

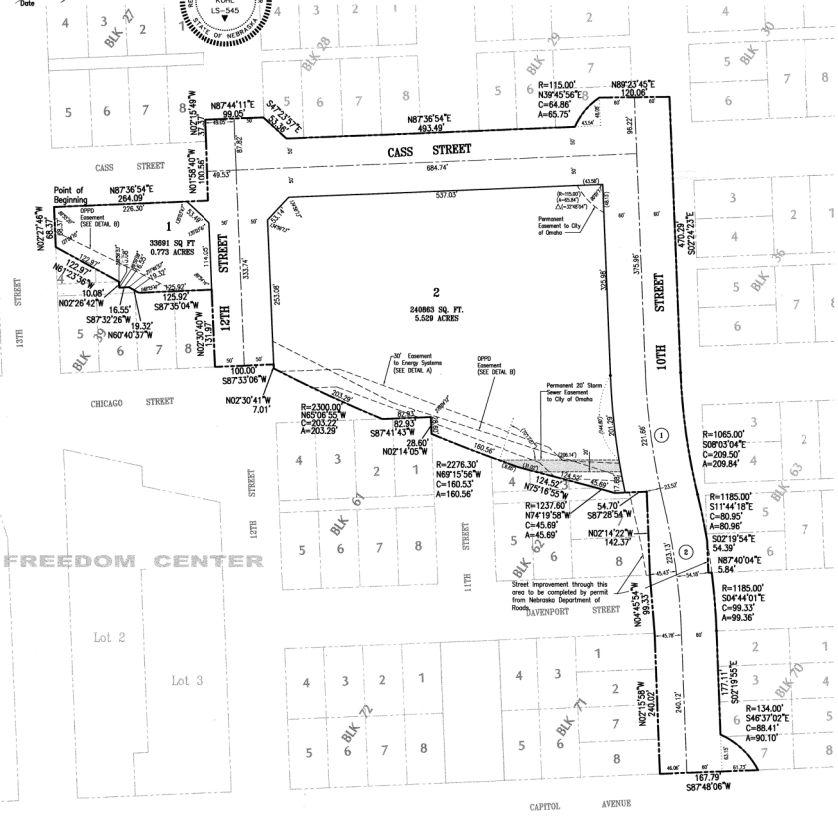
# UNION PACIFIC PLACE

Lots 1 and 2, being a replating of Blocks 37 and 38, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 28, 29, 39, 62, and 70, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 10th, 11th, 12th, Davenport, Chicago and Cass Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners and angle points and at all ends of curves on the boundary of the plat and that permanent monuments will be placed at all corners and angle points and at all ends of curves on all lots and streets within the subdivision to be known as UNION PACIFIC PLACE, Lots 1 and 2, being a replating of Blocks 37 and 38, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 28, 29, 39, 62, and 70, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 10th, 11th, 12th, Davenport, Chicago and Cass Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 10th, 11th, 12th, Davenport, Chicago and Cass Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA

Frank A. Kohl, L.S. 545  
Date: 4/5/2002

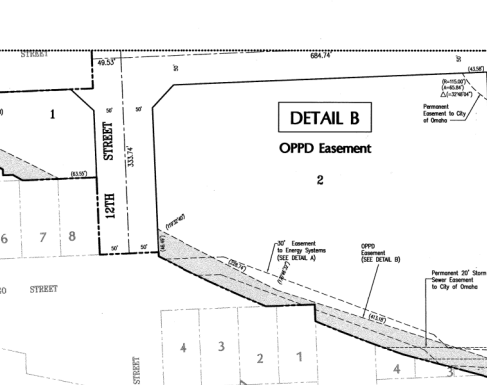
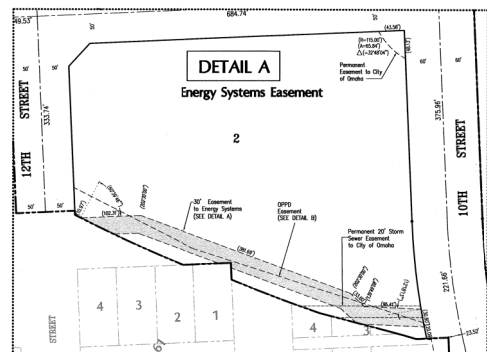


- ### NOTES
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ON CURVED STREETS ARE NORMAL UNLESS OTHERWISE NOTED. (N.R.)
  - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.



### CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1125.00'	221.96'	221.30'	N08°20'41"W	171°21'30"
C2	1125.00'	223.13'	222.77'	S08°04'41"E	172°30'00"



KNOW ALL MEN BY THESE PRESENTS: That we the CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, being the sole OWNER of the land described within the Land 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 hereon, said subdivision to be hereafter known as UNION PACIFIC PLACE and we do hereby notify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement by the Greater Public Power District, their successors and assigns for the transmission of power across the area to be subdivided, and to erect, operate, maintain, repair and renew towers, poles, wires, crossarms, dampers and anchors, cables, conductors and other related facilities; and to extend thereon wire or cables for the carrying and transmission of electric current for light, heat, and power thereon, over, through, under, and across all OPPD easements as shown hereon. In addition to the aforesaid rights, OPPD shall also have the right to trim, remove and control the growth of all trees, limbs and shrubs along the easement area. Grantor may enjoy, and otherwise use the land within the easement area, including the right of ingress and egress across the easement area, provided that such use(s) shall not, in the reasonable opinion of OPPD, endanger or be a hazard to or interfere with the transmission of power. The grantor will place no permanent buildings, trees, retaining walls, or loose rock within the above described easement ways, but the same may be used for gardens, alleys, landscaping, and other purposes that do not harm or later interfere with the aforesaid uses or rights herein granted. Grantor shall not change or alter the grade of the easement area without the prior written approval from OPPD, which approval shall not be unreasonably withheld.

CITY OF OMAHA, OWNER  
Mick Fisher, Mayor  
Mike Fisher, Mayor  
Mick Fisher, Mayor  
City Clerk

PETITION  
KNOW ALL MEN BY THESE PRESENTS: That we the CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, being the sole OWNER of the land described within the Land Surveyor's Certificate, HEREBY PETITION the City Council of Omaha, Nebraska, to waive all previously platted streets, lots, blocks and alleys within the boundaries of this plat of UNION PACIFIC PLACE.

REGISTERED IN TRANSFER REGISTER OF RECORDS DOUGLAS COUNTY NE  
02 APR -9 PM 3:35  
RECEIVED  
BY: 2027 PG 443-445

ACKNOWLEDGMENT OF NOTARIES  
State of Nebraska ) SE  
County of Douglas )  
On this 5th day of April, 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Mick Fisher, who is personally known to me to be the individual person whose name is affixed to the foregoing instrument as Mayor of CITY OF OMAHA, OWNER, and he did acknowledge the execution of the foregoing Declaration and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said City.

Witness my hand and official seal the date last aforesaid.  
Notary Public  
My Comm. Exp. Jan 25, 2004

COUNTY ENGINEER'S CERTIFICATE  
This plat of UNION PACIFIC PLACE was reviewed by the Douglas County Engineer's Office.  
Date: 4/5/2002  
Douglas County Engineer

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 Land Surveyor's Certificate and embraced in the plat, as shown by the records of this office.  
Date: 4/5/2002  
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA  
I HEREBY APPROVE this plat of UNION PACIFIC PLACE as to the design shown on this 5th day of April, 2002.  
Henry Kierseger  
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.  
Date: 4/5/2002  
Henry Kierseger  
City Engineer

APPROVAL OF CITY PLANNING BOARD  
This plat of UNION PACIFIC PLACE was approved by the CITY PLANNING BOARD, on the 6th day of February, 2002.  
Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL  
This plat of UNION PACIFIC PLACE was approved and accepted by the City Council of Omaha, Nebraska, this 27th day of March, 2002.  
President  
Mayor

drawn by: GSK  
designed by: FAK  
reviewed by: GSK  
path/filename: 00006.DWG\0006E201.dwg

revisions	reference

drawn by: GSK  
designed by: FAK  
reviewed by: GSK  
path/filename: 00006.DWG\0006E201.dwg

lamp, rynearson & associates, inc.  
1470 WEST SACRAMENTO ST., SUITE 100  
OMAHA, NEBRASKA 68154-2026  
TEL: 402-498-8588  
FAX: 402-498-8720

UNION PACIFIC PLACE (LOTS 1 AND 2)  
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks: 0006-01-216  
book page

date: JAN. 11, 2002

sheet 1 of 1

UNION PACIFIC PLACE (19)  
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