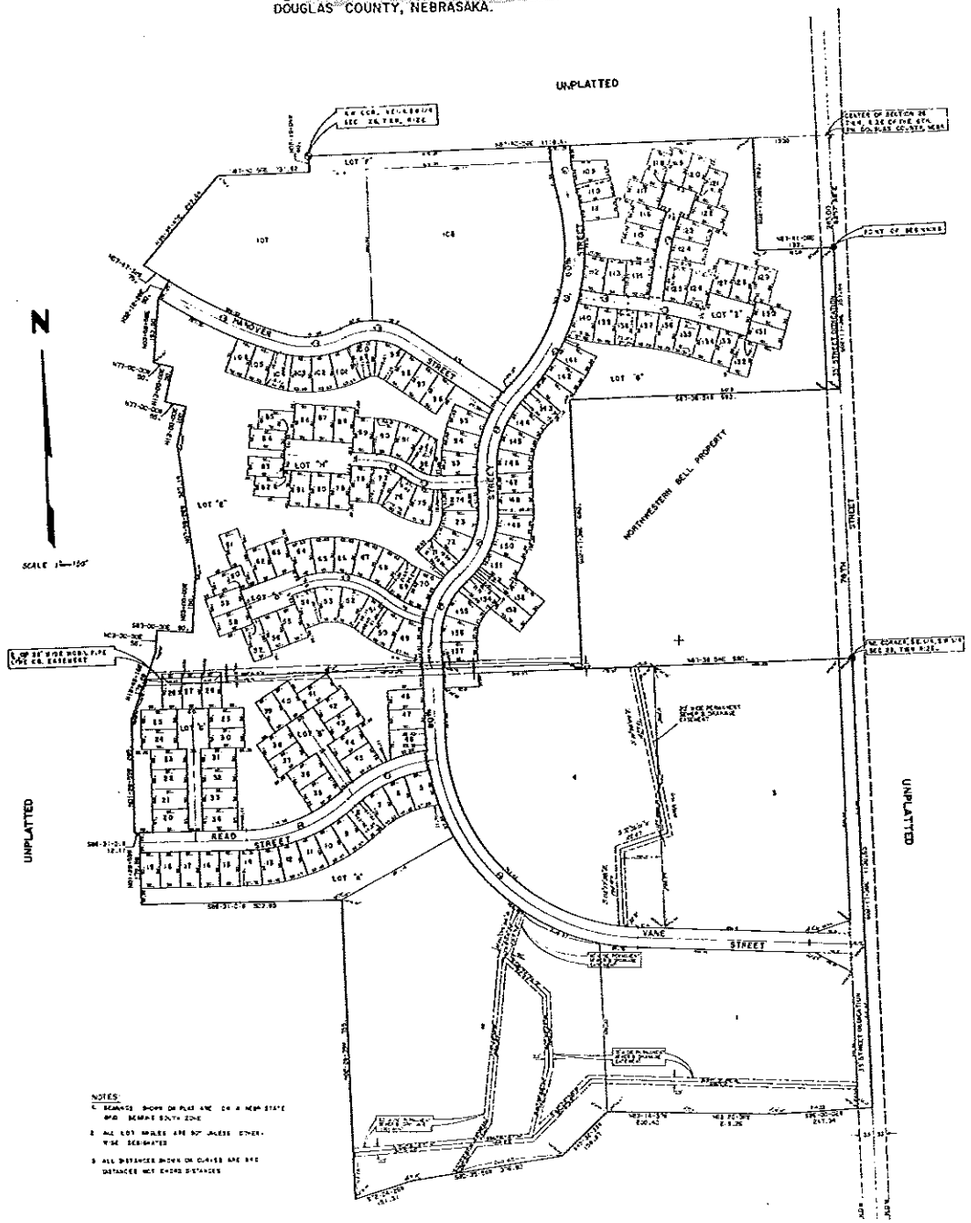
GLENBROOK

LOTS "A" THRU "I", INCLUSIVE AND LOTS 1 THRU 157, INCLUSIVE. BEING A PLATTING OF PART OF THE WEST 1/2 OF SECTION 26, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASAKA.



FINAL PLAT

GLENBROOK

LAMP RYNEARSON AND TILLY
ENGINEERS
ARCHITECTS
SURVEYORS

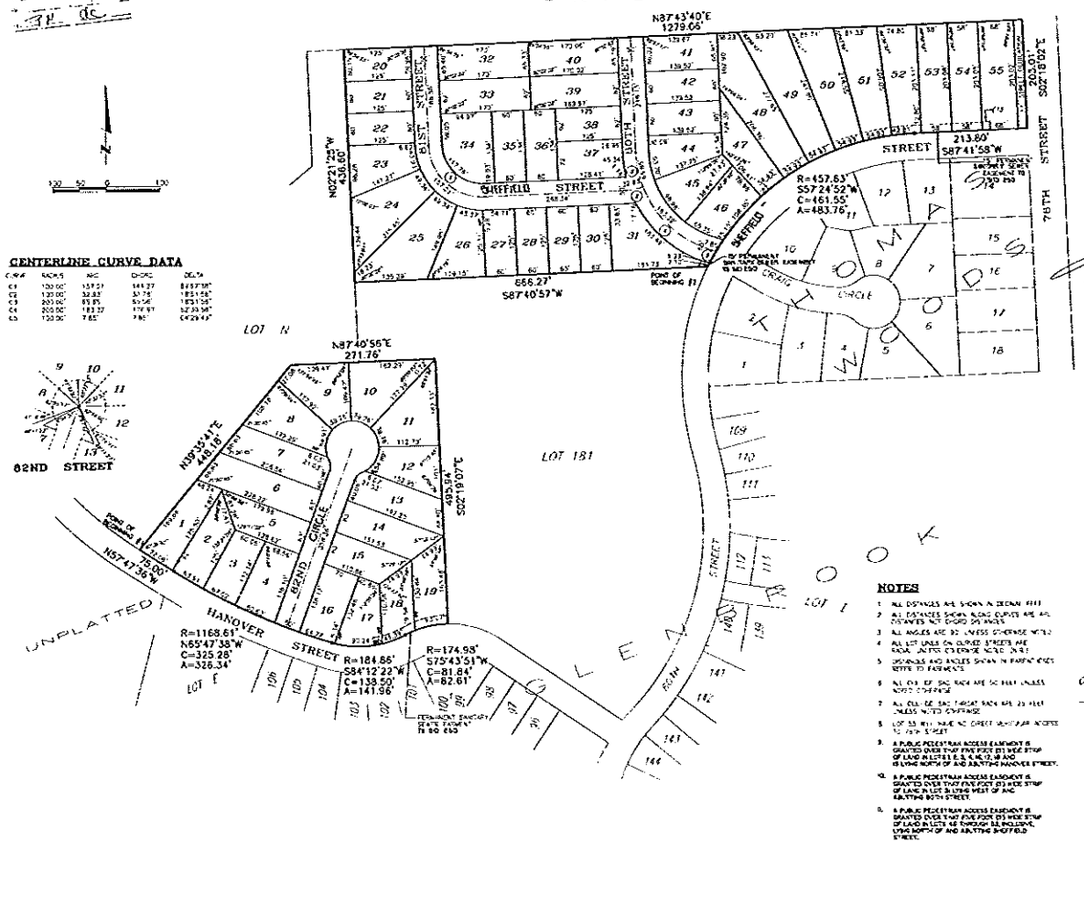
REVISIONS

JOB NUMBER
DATE

SHEET

GLENBROOK REPLAT 2

LOTS 1 THROUGH 55, INCLUSIVE, BEING A PLATTING OF LOTS 158 AND 159, GLENBROOK AND LOTS 1 AND 2, LOGEMAN PLACE, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC TANGENT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOT 55 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 78TH STREET.
9. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER THAT PART OF THE WEST 5FT OF LAND IN LOTS 1 & 2, LOGEMAN PLACE, LYING NORTH OF AND ADJOINING HANOVER STREET.
10. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER THAT PART OF THE WEST 5FT OF LAND IN LOT 1, LOGEMAN PLACE, LYING WEST OF AND ADJOINING 82ND STREET.
11. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER THAT PART OF THE WEST 5FT OF LAND IN LOTS 1 THROUGH 55, INCLUSIVE, LYING NORTH OF AND ADJOINING SHEFFIELD STREET.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and at all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to insure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, and subdivision to be known as GLENBROOK REPLAT 2 (Lots 1 through 55, inclusive), being a platting of Lots 158 and 159, GLENBROOK and Lots 1 and 2, LOGEMAN PLACE, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, described by metes and bounds as follows:

LOT 159, GLENBROOK

Beginning at the SE corner of Lot 159, GLENBROOK, Thence North 38°35'41" East (bearings referenced to the Final Plat of GLENBROOK) for 232.18 feet along the east line of said Lot 159 to a point on the south line of said Lot 158 which is common with Lot 159; Thence North 87°40'57" West for 656.27 feet along the south line of Lot 158 which is common with Lot 159 to the point of beginning on the east right of way line of Hanover Street; Thence west along said north right of way line for 75.00 feet to a point on a curve; (1) Thence along a curve to the left having a radius of 1168.61 feet and a long chord bearing North 65°47'38" West for 325.28 feet; (2) Thence along a curve to the right having a radius of 184.66 feet and a long chord bearing North 84°12'22" West for 139.50 feet; (3) Thence along a curve to the right having a radius of 174.98 feet and a long chord bearing South 75°43'51" West for 81.84 feet; (4) Thence along a curve to the left having a radius of 1168.61 feet and a long chord bearing South 71°43'51" West for 81.84 feet; (5) Thence along a curve to the right having a radius of 184.66 feet and a long chord bearing North 71°43'51" West for 129.30 feet; (6) Thence along a curve to the left having a radius of 174.98 feet and a long chord bearing North 71°43'51" West for 122.54 feet; (7) Thence along a curve to the right having a radius of 1168.61 feet and a long chord bearing North 71°43'51" West for 818.37 feet; (8) Thence North 51°43'51" West for 81.84 feet to the point of beginning. Contains 10.15 acres.

LOT 158, GLENBROOK and LOTS 1 & 2, LOGEMAN PLACE

Beginning at the most westerly corner of Lot 157, GLENBROOK, Thence South 87°40'57" West (bearings referenced to the Final Plat of GLENBROOK) for 656.27 feet to the northwest corner of Lot 159, GLENBROOK; Thence North 02°19'05" West for 449.26 feet to the northwest corner of Lot 1, LOGEMAN PLACE; Thence North 87°40'55" East for 211.76 feet along the north line of Lot 1, LOGEMAN PLACE; Thence South 02°19'05" East for 203.51 feet along said north line of Lot 1, LOGEMAN PLACE to the most westerly corner of said Lot 1, LOGEMAN PLACE; Thence South 02°19'05" East for 213.30 feet along the west line of said Lot 1, LOGEMAN PLACE to the point of beginning on the north right of way line of Sheffield Street; Thence South 87°41'59" West for 213.80 feet along said north right of way line of Sheffield Street; Thence South 57°24'52" West for 461.55 feet along said north right of way line of Sheffield Street; Thence South 57°24'52" West for 21.83 feet along said north right of way line of Sheffield Street to the point of beginning. Contains 10.15 acres.

Aug 8, 1997
Robert B. Priest, L.S. 376 — Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Logeman Construction Company, a Nebraska Corporation, OWNER, and First Bank State Bank, MORTGAGEE, being the sole OWNER AND MORTGAGEE of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be known as GLENBROOK REPLAT 2, and do hereby notify and approval of the dedication of our property as platted on this plat, and do hereby dedicate to the public, the streets as shown on the plat, and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to Cablevision of Omaha, which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, conduits, and other fixtures, attachments, and other related facilities, and to extend frontyard wires or aerial lines for the purpose and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and for the reception of such signals, and across a five foot (5') wide strip of land adjoining the front and side boundary lines of lots; an eight foot (8') wide strip of land adjoining the rear boundary line of all interior lots; and an adjoining foot (1ft) wide strip of land adjoining the rear boundary line of all exterior lots; and a sixteen foot (16') wide strip of land adjoining the rear boundary line of all exterior lots that are not adjacent to presently platted and recorded lots. The term "interior lots" as herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement 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 therein pipes for the transmission of gas and water, through, under and across a five foot (5') wide strip of land adjoining all rear boundaries. No permanent buildings, trees, retaining walls, or fences shall be placed in the above described easement ways, but they may be used for gardens, shrubs, landscaping, and other purposes that do not hinder or delay the installations and maintenance of said utilities and drainage ways, and shall be maintained by the lot owner except for those facilities for which a maintenance agreement is filed of record. We do further grant a perpetual easement to the City of Omaha, Nebraska, its

GLENBROOK

LOTS 158 THRU 181, INCLUSIVE AND LOTS J, K, L, M, AND N; BEING A REPLATTING OF LOTS 107, 108 AND 7F, GLENBROOK, AND A PLATTING OF PART OF THE N 1/2 OF THE SW 1/4 AND THE S 1/2 OF THE NW 1/4 OF SECTION 26, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described hereto, 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; said subdivision is known as GLENBROOK, Lots 158 thru 181, inclusive and Lots J, K, L, M and N, being a replatting of Lots 107, 108 and 7F, Glenbrook and a platting of part of the North 1/2 of the SW 1/4 and South 1/2 of the NW 1/4 of Section 26, T 16 N, R 12 E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at a point 33.0 feet S 87° 45' 56" W of the center of said Section 26; thence continuing S 87° 45' 56" W, 1321.42 feet to a point on West R.O.W. line of 60th Street; thence Southerly on a curve to the left for an arc distance of 131.63 feet (having a radius of 581.16 feet and long chord bearing, S 8° 45' 20" E, 131.34 feet); thence Southerly on a curve to the right for an arc distance of 505.29 feet (having a radius of 431.18 feet and long chord bearing, S 14° 13' 23" W, 483.74 feet); thence Southerly on a curve to the left for an arc distance of 39.97 feet (having a radius of 315.31 feet and long chord bearing, S 10° 55' 57" W, 39.95 feet); thence N 56° 17' 39" W, 275.0 feet to a point of curve; thence Westerly on a curve to the left for an arc distance of 187.82 feet (having a radius of 324.56 feet and long chord bearing N 82° 03' 30" W, 178.93 feet); thence Westerly on a curve to the right for an arc distance of 141.96 feet (having a radius of 184.86 feet and long chord bearing S 86° 33' 22" W, 138.59 feet); thence Westerly on a curve to the right for an arc distance of 325.33 feet (having a radius of 1158.66 feet and long chord bearing, N 65° 42' 38" W, 325.28 feet); thence S 32° 33' 22" W, 50.0 feet; thence N 57° 42' 38" W, 35.0 feet to a point of curve; thence Northwesterly on a curve to the right for an arc distance of 531.50 feet (having a radius of 720.0 feet and long chord bearing N 37° 03' 38" W, 519.18 feet); thence N 23° 43' 22" E, 50.0 feet; thence N 61° 03' 00" E, 707.66 feet; thence N 2° 21' 25" W, 215.6 feet; thence N 87° 43' 40" E, 1343.06 feet; thence S 2° 18' 03" E, 660.59 feet to the point of beginning. (The South line of the said South 1/2 of the NW 1/4 assumed S 87° 45' 56" W in direction.)

7/26/73 — Date

Ivan G. Pate, Registered Land Surveyor No. 59

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, DODGE INVESTMENTS, LTD. 2204 (a Nebraska limited partnership), OWNER; and JESSE J. THOMAS (single Person), MORTGAGEE, being respectively, the sole owner and mortgage holder 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 GLENBROOK; 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.

DODGE INVESTMENTS, LTD. 2204

By: R. F. Dodge Company, General Partner

Jesse J. Thomas — R. H. Abersathy, Jr., Vice President

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

On this ____ day of ____, 1973, before me, a notary public, duly commissioned and qualified in and for said county, appeared R. H. Abersathy, Jr., who is personally known by me to be the Vice President of R. F. Dodge Company, General Partner of Dodge Investments, Ltd. 2204 (a Nebraska limited partnership), 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 R. F. Dodge Company, General Partner, and the voluntary act and deed of said Dodge Investments, Ltd. 2204.

Witness my hand and official seal the date last aforesaid.

My commission expires on ____ — Notary Public

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

On this ____ day of ____, 1973, before me, a notary public, duly commissioned and qualified in and for said county, appeared Jesse J. Thomas (single person), 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 ____ — 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 1 day of October, 1973.

County — Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of GLENBROOK, on this 10th day of Oct, 1973.

City Engineer

APPROVAL OF CITY PLANNING BOARD

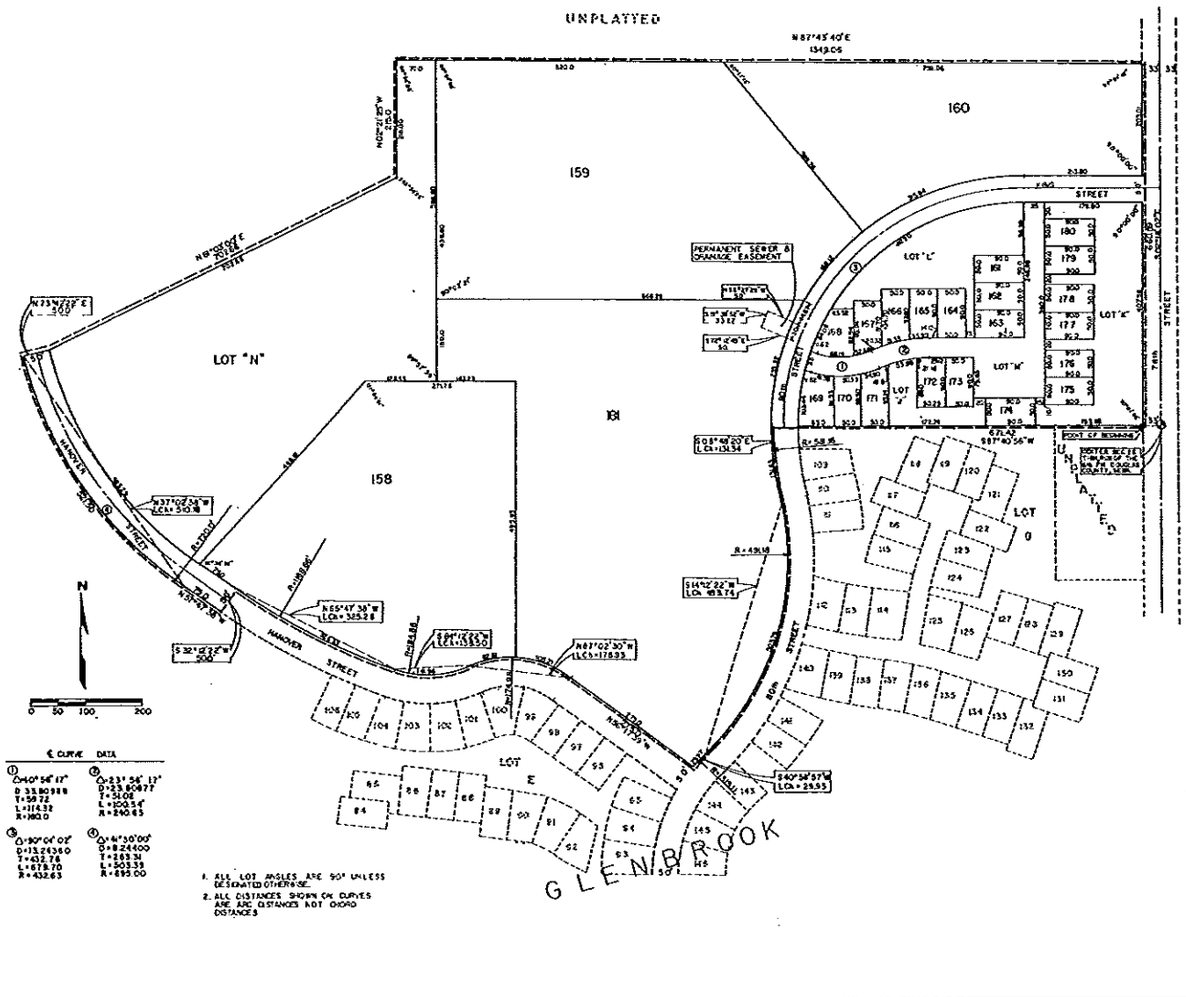
This plat of GLENBROOK was approved by the City Planning Board of the City of Omaha, this 5th day of DECEMBER, 1973.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of GLENBROOK was approved and accepted by the City Council of Omaha on this ____ day ____, 1973.

President — City Clerk



℄ CURVE DATA

① Δ=40°56'17" D=3.180988 T=59.72 L=114.32 R=180.0	⑥ Δ=23°56'17" D=3.60877 T=36.05 L=100.54 R=290.83
⑦ Δ=90°04'02" D=13.24360 T=432.76 L=678.70 R=432.63	⑧ Δ=16°30'00" D=8.24400 T=183.31 L=303.33 R=695.00

1. ALL LOT ANGLES ARE 90° UNLESS DESIGNATED OTHERWISE.
2. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES

FINAL PLAT

GLENBROOK (2nd PLATTING)

LAMP RYNEARSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL SCIENTISTS
THE DODGE STREET BUILDING
7007 DODGE STREET
OMAHA, NEBRASKA 68132

DESIGNER ____
DRAFTSMAN EB
REVISIONS
JOB NUMBER 72-04
DATE
SHEET ____ OF ____