°00'00" E.
6	375.00'	191.37'	189.30'	S. 14°23'02" W.
7	375.00'	165.86'	166.06'	S. 14°23'02" W.
8	375.00'	189.83'	187.81'	S. 14°50'07" W.
9	200.00'	164.51'	162.77'	S. 14°50'07" W.
10	325.00'	123.97'	123.99'	S. 17°45'28" W.
11	290.00'	124.92'	125.49'	S. 17°45'28" W.
12	175.00'	166.49'	166.22'	S. 27°14'34" W.
13	225.00'	213.96'	209.99'	S. 27°14'34" W.
14	100.00'	167.08'	161.62'	N. 45°00'00" E.
15	150.00'	117.81'	114.81'	S. 45°00'00" E.
16	100.00'	156.74'	141.20'	S. 45°00'00" E.
17	150.00'	236.15'	211.80'	S. 45°00'00" E.
18	150.00'	329.07'	296.94'	N. 62°13'46" W.
19	200.00'	292.84'	287.38'	N. 62°13'46" W.
20	362.77'	945.38'	942.71'	S. 67°30'00" W.
21	362.77'	333.77'	333.65'	N. 57°00'47" W.
22	150.00'	145.81'	145.81'	S. 67°30'00" W.
23	200.00'	145.91'	142.70'	S. 75°23'11" E.

**LOT AREAS**

Lot No.	Square Feet	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	265,711.83	6.100
6	374,147.04	8.589
7	1,179,264.56	27.072
8	582,810.19	13.380
9	200,144.27	4.595
10	213,611.15	4.904
11	303,342.26	6.964
12	343,706.95	7.890
13	1,179,042.72	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

## FINAL PLAT