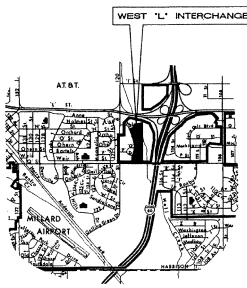
BOOK 1889 PAGE 746

FINAL PLAT

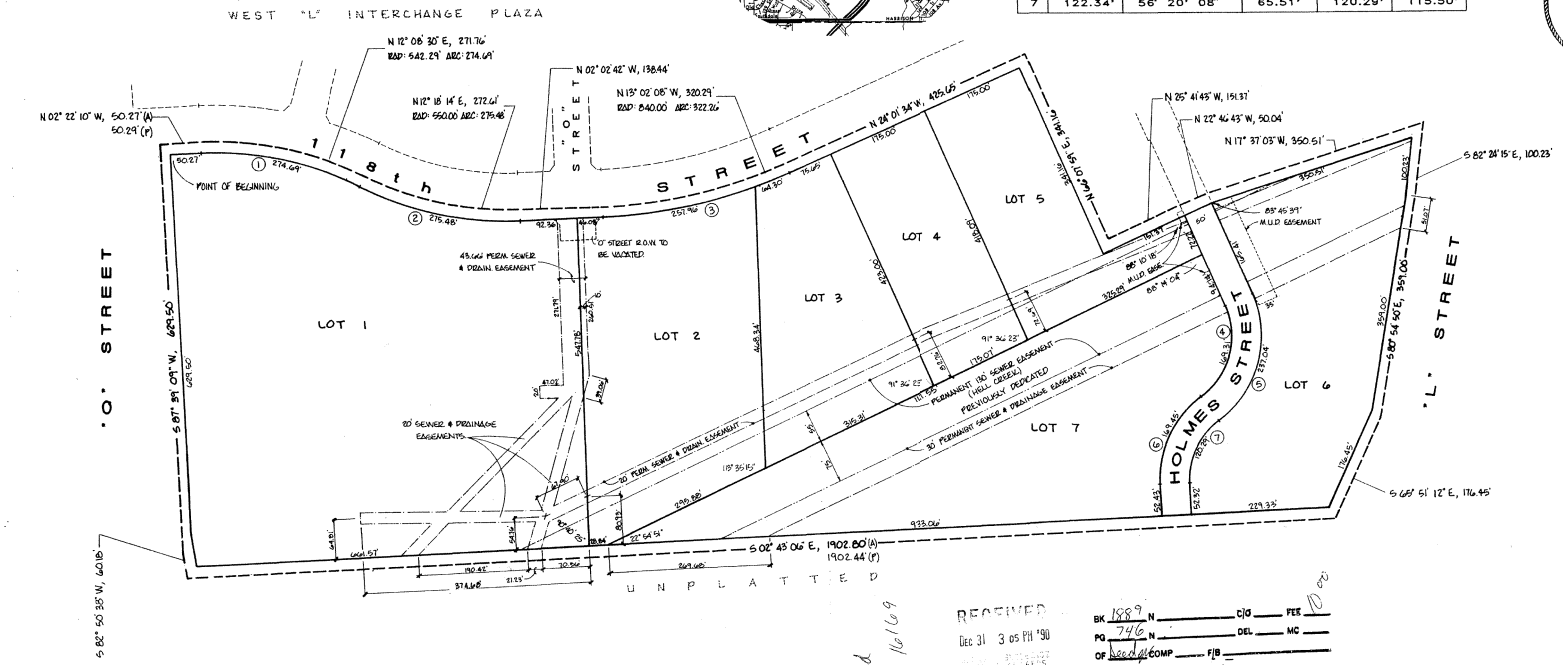
WEST "L" INTERCHANGE PLAZA REPLAT

LOTS 1 THROUGH 7, INCLUSIVE

A REPLAT OF PART OF LOTS 12, 13 AND 14, AND THAT PART OF "O" STREET RIGHT-OF-WAY LYING EAST OF 118th STREET, WEST "L" INTERCHANGE PLAZA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



CURVE DATA					
	RADIUS	DELTA	TAN	ARC	CHORD
1	542.29'	29° 01' 20"	140.36'	274.69'	271.76'
2	550.00'	28° 41' 52"	140.69'	275.48'	272.61'
3	840.00'	21° 58' 52"	163.14'	322.26'	320.29'
4	125.00'	77° 36' 29"	100.52'	169.31'	156.66'
5	175.00'	77° 36' 29"	140.42'	237.04'	219.33'
6	172.34'	56° 20' 08"	92.28'	169.45'	162.71'
7	122.34'	56° 20' 08"	65.51'	120.29'	115.50'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED PERMANENT MONUMENTS AT ALL CORNERS OF ALL LOTS. SAID SUBDIVISION TO BE KNOWN AS WEST "L" INTERCHANGE PLAZA REPLAT, A REPLAT OF PART OF LOTS 12, 13, AND 14 WEST "L" INTERCHANGE PLAZA, AND THAT PART OF "O" STREET RIGHT-OF-WAY LYING EAST OF 118TH STREET, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 12, 10.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 02°22'10" WEST (NORTH 02°21'02" WEST PLAT) ALONG THE EAST RIGHT-OF-WAY LINE OF 118TH STREET, A DISTANCE OF 50.27 FEET (50.29 FEET PLAT) TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 542.29-FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 274.69 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A 550.00-FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 275.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°02'42" WEST (NORTH 02°01'35" WEST PLAT), A DISTANCE OF 138.44 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN 840.00-FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 322.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°01'34" WEST (NORTH 24°00'25" WEST PLAT), A DISTANCE OF 425.65 FEET; THENCE NORTH 66°07'59" EAST, A DISTANCE OF 341.16 FEET; THENCE NORTH 25°41'43" WEST, A DISTANCE OF 151.37 FEET; THENCE NORTH 22°46'43" WEST, A DISTANCE OF 50.04 FEET; THENCE NORTH 17°37'03" WEST, A DISTANCE OF 350.51 FEET; THENCE SOUTH 82°24'15" EAST (SOUTH 82°20'36" EAST PLAT) ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 100.23 FEET; THENCE SOUTH 80°54'50" EAST (SOUTH 80°51'37" EAST PLAT) ALONG SAID LOT 14, A DISTANCE OF 359.00 FEET; THENCE SOUTH 65°51'12" EAST (SOUTH 65°48'00" EAST PLAT) ALONG SAID LOT 14, A DISTANCE OF 176.45 FEET; THENCE SOUTH 02°43'06" EAST (SOUTH 02°43'51" EAST PLAT) ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 1902.80 FEET; THENCE SOUTH 82°50'38" WEST ALONG THE NORTH I-80 RIGHT-OF-WAY LINE ALONG "O" STREET, A DISTANCE OF 60.18 FEET; THENCE SOUTH 87°39'09" WEST (SOUTH 87°38'58" WEST PLAT) ALONG THE NORTH RIGHT-OF-WAY LINE OF "O" STREET AND THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 629.50 FEET TO THE POINT OF BEGINNING, CONTAINING 26.881 ACRES, EXCLUDING THE RIGHT-OF-WAY OF HOLMES STREET PREVIOUSLY DEDICATED.

NEBRASKA REGISTERED LS-286 LAND SURVEYOR MYRON R. KAUSS

MYRON R. KAUSS RLS 286

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MILLARD R. SELDIN, A NEBRASKA CORPORATION, OWNER, OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS WEST "L" INTERCHANGE PLAZA REPLAT (THIS PROPERTY INCLUDES THAT PART OF VACATED "O" STREET WHICH WILL BE VACATED AS A CONDITION OF THIS PLAT), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS COMPANY INC., (FORMERLY NORTHWESTERN BELL TELEPHONE COMPANY), 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 ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLE, 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 AND FOR TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING 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 ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. IF LOT SPLIT, LOT LINE RELOCATION, OR LOTS COMBINED, THE EASEMENT WOULD BE DEEMED TO BE AUTOMATICALLY RELOCATED EXCEPT AS TO UTILITIES ALREADY INSTALLED. NO PERMANENT BUILDINGS OR RETAINING 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.

IN WITNESS WHEREOF, I DO SET MY NAME THIS 9 DAY OF Aug., 1990.

BY: Millard R. Seldin

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

ON THIS 9th DAY OF AUGUST, 1990, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME MILLARD R. SELDIN, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 2/7/91

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
RITA L. GRIMM
My Comm. Exp. Feb. 7, 1991

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 18 DAY OF Dec., 1990.

DEPUTY

DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WEST "L" INTERCHANGE PLAZA REPLAT, AS SHOWN HEREON, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 5th DAY OF September, 1990.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST "L" INTERCHANGE PLAZA REPLAT, AS SHOWN HEREON, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 11th DAY OF December, 1990.

MAYOR PRESIDENT CITY CLERK

RECEIVED
DEC 31 3 05 PM '90
DOUGLAS COUNTY, NE

BK 1889 N C/O FEE 10.00
PG 746 N DEL MC
OF Deeds COMP F/B

Mail to 17 16/109

REVIEWED BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST "L" INTERCHANGE PLAZA REPLAT, AS SHOWN HEREON, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 4th DAY OF AUGUST, 1990.

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF WEST "L" INTERCHANGE PLAZA REPLAT, AS SHOWN HEREON, ON THIS DAY OF Sept 4, 1990.

CITY ENGINEER

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

12/28/90
DATE

CITY ENGINEER

N

0 50 100 200 300 400 500

SCALE: 1" = 100'

PROJECT NO. 1738SK DATE 6/8/90 BOOK PAGE SCALE 1" = 100'

DRAWN M. J. OEHME CHECKED M. R. KAUSS SHEET 1 OF 1

REVISIONS

BOUNDARYLINE SURVEYS
MIKE KAUSS & ASSOCIATES, INC.
11902 Elm Street • Omaha, Ne. 68144 • (402) 334-2032

West L Interchange Plaza Replat

F1 #27