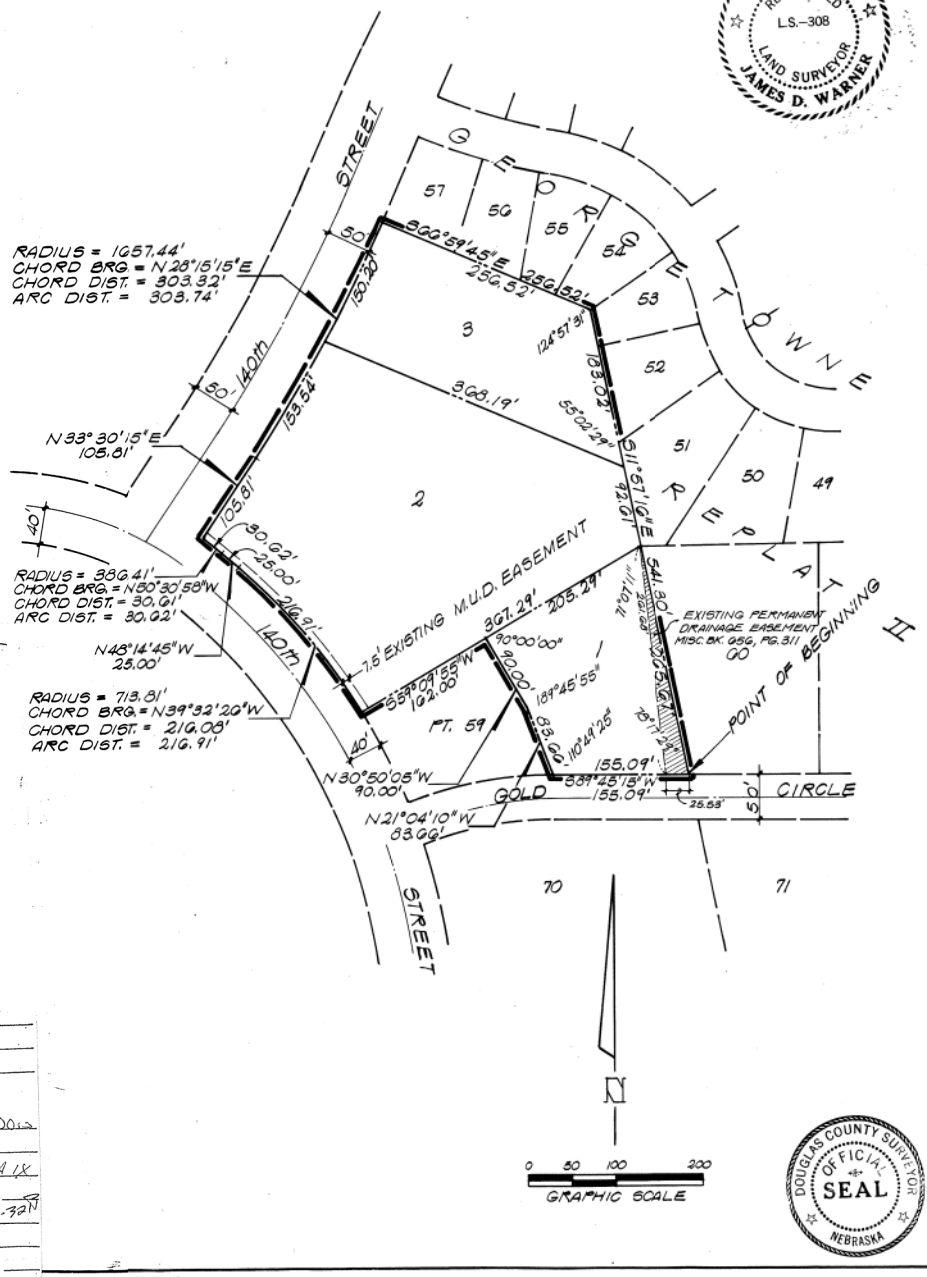
GEORGETOWNE REPLAT III

BOOK 1765 PAGE 664

LOTS 1 THRU 3, INCLUSIVE

BEING A REPLATTING OF PART OF LOT 59, GEORGETOWNE REPLAT II, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and at all lot corners of said subdivision to be hereafter known as Georgetowne Replat III, Lots 1 thru 3, inclusive, being a replatting of part of Lot 59, Georgetowne Replat II, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows: Beginning at the SE corner of said Lot 59; thence S89°45'15"W (assumed bearing) on the South line of said Lot 59, 155.09 feet; thence N21°04'10"W, 83.66 feet; thence N30°50'05"W, 90.00 feet; thence S59°09'55"W, 162.00 feet to the Westerly line of said Lot 59; thence Northwesterly on the West line of said Lot 59 on a 713.81 foot radius curve to the left, chord bearing N39°32'26"W, chord distance of 216.08 feet, an arc distance of 216.91 feet to a point of tangency; thence N48°14'45"W on the West line of said Lot 59, 25.00 feet to a point of curve; thence Northwesterly on the Westerly line of said Lot 59 on a 386.41 foot radius curve to the left, chord bearing N50°30'58"W, chord distance of 30.61 feet, an arc distance of 30.62 feet to the most Westerly corner of said Lot 59; thence N33°30'15"E on the Westerly line of said Lot 59, 105.81 feet to a point of curve; thence Northeasterly on the Westerly line of said Lot 59 on a 1657.44 foot radius curve to the left, chord bearing N28°15'15"E, chord distance of 303.32 feet, an arc distance of 303.74 feet to the NW corner of said Lot 59; thence S66°59'45"E on the North line of said Lot 59, 256.52 feet to the NE corner of said Lot 59; thence S11°57'16"E on the East line of said Lot 59, 541.30 feet to the point of beginning.

9/14/84
DATE

James D. Warner
REGISTERED LAND SURVEYOR

DEDICATION

Know all men by these presents; that MARCO Joint Venture, a Nebraska Partnership, Owners of the land described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Georgetowne Replat III, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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 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 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 all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. 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 and other purposes that do not then or later interfere with the aforesaid uses or right herein granted.

MARCO Joint Venture, a Nebraska Partnership
REEDER MARKETING, INC., GENERAL PARTNER

Bernard Reeder, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) ss

The foregoing instrument was acknowledged before me this 10th day of October, 1984 by Bernard Reeder.

GENERAL NOTARY—State of Nebraska MAUREEN P. CAVANAUGH My Comm. Exp. Nov. 19, 1985

Maureen P. Cavanaugh
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 14 day of MAR., 1984.

DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Georgetowne Replat III on this 10th day of October, 1984.

CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

April 23, 1985
DATE

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Georgetowne Replat III was approved by the City Planning Board of the City of Omaha this 10th day of October, 1984.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

This plat of Georgetowne Replat III was approved and accepted by the City Council of Omaha this 9th day of April, 1985.

MAYOR PRESIDENT CITY CLERK

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Georgetowne Replat III was reviewed by the Douglas County Surveyor's Office of this 27TH day of SEPTEMBER, 1984.

DOUGLAS COUNTY SURVEYOR

SCALE: 1"=100'
DATE: Sept. 14, 1984
DRAWN BY: JP
CHECKED BY:
REVISION:

GEORGETOWNE REPLAT III

FINAL PLAT

2

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

545-101

GEORGETOWNE REPLAT III

N24 #9
GEORGE TOWNE REPLAT III
5421 F
Deed
PLAT

RECEIVED
1984 OCT 10 AM 10:47
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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