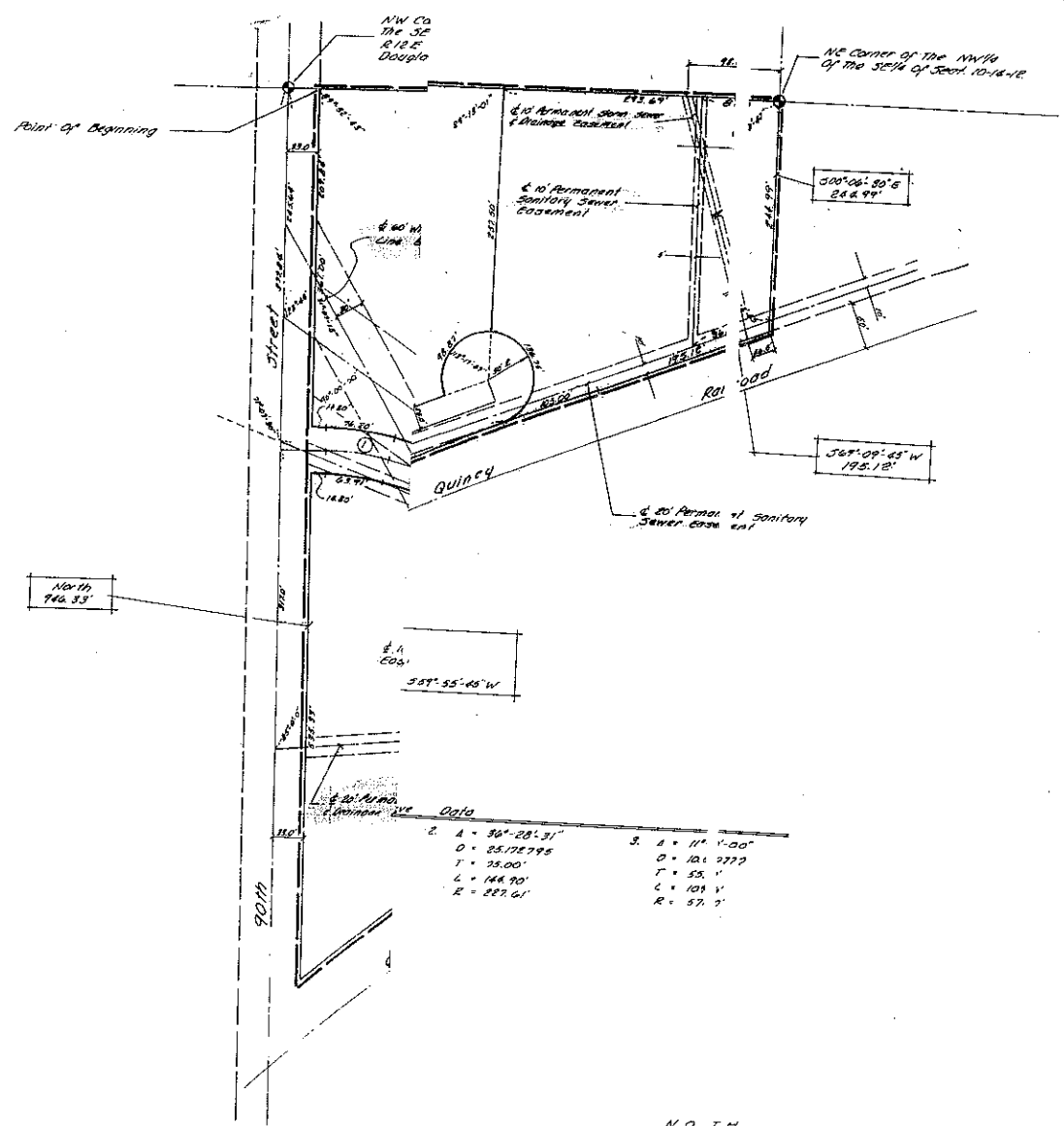


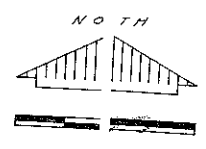
ABBOU ADDITION

SE 1/4 of Section 10, T14N, R1E



Data

1. A = 36°-28'-31"	3. A = 11°-1'-00"
D = 85.728295	D = 121.9772
T = 35.00'	T = 55.1'
L = 148.70'	L = 104.4'
R = 227.61'	R = 57.7'



ADDITION

Of Section 10, T14N, R1E



I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION BEING PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT A NEBRASKA IN ORDER TO INSURE THAT PERMANENT MARKERS WILL BE PLACED ON ABBODD'S FIRST ADDITION, LOTS 1 THROUGH 4 INCLUSIVE, BEING A PLAT OF SECTION 10 T14N R1E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, NE THE SW CORNER OF THE NW 1/4 OF SAID SE 1/4; THENCE S 89° 52' 43" E (ASSUM 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89° 52' 43" E FEET TO THE NE CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE S 00° 06' 30" E 244.99 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF CHICAGO, BUR 45° W ON SAID NORTHERLY R.O.W. LINE OF CHICAGO, BURLINGTON & QUINCY THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT ON SAID NORTHERLY R.O.W (RADIUS BEING 3870.00 FEET, CHORD BEARING S 59° 55' 45" W, CHORD DI 33.00 FEET EAST OF THE WEST LINE OF SAID SE 1/4; THENCE NORTH ON A LINE OF SAID SE 1/4, 946.33 FEET TO THE POINT OF BEGINNING.

October 24, 1972
Date

William P. Corner
Registered Land Surveyor

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JAMES J. KLEAGER AND MARY BOWEN R. ABBODD, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED AND EMBRACED WITHIN THIS PLAT, BEING CAUSED SAID LAND TO BE SUBDIVIDED NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ABBODD'S FIRST APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN (RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE C FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND C ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AF SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN CODED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHA SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JAMES J. KLEAGER

MARY E. KLEAGER

ACKNOWLEDGEMENTS

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS ON THIS 6 DAY OF Sept 1972, 19 AND QUALIFIED IN AND FOR SAID COUNTY, APPEAR

WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAME THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY AC WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST MY COMMISSION EXPIRES ON 14, 1977.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR D THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY TH DAY OF February, 1972.

DEPUTY

APPROVAL OF CITY

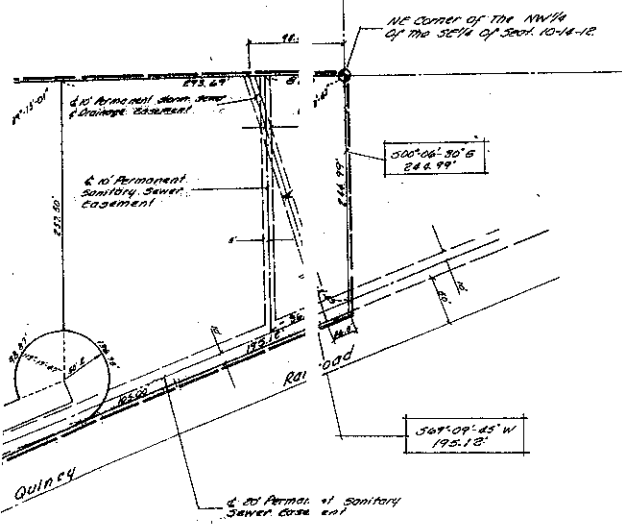
I HEREBY APPROVE THE PLAT OF ABBODD'S FIRST ADDITION, ON THIS

APPROVAL OF CITY PLANNING

THIS PLAT OF ABBODD'S FIRST ADDITION WAS APPROVED BY THE CITY PLANNING DAY OF March, 1972.

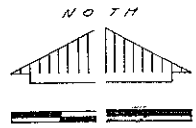
APPROVAL OF OMAHA CITY

THIS PLAT OF ABBODD'S FIRST ADDITION WAS APPROVED AND ACCEPTED BY THE CITY OF Omaha, 1972.



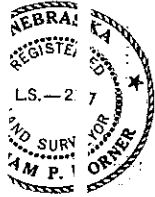
58° 55' 45" W

Table with 4 columns: Bearing, Distance, Bearing, Distance. Data includes: 1. 4 = 36° 28' 31", 2. 25.128795, 3. 11° 1' 00", 4. 104.7277, 5. 7 = 25.00', 6. 103.5', 7. 2 = 144.90', 8. 282.61', 9. 50° 09' 45" W, 10. 195.12'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT A BOND HAS BEEN POSTED WITH THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS ABBOUD'S FIRST ADDITION, LOTS 1 THROUGH 4 INCLUSIVE, BEING A PLATTING OF PART OF THE NORTH ONE HALF OF THE SE1/4 OF SECTION 10 T14N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA TO WIT: THAT PART OF THE NORTH ONE HALF OF THE SE1/4 OF SECTION 10 T14N R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NW1/4 OF SAID SE1/4; THENCE S 89° 52' 43" E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SE1/4, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89° 52' 43" E ON SAID NORTH LINE OF THE SE1/4, 1268.69 FEET TO THE NE CORNER OF SAID NW1/4 OF THE SE1/4; THENCE S 00° 06' 30" E ON SAID NORTH LINE OF THE SE1/4, 244.99 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE S 69° 09' 45" W ON SAID NORTHERLY R.O.W. LINE OF CHICAGO, BURLINGTON & QUINCY RAILROAD, 195.12 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT ON SAID NORTHERLY R.O.W. LINE OF CHICAGO, BURLINGTON & QUINCY RAILROAD (RADIUS BEING 3870.00 FEET, CHORD BEARING S 59° 55' 45" W, CHORD DISTANCE 1255.82 FEET), 1261.39 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID SE1/4; THENCE NORTH ON A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SE1/4, 946.33 FEET TO THE POINT OF BEGINNING.



October 24, 1972

Date

William P. Jones
Registered Land Surveyor

L.S. 217 *
Registration No.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JAMES J. KLEAGER AND MARY E. KLEAGER, HUSBAND AND WIFE; FRED ABOUD AND BONNY R. ABOUD, HUSBAND AND WIFE, BEING THE SOLE OWNERS 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 ABBOUD'S FIRST ADDITION, 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 OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS 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 AND 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 ADJOINING ALL 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES, OR CONDUITS ARE CONSTRUCTED SHALL HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. 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, 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.

JAMES J. KLEAGER

MARY E. KLEAGER

FRED ABOUD

BONNY R. ABOUD

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS ON THIS 20 DAY OF Sept 1972, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED *Fred Aboud & Bonny R. Aboud*

WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON 11/14/1977

Robert G. Welch
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 16 DAY OF February, 1972.

DEPUTY

Lawrence J. Howell
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF ABBOUD'S FIRST ADDITION, ON THIS 6 DAY OF MARCH, 1972

William P. Jones
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF ABBOUD'S FIRST ADDITION WAS APPROVED BY THE CITY PLANNING BOARDS OF THE CITY OF OMAHA, THIS 14 DAY OF MARCH, 1972.

Amos D. Maston
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF ABBOUD'S FIRST ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 14 DAY OF March, 1972.