ARMBRUST ACRES 1ST ADDITION

A SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 11 EAST

DOUGLAS COUNTY, NEBRASKA

1978

(LOTS 1 THROUGH 159 INCLUSIVE)

ACKNOWLEDGEMENT OF GRADING

I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in order to insure that the streets within this plat of Armbrust Acres 1st Addition will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 11th day of September, 1978, A.D.

John L. Adler
John L. Adler, P.E.

JOHN L. ADLER — E-2025 — STATE OF NEBRASKA

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Armbrust Acres 1st Addition (Lots 1 through 159 inclusive) as to the Design Standards this 18th day of SEPTEMBER, 1978.

Jeffrey M. Bross
Jeffrey M. Bross, City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code this 18th day of DECEMBER, 1978.

Jeffrey M. Bross
Jeffrey M. Bross, City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Armbrust Acres 1st Addition was approved by the City Planning Board of the City of Omaha this 13 day of SEPTEMBER, 1978, A.D.

Chairman

COUNTY TREASURERS 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.

Dated this 11th day of Sept, 1978, A.D.

Ann Bowen, County Treasurer
By W. A. Caritas, Deputy

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Armbrust Acres 1st Addition was approved and accepted by the City Council of Omaha this 26th day of October, 1978, A.D.

Al Veys, Mayor

Mary Gallagher Cornett, City Clerk

CENTERLINE CURVE DATA

1. Δ= 13°57'19" D= 4°35'01" R= 1250.00' T= 152.99' L= 304.46'	2. Δ= 42°49'51" D= 18°43'27" R= 306.00' T= 120.02' L= 228.75'	3. Δ= 77°11'19" D= 19°05'55" R= 300.00' T= 239.44' L= 404.16'	4. Δ= 13°27'23" D= 2°30'00" R= 2292.01' T= 351.88' L= 698.31'
5. Δ= 30°15'59" D= 10°29'12" R= 546.38' T= 147.76' L= 288.62'	6. Δ= 25°10'27" D= 7°54'10" R= 725.00' T= 161.88' L= 318.54'	7. Δ= 25°10'22" D= 7°54'10" R= 725.00' T= 161.88' L= 318.53'	8. Δ= 12°48'41" D= 12°02'21" R= 475.92' T= 53.43' L= 106.42'
9. Δ= 7°23'13" D= 4°55'52" R= 1161.84' T= 75.00' L= 149.79'	10. Δ= 18°59'48" D= 9°32'58" R= 600.00' T= 100.39' L= 198.93'	11. Δ= 15°24'59" D= 8°11'06" R= 700.00' T= 107.22' L= 212.78'	12. Δ= 24°06'06" D= 17°37'46" R= 325.00' T= 69.38' L= 136.71'

Notes:

1. All curve data is based on the arc definition.
2. All distances along curves are arc lengths unless otherwise noted.

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 1st 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 the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Armbrust Acres 1st Addition, the limits and boundaries of said subdivision are as follows:

That part of the Northwest Quarter (NW¼) of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the North Quarter (N¼) corner of said Section 34; thence S00°00'05"E (assumed bearing) along the East line of said NW¼ a distance of 135.00 feet to the point of beginning; thence S00°00'05"E along said East line of the NW¼, said line being the Westerly line of Center Park, a subdivision in said Section 34 as platted and recorded, a distance of 1686.84 feet; thence S89°59'55"W a distance of 137.00 feet; thence S00°00'05"E a distance of 20.00 feet; thence S89°59'55"W a distance of 60.00 feet; thence N00°00'05"W a distance of 20.00 feet; thence S89°59'55"W a distance of 20.00 feet; thence N00°00'05"W a distance of 50.00 feet; thence S89°59'55"W a distance of 100.00 feet; thence S00°00'05"E a distance of 68.00 feet; thence N17°20'56"W a distance of 56.95 feet; thence N28°41'57"W a distance of 60.00 feet; thence S81°05'50"W a distance of 329.40 feet; thence S80°24'44"W a distance of 276.35 feet; thence N36°29'21"W a distance of 222.92 feet; thence N14°02'10"E a distance of 78.74 feet; thence N61°48'56"W a distance of 140.00 feet; thence Southwesterly on a curve to the right, said curve having a radius of 336.00 feet, a long chord of 4.05 feet bearing S28°31'48"W, and an arc length of 4.05 feet; thence N61°07'28"W a distance of 180.69 feet; thence N00°00'00"W a distance of 180.00 feet; thence N13°55'54"W a distance of 145.00 feet; thence N08°27'14"W a distance of 145.00 feet; thence N06°46'55"W a distance of 96.63 feet; thence N00°00'00"W a distance of 325.00 feet; thence S90°00'00"E a distance of 15.00 feet; thence N00°00'00"W a distance of 307.89 feet; thence S90°00'00"E a distance of 420.00 feet; thence S87°03'41"E a distance of 993.28 feet to the point of beginning, and containing 48.44 acres more or less.

Dated this 11th day of September, 1978.

NEBRASKA — REGISTERED — LS-264 — LAND SURVEYOR — DEAN E. HELMBERGER

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, E. Dolores and Willis H. Armbrust; John R. and Wilma S. Maenner; Robert D. and Toni B. Shreve; Robert F. and Marjorie C. Morgan; Robert L. and Josephine L. Mierendorf; and Louis R. Seybold, 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 1st Addition, the lots to be numbered as shown (Lots 1 through 159 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. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District 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 all telephone and telegraph and message service over, upon or under 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 above 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 herein granted.

IN WITNESS WHEREOF, we do hereby set our hands this 19th day of September, 1978, A.D.

E. Dolores Armbrust — Willis H. Armbrust

IN WITNESS WHEREOF, we do hereby set our hands this 11th day of Sept, 1978, A.D.

John R. Maenner — Wilma S. Maenner

Robert D. Shreve — Toni B. Shreve

Robert F. Morgan — Marjorie C. Morgan

Robert L. Mierendorf — Josephine L. Mierendorf

Louis R. Seybold

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 19th day of September, 1978, A.D., before me a Notary Public in and for said County, personally came the above named E. Dolores Armbrust and Willis H. Armbrust, who are personally known to me to be the identical persons whose names are affixed to the Dedication on 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 aforesaid.

John L Adler
Notary Public

My commission expires on the 19th day of October, 1981, A.D.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 11th day of September, 1978, A.D., before me a Notary Public in and for said County, personally came the above named John R. Maenner, Wilma S. Maenner, Robert D. Shreve, Toni B. Shreve, Robert F. Morgan, Marjorie C. Morgan, Robert L. Mierendorf, Josephine L. Mierendorf, and Louis R. Seybold, who are personally known to me to be the identical persons whose names are affixed to the Dedication on 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 aforesaid.

Notary Public

My commission expires on the 17th day of January, 1981, A.D.

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS
KMA NO. 8780445