

FROMKIN'S COMMERCIAL PLAZA

Lots 1 thru 9 Inc.,  
Being a replatting of Lot 191 and Part of Lots 28, 190 GEORGETOWNE  
REPLAT, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS  
COUNTY, NEBRASKA

Deed Index	85/486
Mortgage Index	85/486
Plat	1603/467

#24 August 11, 1978, 4:11 PM \$6.00

**PLAT IN BACK OF BOOK**



# FROMKIN'S COMMERCIAL PLAZA

LOTS 1 THRU 9, INCLUSIVE.  
BEING A REPLATTING OF LOT 191 AND PART OF LOTS 2 & 190, GEORGETOWNE REPLAT, A SUBDIVISION  
AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein, and that temporary monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent monuments will be placed at all corners of all lots, streets, angle points, and ends of all curves; said subdivision to be known as FROMKIN'S COMMERCIAL PLAZA, Lots 1 thru 9, incl., being a replatting of Lot 191 and part of Lots 2 and 190, Georgetowne Replat, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of Lot 3, Georgetowne Replat; thence North (bearings based on the Georgetowne Replat recorded plat) for 305.04 feet along the East line of said Lot 3; thence East for 200.70 feet; thence N 4° 58' 29" E for 214.31 feet to the South line of Arbor Street and 140th Street; thence (the next five courses are on the Southerly R.O.W. line of Arbor Street) - (1) along a curve to the left (having a radius of 857.33 feet and a long chord bearing N 83° 21' 53" E for 345.08 feet), an arc distance of 347.45 feet; thence (2) N 71° 45' 15" E for 50.00 feet; thence (3) along a curve to the right (having a radius of 306.41 feet and a long chord bearing S 78° 14' 45" E for 306.41 feet), an arc distance of 320.87 feet; thence (4) S 48° 14' 45" E for 25.00 feet; thence (5) along a curve to the right (having a radius of 633.81 feet and a long chord bearing S 31° 19' 25" E for 368.97 feet), an arc distance of 374.39 feet to the Northeast corner of Lot 1, Georgetowne Replat; thence S 89° 45' 15" W for 180.76 feet to the Northwest corner of said Lot 1; thence S 0° 14' 45" E for 175.00 feet to the Southwest corner of said Lot 1; thence along the Northerly R.O.W. line of West Center Road S 89° 45' 15" W for 940.00 feet to the point of beginning. (Containing 11.35 acres, more or less.)

5-3-78  
Date

Gerald B. Rager, Jr.  
Gerald B. Rager, Jr., Registered Land Surveyor No. 222

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, M. Robert Fromkin, being the sole Owner 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 FROMKIN'S COMMERCIAL PLAZA, and I do hereby ratify and approve of the disposition of my property as shown on this plat, and I do hereby dedicate to the public, for public use, the streets and easements as shown on this plat. I do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys 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, on, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. I 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 thereon pipes for the transmission of gas and water on, through, under, and across a five (5') foot wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock 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.

M. Robert Fromkin  
M. Robert Fromkin

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss On this 18th day of May, 1978, before me, a notary public, duly  
COUNTY OF DOUGLAS) commissioned and qualified, in and for said county, appeared M. ROBERT FROMKIN, 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 the date last aforesaid.

My commission expires on 10/13/1981

## 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 18th day of May, 1978.

James B. Schumacher  
Deputy

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of FROMKIN'S COMMERCIAL PLAZA (Lots 1 thru 9, inclusive) as to the design standard this 18th day of JUNE, 1978.

I HEREBY CERTIFY that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code.

JUNE 20, 1978  
Date

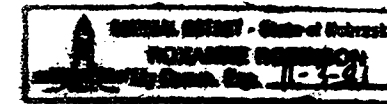
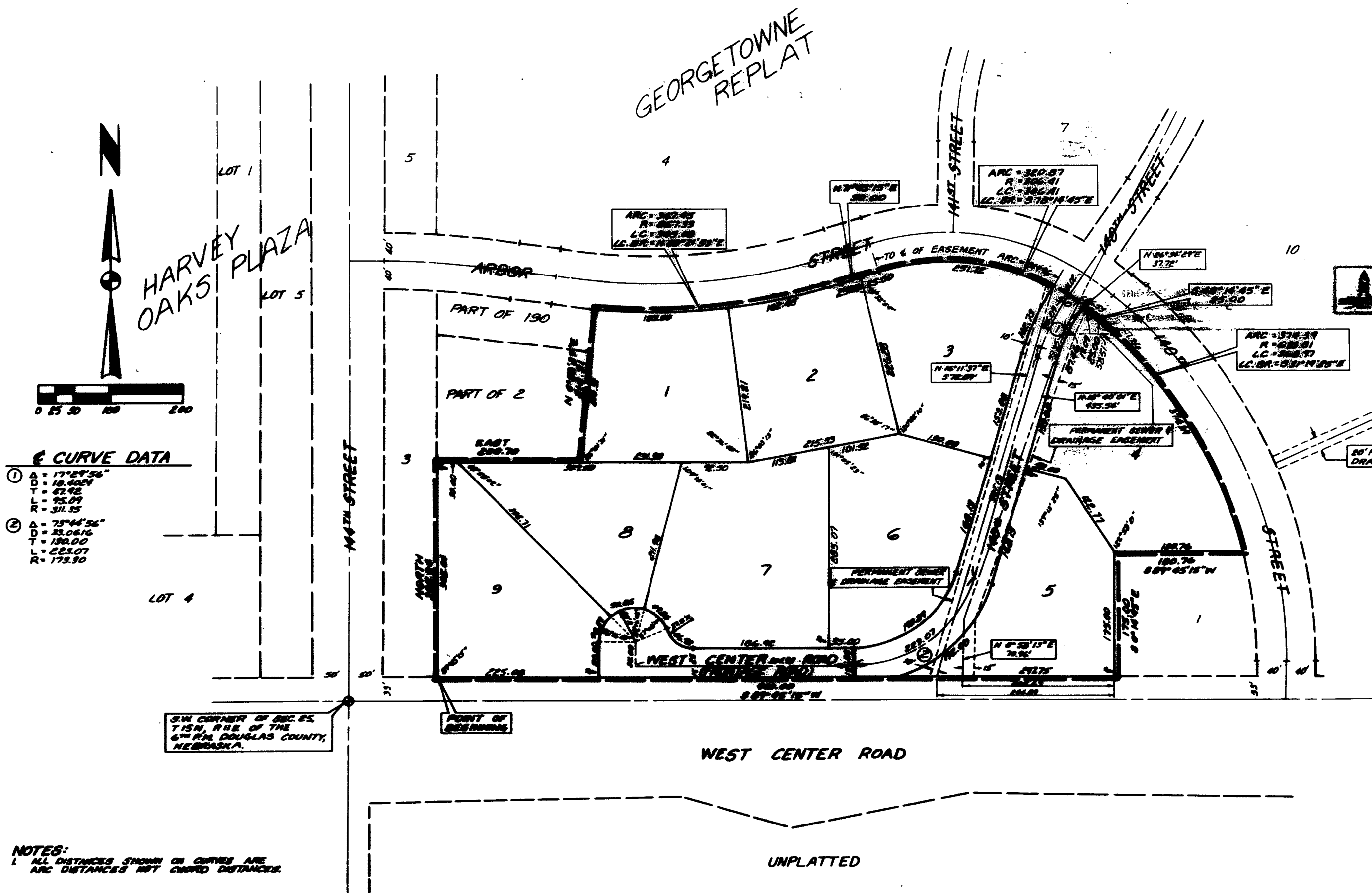
## APPROVAL OF CITY PLANNING BOARD

This plat of FROMKIN'S COMMERCIAL PLAZA was approved by the City Planning Board of the City of Omaha this 14th day of JUNE, 1978.

## APPROVAL OF OMAHA CITY COUNCIL

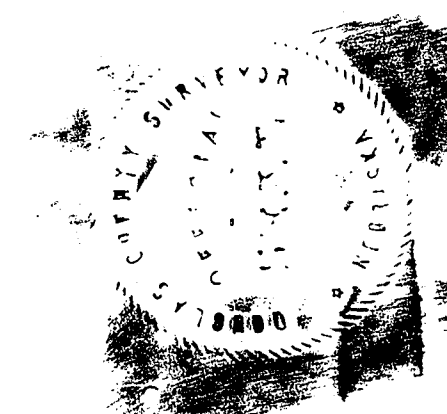
This plat of FROMKIN'S COMMERCIAL PLAZA was approved and accepted by the City Council of Omaha on this 25th day of July, 1978.

Mayor: Steve Rumboltz  
President: Steve Rumboltz  
Deputy: Steve Rumboltz



10' PERMANENT DRAINAGE EASEMENT

10' PERMANENT DRAINAGE EASEMENT



24  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
17th August 1978  
M. C. HAROLD OSTLER, REGISTER OF DEEDS

FINAL PLAT

lamp, rymearson & associates, inc.  
architects  
engineers  
4810 Dodge Street  
Omaha, Nebraska 68131  
Phone: 408-888-8080

FROMKIN'S COMMERCIAL PLAZA

designer: WDT

draftsman: PLW

revisions

job number  
78-05 21-03  
date  
7-2-78

sheet  
of