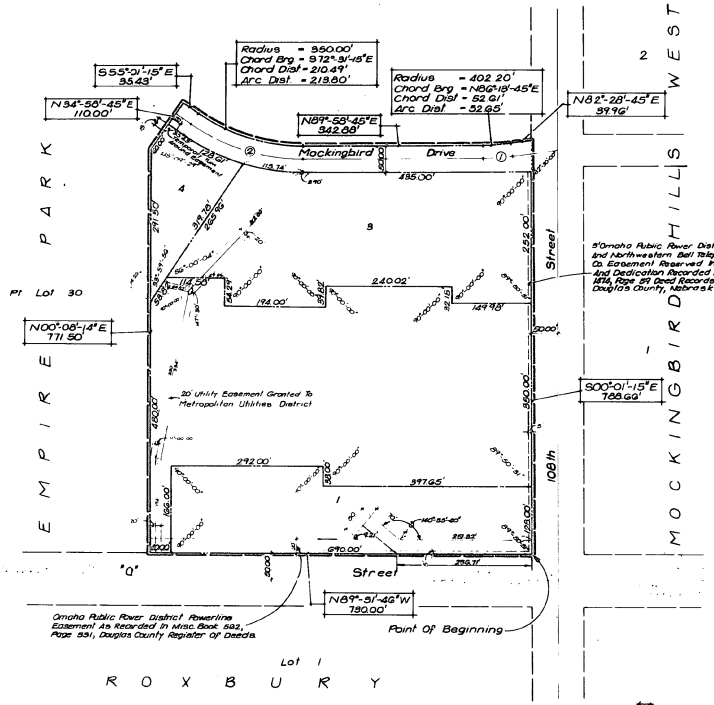
EMPIRE PARK REPLAT

Lots 1 Thru 4, Inclusive

Being A Replatting Of Part Of Lot 30, Empire Park, As Surveyed, Platted And Recorded In Douglas County, Nebraska

NEBRASKA REGISTERED LS-303 LAND SURVEYOR JAMES D. WARNER



Centerline Curve Data

1)		2)	
Δ	7°-30'-00"	Δ	33°-00'-00"
D	18.01'38	D	15.27.88
T	28.00'	T	115.24'
L	55.92'	L	229.07'
R	427.20'	R	375.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN EMPIRE PARK REPLAT, LOTS 1 THEREIN A, INCLUSIVE, BEING A REPLATTING OF THAT PART OF LOT 30, EMPIRE PARK, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 30; THENCE N 89° 51' 46" W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 30, 790.00 FEET; THENCE N 00° 08' 14" E, 771.50 FEET; THENCE N 84° 58' 45" E, 110.00 FEET; THENCE S 55° 01' 15" E, 354.31 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 950.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 72° 31' 15" E, CHORD DISTANCE, 210.49 FEET) AN ARC DISTANCE OF 211.80 FEET TO A POINT OF TANGENCY; THENCE N 89° 58' 45" E, 342.68 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A 402.20 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 86° 13' 45" E, CHORD DISTANCE, 52.61 FEET) AN ARC DISTANCE OF 52.65 FEET TO A POINT OF TANGENCY; THENCE N 82° 28' 45" E, 39.96 FEET TO A POINT ON THE EAST LINE OF SAID LOT 30; THENCE S 00° 01' 15" E ON THE EAST LINE OF SAID LOT 30, 788.66 FEET TO THE POINT OF BEGINNING.

MAY 13, 1981
DATE

James D. Warner
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, KROH BROTHERS DEVELOPMENT COMPANY (A MISSOURI CORPORATION), ALBERTSON'S, INC. (A DELAWARE CORPORATION), JOHN A. KROH, JR., GEORGE P. KROH, THE FIRST NATIONAL BANK OF OMAHA, NEBRASKA (A NEBRASKA CORPORATION) TRUSTEE AND SPENCE TITLE SERVICES, INC., (A NEBRASKA CORPORATION) TRUSTEE, OWNERS; AND CHEMICAL BANK (A NEW YORK CORPORATION), MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE 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, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EMPIRE PARK REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, WATER MAINS, VALVES, TEES, HYDRANTS, MANHOLES AND OTHER RELATED FACILITIES, FOR THE CARRYING OF WATER ON, OVER, THROUGH, UNDER AND ACROSS A TWENTY (20) FOOT WIDE STRIP OF LAND AS SHOWN ON THE PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

John A Kroh Jr
JOHN A. KROH, JR.

George P. Kroh
GEORGE P. KROH

KROH BROTHERS DEVELOPMENT CO.
John A Kroh Jr
George P. Kroh

ALBERTSON'S INCORPORATED
[illegible]

CHEMICAL BANK:
[illegible]

FIRST NATIONAL BANK OF OMAHA
Harold Hammerberg
TRUSTEE

SPENCE TITLE SERVICES, INC.
[illegible]
TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF Missouri SS
COUNTY OF Jackson

ON THIS 11th DAY OF May, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED JOHN A. KROH, JR. AND GEORGE P. KROH, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN Kansas City, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON October 6, 1982

J Pauline Stone
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Missouri SS
COUNTY OF Jackson

ON THIS 6th DAY OF May, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED John A Kroh Jr AND [illegible], WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE [illegible] AND [illegible] OF KROH BROTHERS DEVELOPMENT COMPANY AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN Kansas City, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON October 6, 1982

J Pauline Stone
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF IDAHO SS
COUNTY OF Ada

ON THIS 7th DAY OF May, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Michael J. Rawling AND [illegible], WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE [illegible] AND [illegible] OF ALBERTSON'S INCORPORATED AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN Boise, Idaho, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON Lifetime

Linda Tschiggy
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF New York SS
COUNTY OF New York

ON THIS 3rd DAY OF June, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Paul A. Gottlieb AND JOAN N. Kamagian, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE [illegible] AND [illegible] OF CHEMICAL BANK AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, IN New York, New York, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON March 30, 1982

Joan Jebson
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska SS
COUNTY OF Douglas

ON THIS 8 DAY OF June, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED [illegible], WHO IS PERSONALLY KNOWN BY ME TO BE THE [illegible] OF THE FIRST NATIONAL BANK OF OMAHA (TRUSTEE), AND HE/SHE DID ACKNOWLEDGE HIS/HER EXECUTION OF THE FOREGOING DEDICATION TO BE HIS/HER VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON [illegible]

[illegible]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska SS
COUNTY OF Douglas

ON THIS 8 DAY OF June, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Ann S Spence, WHO IS PERSONALLY KNOWN BY ME TO BE THE President OF SPENCE TITLE SERVICES, INC., (TRUSTEE) AND HE/SHE DID ACKNOWLEDGE HIS/HER EXECUTION OF THE FOREGOING DEDICATION TO BE HIS/HER VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON Nov 20, 1981

Robert M Neal
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 11 DAY OF June, 1981.

[illegible]
DEPUTY

[illegible]
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF EMPIRE PARK REPLAT ON THIS 12 DAY OF June, 1981.

James N Scott
CITY ENGINEER

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

July 13, 1982
DATE

Larry D Hermann
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF EMPIRE PARK REPLAT WAS APPROVED by THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 10 DAY OF JUNE, 1981.

[illegible]
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF EMPIRE PARK REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 8th DAY OF September, 1981.

Michael Boyle
MAYOR

Bernice Gleason
PRESIDENT OF THE COUNCIL

Lorraine M Benis
CITY CLERK
Deputy

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF EMPIRE PARK REPLAT WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 28 DAY OF October, 1981.

Leo J Jandrey
DOUGLAS COUNTY SURVEYOR

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL

#61 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
14 DAY OF July, 1982 AT 1:32 PM. C. HAROLD OSTLER, REGISTER OF DEEDS $4.25

SCALE As Shown
DATE 4-28-81
DRAWN BY I.P.
CHECKED BY
REVISION

EMPIRE PARK REPLAT
Final Plat

THOMSEN, JENSEN & BOMAN
Consulting Engineers & Land Surveyors

Job Number
238-101