

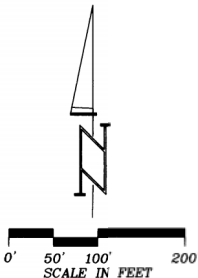
# HILLSBOROUGH PLAZA

LOTS 1 THRU 4, INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### NOTES:

- DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOTS 3 AND 4 WILL NOT BE PERMITTED.
- ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.



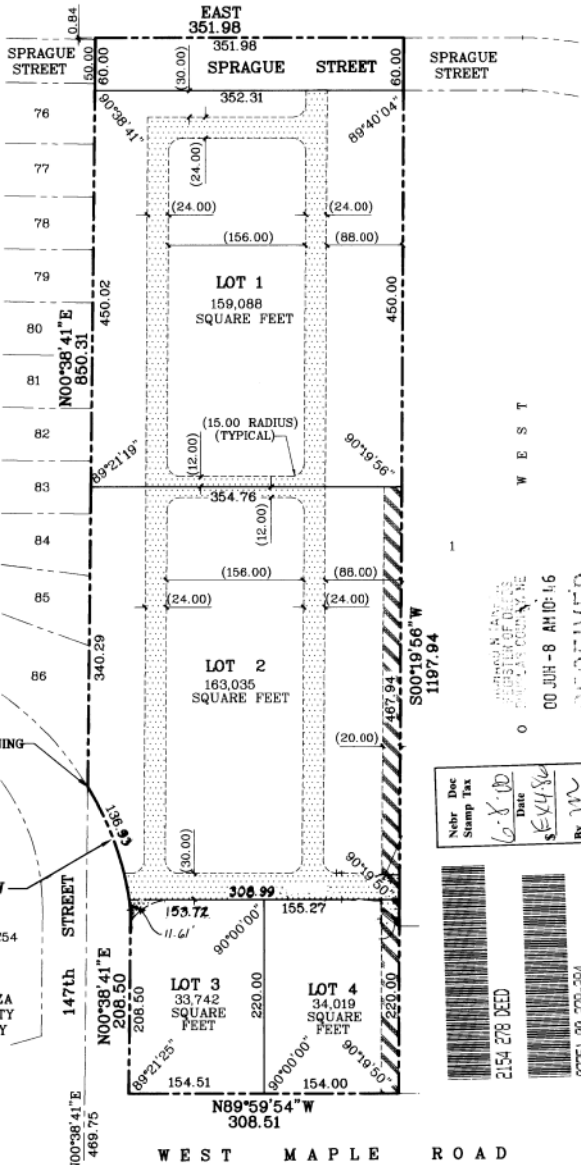
- SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- INGRESS AND EGRESS EASEMENT (SEE RECORDED DOCUMENT)

RADIUS = 340.00'  
 CHORD BEARING = N19°11'19"W  
 CHORD DISTANCE = 147.36'  
 ARC DISTANCE = 148.54'

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HILLSBOROUGH PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 18th DAY OF May, 1998.

*[Signature]*  
 DOUGLAS COUNTY ENGINEER



SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.  
 ( COMMENCING POINT )

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HILLSBOROUGH PLAZA, LOTS 1 THRU 4, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 2: THENCE N00°38'41"E (ASSUMED BEARING) 489.75 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING SAID POINT BEING ON THE EASTERLY LINE OF 147TH STREET.

THENCE CONTINUING N00°38'41"W 850.31 FEET ON THE WEST LINE OF SAID SE 1/4 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED ON A WARRANTY DEED RECORDED IN BOOK 1957 AT PAGE 890 OF THE DOUGLAS COUNTY RECORDS AND HERINAFTER CALLED TRACT "A"

THENCE EAST 351.98 FEET ON THE NORTH LINE OF SAID TRACT "A" AND ITS WESTERLY EXTENSION TO THE NE CORNER THEREOF.

THENCE S00°19'56"W 1197.94 FEET ON THE EAST LINE OF SAID TRACT "A" AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF WEST MAPLE ROAD;

THENCE N69°59'54"W 308.51 FEET ON THE NORTH LINE OF WEST MAPLE ROAD TO THE EAST LINE OF 147TH STREET.

THENCE N00°38'41"E 208.50 FEET ON THE EAST LINE OF 147TH STREET.

THENCE NORTHWESTERLY ON THE EASTERLY LINE OF 147TH STREET ON A 340.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N19°11'19"W, CHORD DISTANCE 147.36 FEET, AN ARC DISTANCE OF 148.54 FEET TO THE POINT OF BEGINNING.

JANUARY 1, 1998  
 DATE:



JAMES D. WARNER,  
 NEBRASKA R.L.S. 308

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, F & J ENTERPRISES, INC., A NEBRASKA CORPORATION AND ROBERT F. KREJCI AND GAIL D. KREJCI, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLSBOROUGH PLAZA, 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 STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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 ERRECT, 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; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

F & J ENTERPRISES, INC., A NEBRASKA CORPORATION

BY: *[Signature]*  
 FRANK R. KREJCI, PRESIDENT

*[Signature]*  
 ROBERT F. KREJCI  
*[Signature]*  
 GAIL D. KREJCI

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JANUARY, 1998 BY FRANK R. KREJCI, PRESIDENT, OF F & J ENTERPRISES, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

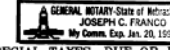


*[Signature]*  
 NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JANUARY, 1998 BY ROBERT F. KREJCI AND GAIL D. KREJCI, HUSBAND AND WIFE.



*[Signature]*  
 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 9th DAY OF January, 1998.

### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF HILLSBOROUGH PLAZA ON THIS 29th DAY OF September, 1998.

*[Signature]*  
 DEPUTY CITY ENGINEER  
*[Signature]*  
 DOUGLAS COUNTY TREASURER

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

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HILLSBOROUGH PLAZA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 30th DAY OF September, 1998.

### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF HILLSBOROUGH PLAZA WAS APPROVED BY THE THE OMAHA CITY PLANNING BOARD THIS 7th DAY OF September, 1998.

*[Signature]*  
 CITY ENGINEER

*[Signature]*  
 MAYOR  
*[Signature]*  
 PRESIDENT

*[Signature]*  
 CITY CLERK

SCALE: AS SHOWN
DATE: JAN. 1, 1998
DRAWN BY: RJR
CHECKED BY: JDW
REVISIONS:

HILLSBOROUGH PLAZA  
 FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 330 - 8860



G12 #39  
 HILLSBOROUGH PLAZA