MINOR PLAT — LOTS 1 AND 2 OF
BOHEMIAN CEMETERY REPLAT [redacted] 1
FINAL PLAT

A REPLAT OF PART LOT 8 IN BLOCK 5 OF BROOKLINE ADDITION AND PART OF BOHEMIAN CEMETERY IN THE NE1/4 SW1/4, SECTION 30–15–13 CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

Dedi 28-03990-west
FEE 37.00 20-04760-old
BKP 32-15-1543 01-160000-old
COMP
4 DEL SCAN FV

DEED 2008078431

AUG 07 2008 13:34 P 7

DETAIL OF BOUNDARY LINE/LAND ACQUISITION PARCEL
SCALE 1" = 100'

DETAIL OF GARAGE ENCROACHMENT
SCALE 1"=50'

SEE DETAIL AT LEFT OF BOUNDARY LINE AT THIS POINT

52ND STREET

55TH STREET

54TH STREET

51ST AVENUE

CENTER STREET

MARTHA STREET

FRANCIS STREET (VACATED)

Eckerman Place

BROOKLINE ADDITION
BLOCK 5

LOT 1
414,504 SQ. FT.
9.516 ACRES

LOT 2
23,676 SQ. FT./
0.544 ACRES

LOT 7

LOT 8

BOHEMIAN CEMETERY

(PARCEL #3 of BOHEMIAN CEMETERY)

1983 WARNER SURVEY

LEE'S SUB 2

SUB 3

SUB 4

SUB 5

BLK. 5 Bohemian Cemetery

LAND ACQUISITION
BK. 2005, PG. 441
01/03/2005

TO POINT OF BEGINNING

WESTERLY EDGE OF CONCRETE

M.U.D. EASEMENT
BK 2007, PG. 048304

PERMANENT INGRESS-EGRESS EASEMENT
BOOK 1076, PAGE 177

C/L SADDLE CREEK PER ORIGINAL PLAT OF BOHEMIAN CEMETERY DATED 1914

SE CORNER NE1/4 SW1/4, SECTION 30–15–13

POINT OF BEGINNING

N89°48'36"W 680.34' (A) 680.36' (R)

N89°48'36"W 297.49' (A) 297.00' (R)

S00°17'48"W 1045.27' (A) 1045.20' (R) (from south R.O.W. of Center Street)

N

W E

S

0' 100' 200' 300'

LEGEND

CORNERS FOUND	●
CORNERS SET, 5/8" REBAR W/CAP #515, EXCEPT AS NOTED	○
COMPUTED POINT	△
GOVERNMENT CORNERS FOUND	⊕
RECORD DIMENSION	(R)
ACTUAL DIMENSION	(A)
John Failla survey, 08/02/1979	(Failla)
Jim Warner survey, 10/09/1984 and 05/25/1983	(Warner)
C. Roger Carrell survey, 10/08/1990	(Car)
Gerald Rager survey, 04/14/1993	(Rager)
William Rynearson survey, 06/07/1977	(Ry)
Cory Gross survey, 05/22/2007	(Gross)
Louis Whisonant survey, 02/22/2002	(Wh)

DEVELOPERS:
Brad & Kathy Madison
5435 Center Street
Omaha, NE 68106

Address, Lot 1 5201 CENTER STREET

Address, Lot 2 5435 CENTER STREET

SECTION CORNER TIE:
SE CORNER NE1/4 SW1/4, SECTION 30–15–13
FOUND 1" PINCHED TOP PIN

6.0' CHAIN LINK FENCE — FENCE COR. POST

(NO SCALE)

SURVEYOR'S CERTIFICATE:
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R SHARP

Michael R. Sharp, Reg. No. 515 FEBRUARY 26, 2008 Date

DEDICATION:
Know all men by these presents that we, BRAD DUANE MADISON & KATHY MADISON, and BOHEMIAN CEMETERY ASSOCIATION, owners of the property described in the Certification of Survey and embraced within the 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 BOHEMIAN CEMETERY REPLAT [redacted] 1 (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 including signals provided by a cable television system, 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; an 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 and we do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five–foot (5') wide strip of land abutting all cul–de–sac streets. 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.

Brad Duane Madison Kathy Madison

BOHEMIAN CEMETERY ASSOCIATION

(Officer of Bohemian Cemetery Assoc.) (Officer of Bohemian Cemetery Assoc.)

ACKNOWLEDGMENT OF NOTARY:
State of Nebraska)
)
County of Douglas)
On this 10 day of March 2008, before me a Notary Public, duly qualifed and commissioned in and for said County and State, personally appeared BRAD DUANE MADISON and KATHY MADISON, to me personally known to be the identical persons whose names are affixed to foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Notary Public My commission expires May 4 2008

GENERAL NOTARY-State of Nebraska JEFFREY M. SCHALLEY My Comm. Exp. May 4, 2008

ACKNOWLEDGMENT OF NOTARY:
State of Nebraska)
)
County of Douglas)
On this 12 day of March 2008, before me a Notary Public, duly qualifed and commissioned in and for said County and State, personally appeared HOWARD L. SOLL officers representing BOHEMIAN CEMETERY ASSOCIATION, to me personally known to be the identical persons whose names are affixed to foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Notary Public My commission expires April 13, 2009

GENERAL NOTARY - State of Nebraska MARTHA GRAHAM My Comm. Exp. April 13, 2009

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of BOHEMIAN CEMETERY REPLAT [redacted] 1 (lots numbered as shown) as to the Design Standards.

City Engineer 8/14/08 Date

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

for City Engineer 8-4-08 Date

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of BOHEMIAN CEMETERY REPLAT [redacted] 1 (lots numbered as shown) was approved by the City Planning Board.

Chairman of City Planning Board 5/1/2008 Date

OMAHA CITY COUNCIL ACCEPTANCE
This plat of BOHEMIAN CEMETERY REPLAT [redacted] 1 (lots numbered as shown) was approved by the City Council of Omaha.

Mayor July 15, 2008 Date

ATTEST City Clerk

President of Council

CITY OF OMAHA, NEBRASKA

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 in this office.

County Treasurer 7-12-08 Date

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of BOHEMIAN CEMETERY REPLAT [redacted] 1 (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Douglas County Engineer 8/4/2008 Date

DOUGLAS COUNTY, NEBRASKA SEAL

LEGAL DESCRIPTION: LOTS 1 AND 2 of BOHEMIAN CEMETERY REPLAT 1,
BEING A REPLAT OF PART OF LOT 8 IN BLOCK 5 OF BROOKLINE ADDITION AND PART OF BOHEMIAN CEMETERY LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SAID SECTION 30; THENCE N89°48'36"W (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE SOUTH LINE OF BOHEMIAN CEMETERY, FOR A DISTANCE OF 680.34 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE BETWEEN BOHEMIAN CEMETERY (AS RECORDED IN BOOK 354 ON PAGE 284) AND TWO PARCELS OF LAND LOCATED IN PART OF SAID LOT 8, BLOCK 5 BROOKLINE ADDITION, LOT 8 IN BLOCK 5 OF BROOKLINE ADDITION, AS RECORDED IN BOOK 1747 ON PAGES 194 AND 195 (DATED 01/08/1985) THE FOLLOWING TWO (2) COURSES: (1) N08°01'37"E, 225.80 FEET; (2) N41°54'34"W, 75.06 FEET; THENCE ALONG A BOUNDARY LINE BETWEEN TWO PARCELS LOCATED IN PART OF LOTS 2, 3, 7 AND 8 IN BLOCK 5 OF BROOKLINE ADDITION, AS RECORDED IN SAID BOOK 1747 ON PAGE 195 AND IN BOOK 2102 ON PAGE 30, N41°54'34"W A DISTANCE OF 132.17 FEET; THENCE ALONG THE SOUTH RIGHT–OF–WAY OF CENTER STREET N47°57'00"E A DISTANCE OF 181.10 FEET; THENCE ALONG A BOUNDARY LINE BETWEEN TWO PARCELS LOCATED IN PART OF SAID LOT 8, BLOCK 5 BROOKLINE ADDITION AND PART OF LOTS 2, 3, 7 AND 8 IN BLOCK 5 OF BROOKLINE ADDITION AND LOTS 2, 3, 4, AND 5 OF LEE'S SUBDIVISION THE FOLLOWING EIGHT (8) COURSES: (1) N47°35'28"E, 42.45 FEET (SOUTH OF PARCEL RECORDED IN BOOK 2007081 ON PAGE 420); (2) N46°46'20"E, 150.12 FEET (AS RECORDED IN BOOK 2007049 ON PAGE 70); (3) N59°36'07"E, 13.21 FEET (AS RECORDED IN BOOK 1753 ON PAGE 536); (4) N64°28'42"E, 129.49 FEET (AS RECORDED IN BOOK 1753 ON PAGE 536); (5) N66°36'28"E, 123.43 FEET (AS RECORDED IN BOOK 1716 ON PAGE 319 AND IN BOOK 1936 ON PAGE 701); (6) N42°06'15"E, 109.20 FEET (AS RECORDED IN BOOK 1936 ON PAGE 701 AND IN BOOK 2233 ON PAGE 666); (7) N20°39'35"E, 206.55 FEET (AS RECORDED IN BOOK 1936 ON PAGE 701); (8) N06°14'31"E, 79.61 FEET (AS RECORDED IN BOOK 1936 ON PAGE 701) TO THE SOUTH LINE OF A LAND ACQUISITION PARCEL (AS RECORDED IN BOOK 2005 ON PAGE 441); THENCE ALONG THE SOUTH LINE OF SAID LAND ACQUISITION PARCEL N70°01'06"E A DISTANCE OF 51.84 FEET; THENCE S00°17'48"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 30 FOR A DISTANCE OF 1035.46 FEET TO THE POINT OF BEGINNING. SAID TOTAL REPLAT CONTAINS LOTS 1 AND 2 AND A TOTAL OF 10.060 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

MINOR PLAT
Final Plat
BOHEMIAN CEMETERY REPLAT [redacted] 1
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

BOOK 07–12	
PAGE 33	
PROJECT NO. 070135	
DATE 02–26–08	

Tinkham Land Surveying, Inc.
9910 NORTH 48TH STREET, SUITE 208
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