

ARMBRUST ACRES 3RD ADDITION

(LOTS 328 THRU 383 INCLUSIVE)

PART OF THE NW 1/4 OF THE SE 1/4 OF
SECTION 34, TOWNSHIP 15 NORTH, RANGE 11 EAST
DOUGLAS COUNTY, NEBRASKA
1983

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, William John Von Dohren and Marjorie K. Von Dohren, sole owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as Armbrust Acres 3rd Addition, the lots to be numbered as shown (Lots 328 through 383 inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use the streets, circles and avenues as shown herein and we do also grant the easements shown on the plat to the agencies designated and their assigns for the purposes noted. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District, and any company which has been granted a franchise to provide a Cable Television System within the boundaries of this plat, and the Northwestern Bell Telephone Company their successors and assigns, to erect and operate, maintain, repair and, renew underground cables or conduits, poles with the necessary supports, sustaining wires, crossarms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and transmission of electric current for light, heat, power and for the 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 (5) foot wide strip of land abutting the front and the side boundary lines of all lots; an eight (8) foot wide strip of land abutting the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the described addition. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip 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 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 or retaining walls shall be placed in the above described 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 here in granted.

IN WITNESS WHEREOF, we do hereby set our hands this 2nd day of February, 1983 A.D.

William John Von Dohren
William John Von Dohren

Marjorie K. Von Dohren
Marjorie K. Von Dohren

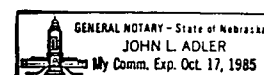
ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
COUNTY OF Douglas) SS

On this 2nd day of February, 1983 A.D., before me a Notary Public in and for said County, personally came the above named William John Von Dohren and Marjorie K. Von Dohren, who are personally known to me to be the identical persons whose names are affixed to the Dedication of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and official seal the last date foregoing.

John L. Adler
Notary Public



My commission expires on the 17th day of October, 1985 A.D.

COUNTY TREASURERS CERTIFICATE

This is to certify that I find no record of any taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by

Dated this 15th day of February, 1983, A.D.

Sam J. Blum
County Treasurer

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Armbrust Acres 3rd Addition (lots 328 through 383 inclusive) as to the Design Standards this 15th day of Feb., 1983.

Sam J. Blum
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 2nd day of May, 1983.

Sam J. Blum
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Armbrust Acres 3rd Addition was approved by the City Planning Board of the City of Omaha this 9th day of March, 1983, A.D.

Sam J. Blum
Chairman

OMAHA CITY COUNCIL ACCEPTANCE

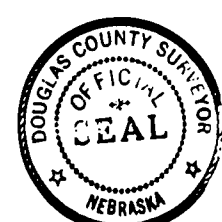
This plat of Armbrust Acres 3rd Addition was approved and accepted by the City Council of Omaha this 17th day of April, 1983, A.D.

Michael B. Blum
Mayor

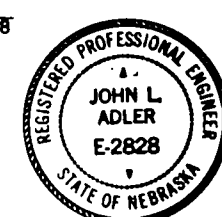
Bernie L. Blum
City Council President

COUNTY SURVEYOR'S CERTIFICATE

This plat of ARMBRUST ACRES 3RD ADDITION was reviewed by the Douglas County Surveyor's Office on this 9th day of Feb., 1983, A.D.



John L. Adler
Douglas County Surveyor



Dated this 26th day of January, 1983

Dean E. Helmberger
Dean E. Helmberger
Registered Land Surveyor
L.S. No. 264



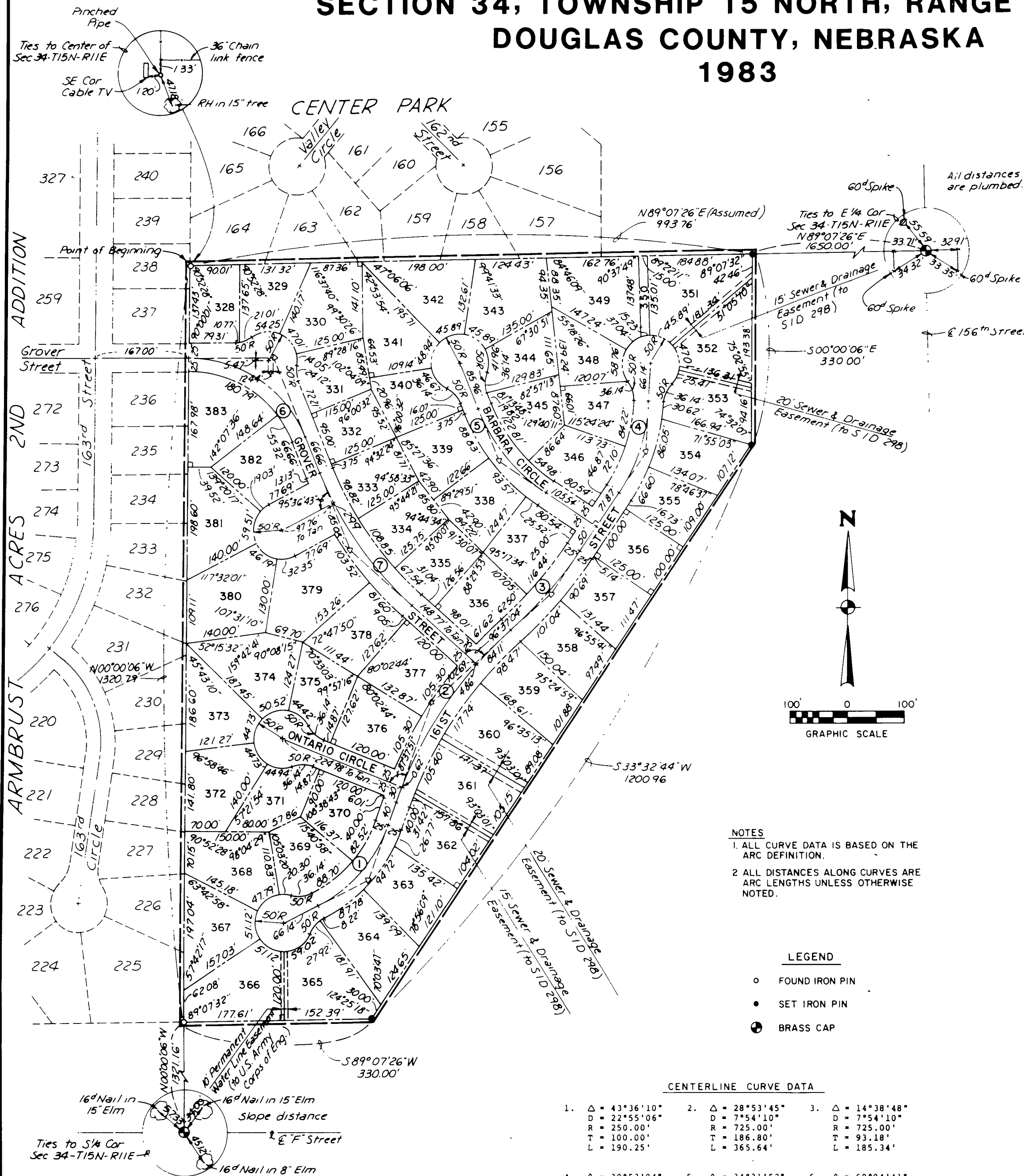
PREPARED BY

KIRKHAM, MICHAEL, AND ASSOCIATES

ARCHITECTS ENGINEERS

FILED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
9 APR 83 10:31 AM C. HAROLD OSTLER, REGISTER OF DEEDS

KMA NO. B821036



NOTES

1. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
2. ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- ⊙ BRASS CAP

CENTERLINE CURVE DATA

- | | | |
|---|--|---|
| 1. $\Delta = 43^{\circ}36'10''$
D = 22'55.06'
R = 250.00'
T = 100.00'
L = 190.25' | 2. $\Delta = 28^{\circ}53'45''$
D = 7'54.10'
R = 725.00'
T = 186.80'
L = 365.64' | 3. $\Delta = 14^{\circ}38'48''$
D = 7'54.10'
R = 725.00'
T = 93.18'
L = 185.34' |
| 4. $\Delta = 30^{\circ}53'04''$
D = 18'11.21'
R = 315.00'
T = 87.02'
L = 169.80' | 5. $\Delta = 34^{\circ}31'52''$
D = 17'54.18'
R = 320.00'
T = 99.46'
L = 192.86' | 6. $\Delta = 68^{\circ}04'41''$
D = 25'36.40'
R = 223.72'
T = 151.12'
L = 265.82' |
| 7. $\Delta = 26^{\circ}30'07''$
D = 9'14.29'
R = 620.00'
T = 146.00'
L = 286.78' | | |

SURVEYOR'S CERTIFICATE

I, Dean E. Helmberger, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the outer boundaries of this plat of Armbrust Acres 3rd Addition, and I shall install permanent iron pins at the corners of all lots, streets, angle points, and the terminal points of all curves upon completion of the grading and that a bond has been furnished by the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Armbrust Acres 3rd Addition, the limits and boundaries of said subdivision are as follows:

A tract of land being that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the center of said Section 34; thence N 89° 07' 26" E (Assumed Bearing), along the North line of said NW 1/4 of the SE 1/4 (said line also being the Southerly line of Center Park, a subdivision located in said Section 34), a distance of 993.76 feet; thence S 0° 00' 06" E, along a line parallel to the West line of said NW 1/4 of the SE 1/4 (said line also being the Easterly line of Armbrust Acres 2nd Addition, a subdivision located in said Section 34), a distance of 330.00 feet; thence S 33° 32' 44" W a distance of 1200.96 feet; thence S 89° 07' 26" W, along a line parallel to said North line of said NW 1/4 of the SE 1/4 a distance of 330.00 feet to the SW corner of the NW 1/4 of said SE 1/4, thence N 0° 00' 06" W, along said West line of the NW 1/4 of the SE 1/4 a distance of 1320.79 feet to the point of beginning, and containing 22.58 acres more or less.