

BOOK 1876 PAGE 645

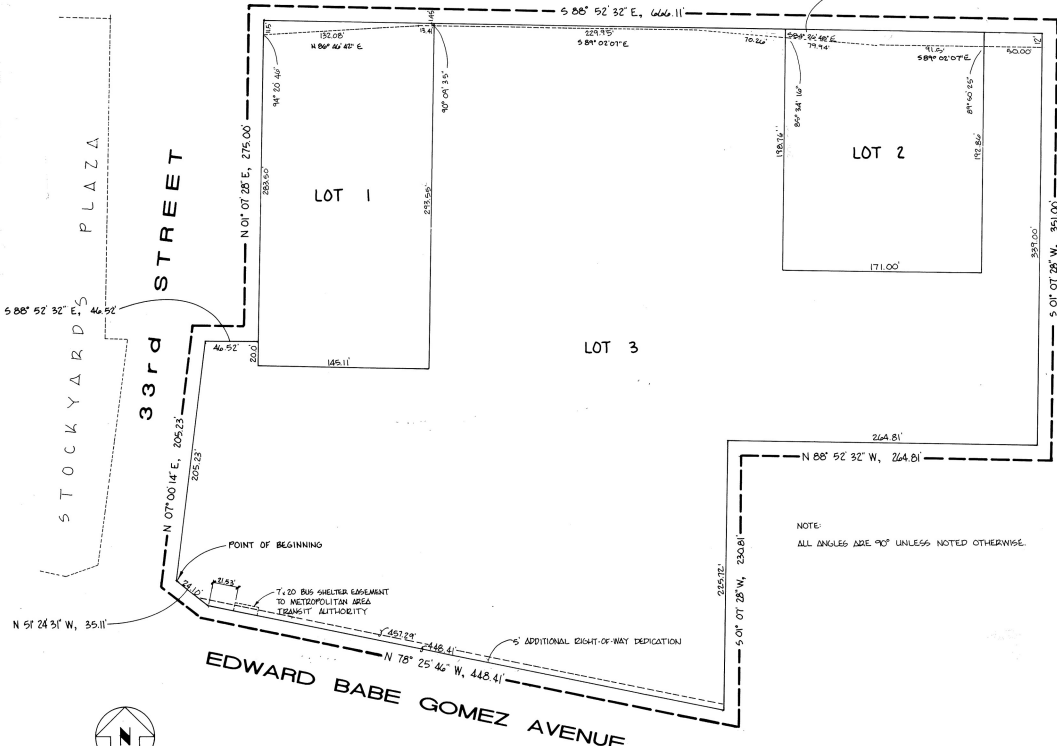
FINAL PLAT

STOCKYARDS PLAZA II

LOTS 1, 2 AND 3, INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 10, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, T14N, R13E OF THE 6th PM, DOUGLAS COUNTY, NEBRASKA.

"L" STREET



RECEIVED
 JUN 19 4 16 PM '89
 GEORGE B. KAUS & ASSOCIATES
 SURVEYORS
 DOUGLAS COUNTY, NE

SCALE: 1"=50'
 0 50 100 200



APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THE PLAT OF STOCKYARDS PLAZA II, AS SHOWN HEREON, ON THIS 22nd DAY OF August, 1989.
[Signature]
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
June 19, 1990
[Signature]
 CITY ENGINEER

APPROVAL BY DOUGLAS COUNTY SURVEYOR
 THIS PLAT OF STOCKYARDS, PLAZA II, AS SHOWN HEREON, WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 22nd DAY OF July, 1989.
[Signature]
 DOUGLAS COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED PERMANENT MONUMENTS AT ALL LOT CORNERS. SAID SUBDIVISION IS KNOWN AS STOCKYARDS PLAZA II. SAID SUBDIVISION IS LOCATED IN PART OF TAX LOT 10, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARD BABE GOMEZ AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF 33RD STREET; THENCE NORTH 07°14' EAST (ASSUMED BEARING) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 33RD STREET A DISTANCE OF 205.33 FEET; THENCE SOUTH 88°52'32" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 33RD STREET AS DEDICATED AND RECORDED IN BOOK 183, PAGE 100, OF THE DOUGLAS COUNTY REGISTER OF DEEDS A DISTANCE OF 46.52 FEET; THENCE NORTH 01°07'18" EAST ALONG SAID EASTERLY RIGHT-OF-WAY OF 33RD STREET A DISTANCE OF 275.00 FEET; THENCE SOUTH 88°52'32" EAST, ALONG SAID DEDICATED RIGHT-OF-WAY, ALONG THE SOUTH LINE OF "L" STREET A DISTANCE OF 666.11 FEET; THENCE SOUTH 01°07'28" WEST A DISTANCE OF 351.00 FEET; THENCE SOUTH 88°52'32" WEST A DISTANCE OF 244.81 FEET; THENCE SOUTH 01°07'28" WEST A DISTANCE OF 230.81 FEET; THENCE NORTH 78°25'46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARD BABE GOMEZ AVENUE A DISTANCE OF 448.41 FEET; THENCE NORTH 52°42'11" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 25.11 FEET TO THE POINT OF BEGINNING, CONTAINING 7.45 ACRES, MORE OR LESS.

[Signature]
 WYRON R. KAUS, REG. 286



KNOW ALL MEN BY THESE PRESENTS THAT WE, OMAHA LIVESTOCK MARKET, INC., A NEBRASKA CORPORATION, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AS SHOWN AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HERINAFTER KNOWN AS STOCKYARDS PLAZA II (LOTS 1, 2 AND 3, INCLUSIVE), AND WE DO HEREBY PARTLY 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 SURVEYED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 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 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 HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLANTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAY; BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USE OR RIGHTS HEREBY GRANTED. WE DO HEREBY GRANT TO THE PUBLIC AN EASEMENT FOR AN EXISTING BUS SHELTER AS SHOWN, UNTIL SUCH TIME AS THE SHELTER IS NO LONGER BEING THE EASEMENT WILL CEASE TO EXIST.

IN WITNESS WHEREOF, I DO SET MY NAME THIS 31st DAY OF July, 1989.

OMAHA LIVESTOCK MARKET, INC.
 BY: *[Signature]*
 CARL HATCHER VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss.
 COUNTY OF DOUGLAS) ss.
 ON THIS 31st DAY OF July, 1989, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME CARL HATCHER, 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: Jan 15, 1992
[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 IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 22nd DAY OF July, 1989.
[Signature]
 DOUGLAS COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF STOCKYARDS PLAZA II, AS SHOWN HEREON, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 18th DAY OF August, 1989.
[Signature]
 CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS Plat ON STOCKYARDS PLAZA II, AS SHOWN HEREON, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22nd DAY OF August, 1989.
[Signature]
 CITY CLERK



STOCKYARDS PLAZA II
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