

HARNEY WEST PROFESSIONAL
ADDITION

A subdivision located in part of the NE $\frac{1}{4}$ of Sec. 20 & part of the NW $\frac{1}{4}$ Sec. 21 Township 15 North, Range 12 East Douglas County, Ne.

DEED INDEX 86/563

MTG INDEX 86/563

PLAT 1646/200

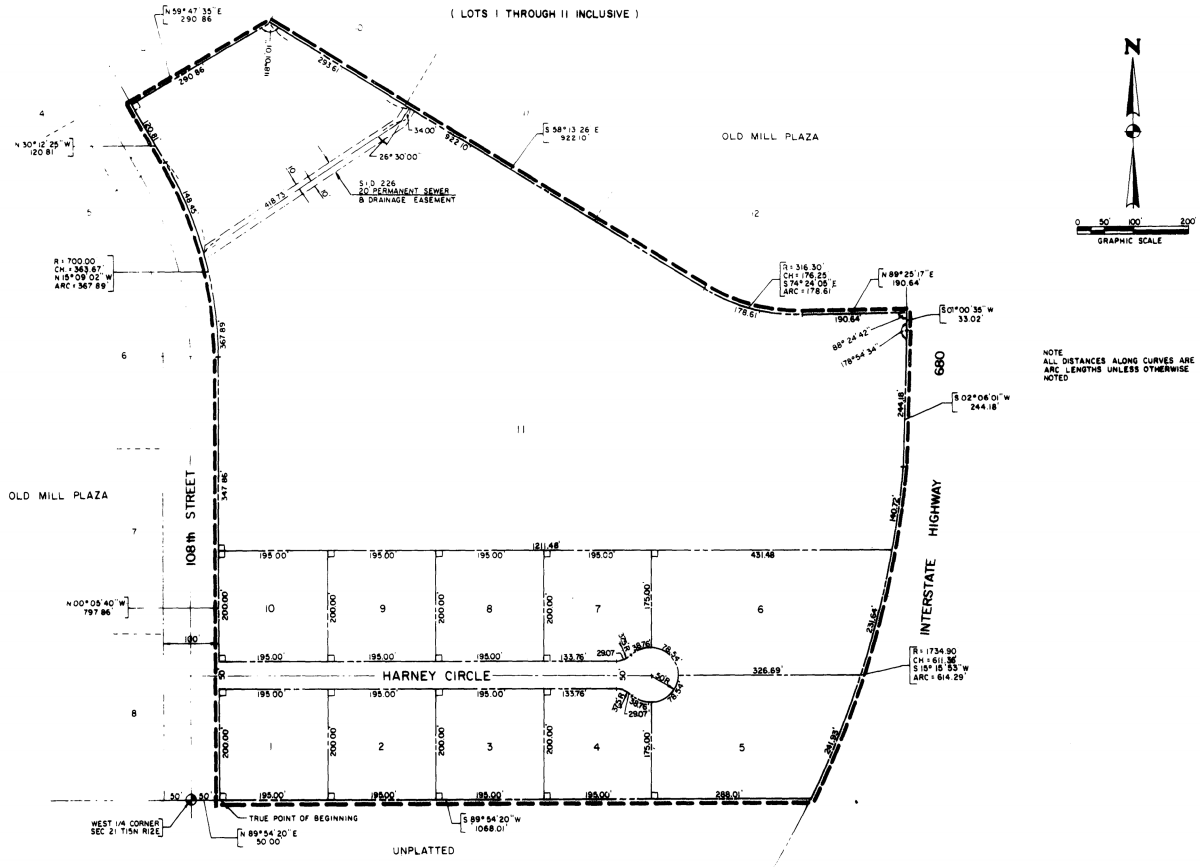
PLAT IN BACK OF BOOK

31 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
1 DAY OF April 19 80 AT 11:31 A M. C. HAROLD OSTLER, REGISTER OF DEEDS 625

HARNEY WEST PROFESSIONAL ADDITION

A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF SEC. 20 & PART OF THE NW 1/4 SEC. 21 TOWNSHIP 15 NORTH, RANGE 12 EAST DOUGLAS COUNTY, NEBRASKA 1979

(LOTS 1 THROUGH 11 INCLUSIVE)



31
1
April
8
1979
6:30 PM

APPROVAL OF CITY PLANNING BOARD

This plat of Harney West Professional Addition was approved by the City Planning Board of the City of Omaha this 28th day of August, 1979, A.D.

[Signature]
City Planning Board

COUNTY TREASURER'S CERTIFICATE

That I find no regular or special taxes due or delinquent against this plat as of this office.

August 1979, A.D.
[Signature]
County Treasurer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Roy Carney, Vice President, and Frank P. Hannan, Executive Vice President and Secretary of United Benefit Life Insurance Company, a Nebraska Corporation, and that we, John R. Messner, Chairman, and Robert L. Mierendorf, Clerk, acting for Sanitary and Improvement District Number 226 Douglas County, Nebraska, sole owners and proprietors of the land hereinafter described, do hereby dedicate to the public use the streets as shown herein and do hereby grant to the public for the public use the easements as shown herein. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect and operate, maintain, repair and renew, underground cables or conduits, poles with the necessary supports, suspending wires, cross-arms and transmission of electric current for light, heat, power and for all telephones and telegraph and message service over, upon or under a 5-foot strip of land adjoining the front and side boundary line of all lots on a 5-foot strip of land adjoining the rear boundary line of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots, and a 16-foot strip of land abutting the rear boundary line of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. The 16-foot easement will be reduced to an 8-foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend sewer pipes for the transmission of gas and water on, through, under and across a 5 foot wide strip of land abutting all out-die streets. No permanent buildings or retaining walls shall be placed in the above described 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.

IN WITNESS WHEREOF, we do hereby set our hands this 16th day of August, 1979, A.D.

FOR UNITED BENEFIT LIFE INSURANCE COMPANY

[Signature]
Roy Carney, Vice President

[Signature]
Frank P. Hannan, Secretary

FOR SANITARY AND IMPROVEMENT DISTRICT NUMBER 226 OF DOUGLAS COUNTY, NEBRASKA

[Signature]
John R. Messner, Chairman

[Signature]
Robert L. Mierendorf, Clerk

I, Carl J. Muscarella, a registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the corner boundaries of this plat of Harney West Professional Addition, and I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Harney West Professional Addition, the limits and boundaries of said subdivision are as follows:

A tract of land lying in part of the Northeast Quarter (NE 1/4) of Section 20 and in part of the Northwest Quarter (NW 1/4) of Section 21, Township 15 North, Range 12 East of the 6th P.M. Douglas County, Nebraska, more particularly described as follows:

Commencing at the West Quarter corner of said Section 21, thence S89°54'20"W assumed bearing a distance of 50.00 to the true point of beginning, said true point of beginning being on the easterly right-of-way line 108th Street; thence S00°05'40"W, assumed bearing, along the easterly right-of-way line of 108th Street, a distance of 177.42 feet to a point of curvature; thence northwesterly on a curve to the left along the easterly right-of-way line of 108th Street, said curve having a radius of 700.00 feet to a point of tangency; thence S30°12'25"W along the easterly right-of-way line of 108th Street a distance of 120.41 feet to the southeasterly corner of Lot 9, Old Mill Plaza, thence S59°47'35"W along the southeasterly line of Lot 9, Old Mill Plaza, thence S28°11'26"W along the southerly line of Lots 10, 11 and 12, Old Mill Plaza, a distance of 232.16 feet to a point of curvature; thence S02°06'01"W along the southerly line of Lot 12, Old Mill Plaza, said curve having a radius of 316.30 feet, a long chord of 178.61 feet bearing S70°01'50"W and an arc length of 178.61 feet to a point of curvature; thence S59°47'35"W along the southerly line of Lot 12, Old Mill Plaza, a distance of 190.84 feet to a point on the westerly right-of-way line of Interstate 680; thence S02°06'01"W along said westerly right-of-way line of Interstate 680 a distance of 31.02 feet to a point; thence S02°06'01"W along said westerly right-of-way line of Interstate 680 on a curve to the right along the westerly right-of-way line of Interstate 680, said curve having a radius of 1731.30 feet, a long chord of 411.35 feet bearing S15°01'33"W and an arc length of 411.35 feet to a point; thence S89°54'20"W a distance of 108.01 feet to the true point beginning, said tract of land containing 10.73 acres more or less.

Dated this 16th day of August, 1979.



[Signature]
Carl J. Muscarella
Registered Land Surveyor
No. 199

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of HARNEY WEST PROFESSIONAL ADDITION (Lots 1 through 11 inclusive) as to the design standards this 28th day of August, 1979.

[Signature]
City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 26 of the Omaha Municipal Code this 27th day of August, 1979.



[Signature]
City Engineer

State of Nebraska ss
County of Douglas

On this 16th day of August, 1979, A.D., before me a Notary Public in and for said County, personally came the above named Roy Carney, Vice President, and Frank P. Hannan, Executive Vice President and Secretary, of United Benefit Life Insurance Company, a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the instrument as Vice President, and Executive Vice President and Secretary of said Corporation, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.
[Signature]
Notary Public

My commission expires on the ___ day of ___ 19__ A.D.

State of Nebraska ss
County of Douglas

On this 16th day of August, 1979, A.D., before me a Notary Public in and for said County, personally came the above named John R. Messner, Chairman, and Robert L. Mierendorf, Clerk of Sanitary and Improvement District Number 226 of Douglas County, Nebraska, who are personally known to me to be the identical persons whose names are affixed to the instrument as Chairman and Clerk of said Sanitary and Improvement District, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and voluntary act and deed of said Sanitary and Improvement District and the District Seal of said Sanitary and Improvement District was thereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.
[Signature]
Notary Public

My commission expires on the ___ day of ___ 19__ A.D.
PREPARED BY
KIRMAN MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS

BOOK 1646