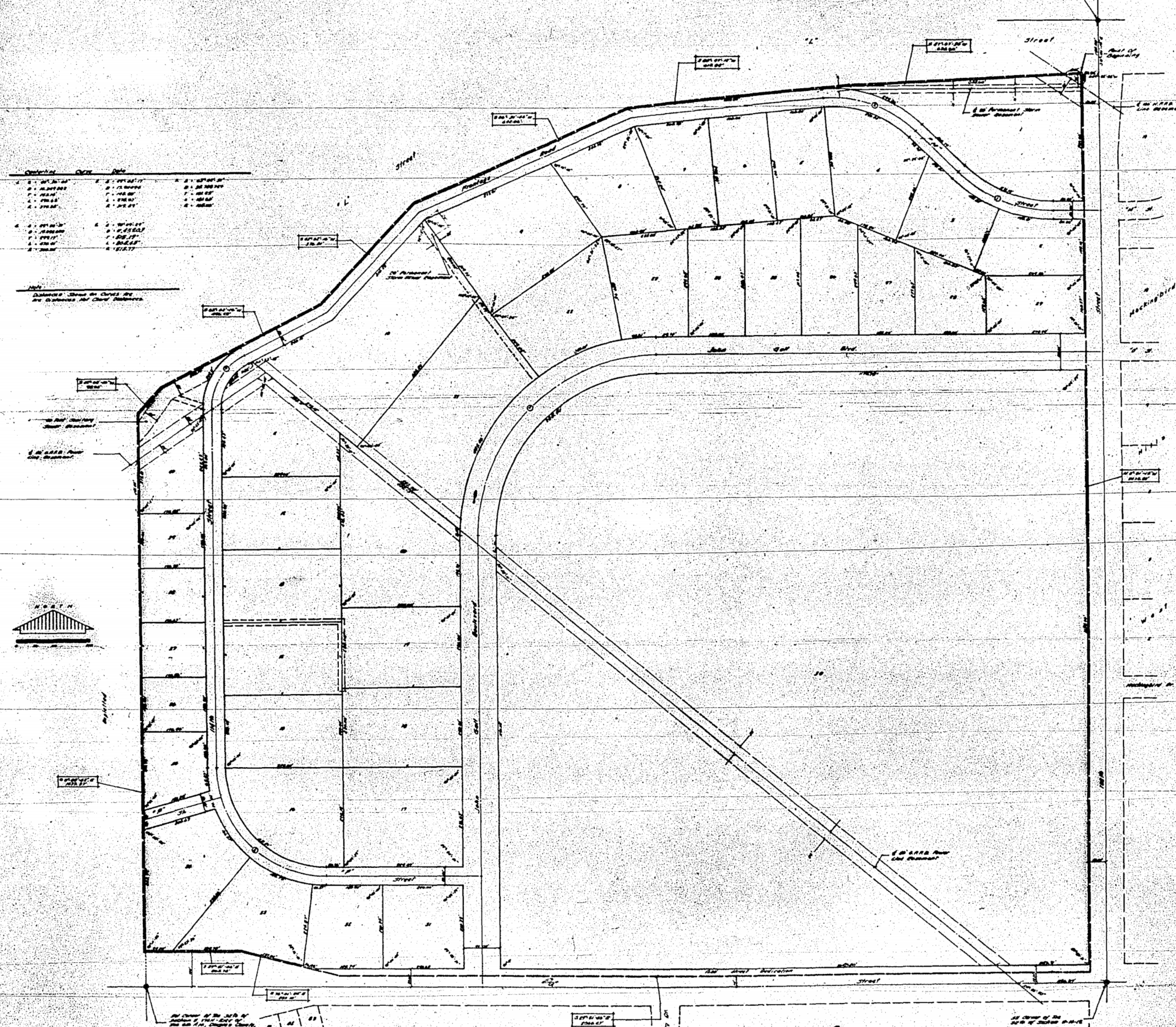
EMPIRE PARK

Lots 1 Through 40, Inclusive

Being A Platting Of Part Of The SE¼ Of Section 5, T14N-R12E Of The 6th P.M., Douglas County, Nebraska.



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed at all corners on the boundary of this plat and that permanent markers will be placed on the interior, said subdivision is known as Empire Park, Lots 1 thru 40 inclusive, being a platting of part of the SE¼ of Section 5, T14N, R12E of the 6th P.M., Douglas County, Nebraska to wit: That part of the SE¼ of Section 5, T14N, R12E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the NE corner of said SE¼: thence S 0°-01'-15" E on the East line of said SE¼, 150.00 feet: thence S 89°-58'-45" W, 50.00 feet to the Point of Beginning, said point being on the southerly right of way line of "L" Street: thence S 87°-07'-34" W on the southerly right of way line of "L" Street 633.60 feet: thence S 84°-47'-12" W on the southerly right of way line of "L" Street 613.82 feet; thence S 66°-31'-46" W on the southerly right of way line of "L" Street 682.06 feet: thence S 43°-02'-16" W on the southerly right of way line of "L" Street 376.81 feet: thence S 63°-02'-16" W on the southerly right of way line of "L" Street 496.28 feet: thence S 43°-02'-16" W on the southerly right of way line of "L" Street 95.95 feet to a point on the West line of said SE¼: thence S 0°-03'-42" E on the West line of said SE¼, 1477.37 feet to a point on the northerly right of way line of "Q" Street, said point being 100.00' northerly from the SW corner of said SE¼: thence N 89°-51'-46" E on the northerly right of way line of "Q" Street, 263.78 feet: thence S 76°-1'-24" E on the northerly right of way line of "Q" Street, 280.10 feet to a point 33.00 feet North of the South line of said SE¼: thence N 89°-51'-46" E on a line 33.00 feet North of and parallel to the South line of said SE¼, 2050.47 feet: thence N 0°-01'-15" W on a line 50.00 feet West of and parallel to the East line of said SE¼, 2465.53 feet to the point of beginning.

DATE August 18, 1972 REGISTERED LAND SURVEYOR *[signature]* Reg. No. LS-242

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FIDELITY TITLE INSURANCE COMPANY, TRUSTEE, AND RONALD J. ABBOUD, OWNERS, AND D.J. WITHERSPOON, W.W. UDES, PANIDA INC. BY D.J. WITHERSPOON, A NEBRASKA CORPORATION, W.W. UDES, TRUSTEE, AND BUILDERS SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, PENSION AND PROFIT SHARING PLAN, BEING, RESPECTIVELY, THE SOLE OWNERS AND MORTGAGE HOLDERS 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, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT: AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL LICENSE IN FAVOR OF AND GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND THE NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, AND POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS-ARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES, AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE, OVER, UPON, OR UNDER A 5-FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS, EXCEPT FOR THE WEST LINE OF LOTS 34, 35, 36, 37, 38, 39, AND 40, WHERE SAID LICENSE FOR A 10-FOOT STRIP OF LAND IS GIVEN, SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION: PROVIDED, HOWEVER, THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITY COMPANIES FAIL TO CONSTRUCT POLES, WIRES OR CONDUITS ALONG ANY OF SAID SIDE LINES WITHIN 36 MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. NO PERMANENT BUILDING, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENTWAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USED OR RIGHTS HEREIN GRANTED.

[signatures] Fidelity Title Insurance Company, Trustee

Builders Supply Company, Inc. Pension and Profit Sharing Plan

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
ON THIS ______ DAY OF ______ 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Louis A. Sammiano, Ronald J. Abboud, and W.W. Udes
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 OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON July 5 1975 NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
ON THIS 1st DAY OF September 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______ OF FIDELITY TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED and the voluntary act and deed of said corporation as trustee.

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

MY COMMISSION EXPIRES ON July 5 1975 NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
ON THIS 1st DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______ OF PANIDA, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED and the voluntary act and deed of said corporation as trustee.

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

MY COMMISSION EXPIRES ON July 5 1975 NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
ON THIS 1st DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______ OF BUILDER'S SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, PENSION AND PROFIT SHARING PLAN, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES ON July 5 1975 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 27th DAY OF Oct, 1972.

DEPUTY DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF EMPIRE PARK, ON THIS 19th DAY OF Sept. 1972.

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF EMPIRE PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 20TH DAY OF SEPTEMBER, 1972.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS ______ DAY OF ______, 1972.

MAYOR PRESIDENT CITY CLERK

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS DAY OF JANUARY 19th, 1973

George E. Ehrhart
DOUGLAS COUNTY SURVEYOR

5 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 23 DAY OF February 1973 AT 9:34 A M. C. HAROLD OSTLER, REGISTER OF DEEDS 1325

Thompson Dreessen & Dorner	Empire Park	
	Final Plat	