

ARMBRUST ACRES 2ND ADDITION

(lots 160 to 327 inclusive)

PART OF THE NW 1/4 & ALL OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 11 EAST

DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I, Dean E. Beldoroff, a registered land surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed the local monument of this state of Armbrust Acres 2nd 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 to the City of Omaha, Nebraska in order to insure the placing of permanent iron pins as shown on this plat of Armbrust Acres 2nd Addition, the limits and boundaries of said subdivision are as follows:

Commencing at the North Quarter (NW) corner of said Section 34, thence 00°00'00" (Assumed Bearing) along the East line of said NW 1/4 the bearing the Westerly line of Center Park a subdivision in said Section 34 as platted and recorded; a distance of 322.44 feet to the point of beginning; said point being on the southerly right-of-way (ROW) line of Spring Street; thence 00°00'00", along said East line of the NW 1/4, a distance of 823.57 feet to the Center of said Section 34; thence 00°00'00", along the South line of said NW 1/4, a distance of 1320.78 feet to the Southeast corner of said NW 1/4; thence 00°00'00", a distance of 122.09 feet to the Southwest corner of said NW 1/4; thence 00°00'00", along the West line of said NW 1/4, a distance of 1320.78 feet to the Northwest corner of said NW 1/4; thence 00°00'00", along the North line of said NW 1/4, a distance of 1320.78 feet to the North line of said NW 1/4; thence 00°00'00", along the North line of said NW 1/4, a distance of 1320.78 feet to the North line of said NW 1/4...

Dated this 1st day of April, 1981.
Dean E. Beldoroff
Dean E. Beldoroff
Registered Land Surveyor
No. 104

ACKNOWLEDGMENT OF GRADING
I hereby certify that a bond has been furnished the City of Omaha, Nebraska, in order to insure that the views and details of this plat of Armbrust Acres 2nd Addition will be approved by the City Engineer and filed with the City of Omaha.
Dated this 1st day of April, 1981, A.D.
John P. Diller
JOHN P. DILLER
CITY ENGINEER

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of Armbrust Acres 2nd Addition (lots 160 through 327 inclusive) as to the Design Standards this 7 day of April, 1981, A.D.
John P. Diller

I hereby certify that adequate provisions have been made for compliance with Title 31 of the Omaha Municipal Code this 31 day of April, 1981, A.D.
John P. Diller
CITY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, E. Dolores and Willis L. Armbrust, 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, and subdivision to be known as Armbrust Acres 2nd Addition, the lots to be numbered as shown hereon and the streets to be shown in the plan and we hereby dedicate to the Public for the public use, the streets, alleys and avenues as shown herein. We do further grant a personal license in favor of and granting to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to street and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, existing view, crossarm, 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 messages of all kinds and we hereby dedicate to the Public for the public use a personal easement to the Metropolitan Utilities District of Omaha, their successors and assigns to install, erect, locate, maintain, repair and cause 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 the front and side boundary lines of all lots as shown on this plat and we hereby dedicate to the Public for the public use a personal easement to the Metropolitan Utilities District of Omaha, their successors and assigns to install, erect, locate, maintain, repair and cause 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 the front and side boundary lines of all lots as shown on this plat and we hereby dedicate to the Public for the public use a personal easement to the Metropolitan Utilities District of Omaha, their successors and assigns to install, erect, locate, maintain, repair and cause 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 the front and side boundary lines of all lots as shown on this plat and we hereby dedicate to the Public for the public use a personal easement to the Metropolitan Utilities District of Omaha, their successors and assigns to install, erect, locate, maintain, repair and cause 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 the front and side boundary lines of all lots as shown on this plat...

IN WITNESS WHEREOF, we do hereby set our hands this 1st day of April, 1981, A.D.
E. Dolores Armbrust
E. Dolores Armbrust
Willis L. Armbrust
Willis L. Armbrust

ACKNOWLEDGMENT OF NOTARY
STATE OF Nebraska
COUNTY OF Douglas
Dated this 1st day of April, 1981, A.D.
E. Dolores Armbrust
Willis L. Armbrust

APPROVAL OF CITY PLANNING BOARD
This plat of Armbrust Acres 2nd Addition was approved by the City Planning Board of the City of Omaha this 1st day of April, 1981, A.D.
Walter D. Diller
Chairman

COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no regular or special taxes due on this property as described in this plat as shown by the Surveyor's Certificate registered in this plat as shown by the records of the County Treasurer's Office.
Dated this 1st day of April, 1981, A.D.
Richard P. Boyle
RICHARD P. BOYLE
COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE
This plat of Armbrust Acres 2nd Addition was approved and accepted by the City Council of the City of Omaha this 1st day of April, 1981, A.D.
Richard P. Boyle
RICHARD P. BOYLE
MAYOR
Walter D. Diller
WALTER D. DILLER
CITY CLERK

1. Δ = 81°20'18"	2. Δ = 85°05'48"	3. Δ = 80°17'44"	4. Δ = 90°00'00"
D = 127.00'	D = 142.00'	D = 142.00'	D = 162.211'
L = 180.00'	L = 127.00'	L = 142.00'	L = 162.211'
L = 180.00'	L = 127.00'	L = 142.00'	L = 162.211'
L = 180.00'	L = 127.00'	L = 142.00'	L = 162.211'
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L = 180.00'	L = 127.00'	L = 142.00'	L = 162.211'

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

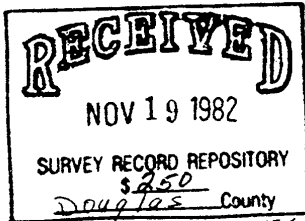
AFFIDAVIT

P 94

ARMBRUST ACRES 2ND ADDITION

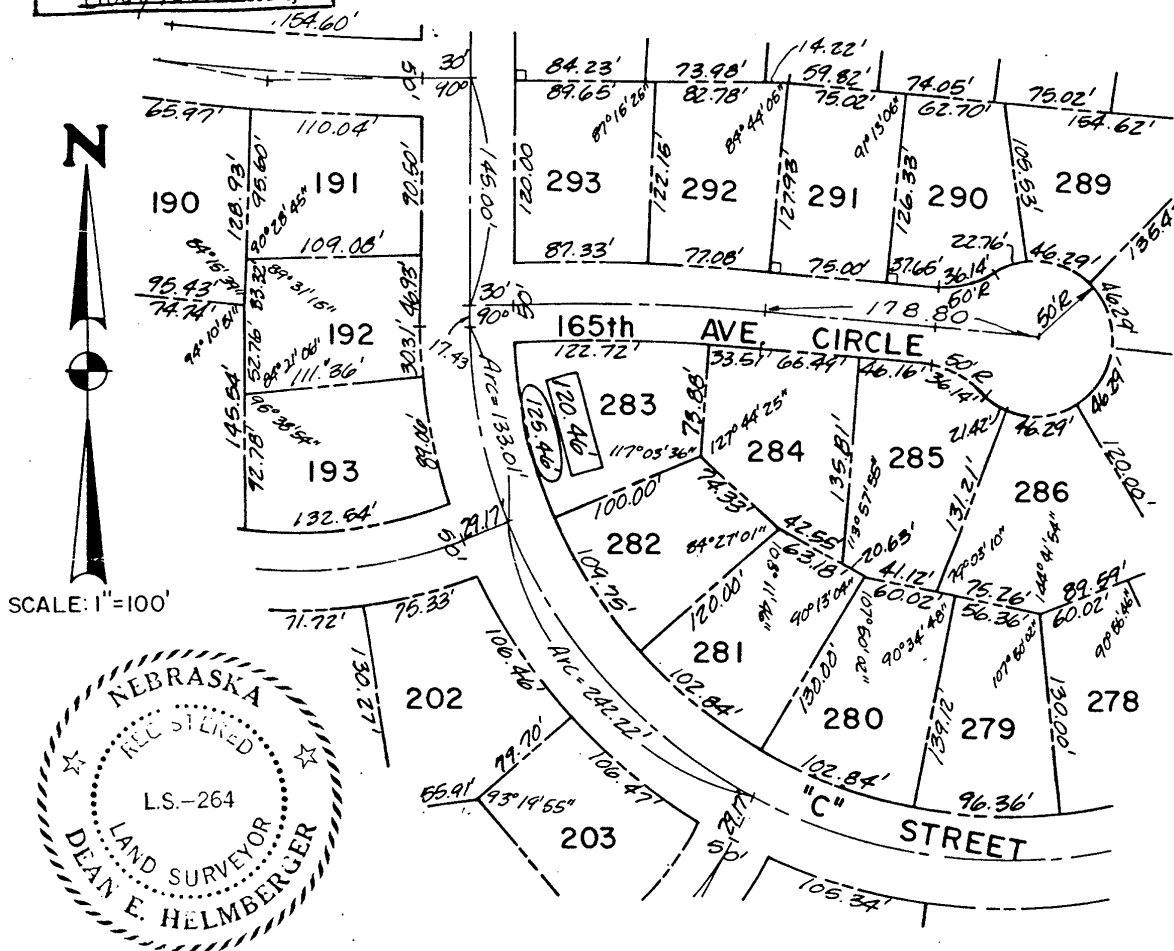
#12-N-17
1/2 of 2

A Subdivision Located In Part of the N.W. 1/4 & All of the NE 1/4 of the SW 1/4 of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. This is a Correction to Lot 283 of Armbrust Acres 2nd Addition.



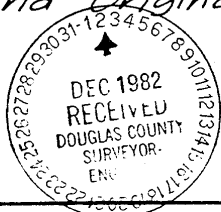
LEGEND

- 125.46' Information to be Corrected
- 120.46' Corrected Information



This is to Certify that the Lot Dimensions Encircled on this Plat Were Shown in Error on the Original Platting of Armbrust Acres 2nd Addition. And I Further Certify that the Lot Dimensions Enclosed Within a Rectangle as Shown on this Plat are the True, Correct and Originally Intended Lot Dimensions.

November 10, 1982
DATE



Dean E. HelMBERGER
DEAN E. HELMBERGER L.S. 264

SHEET	DATE
1/1	11-10-82 K.M.A. NO. B810138

CORRECTION PLAT

KM KIRKHAM, MICHAEL AND ASSOCIATES ARCHITECTS ENGINEERS PLANNERS

P.3

CHECK ONLY PLAT GET TO PLAT 11/17/82

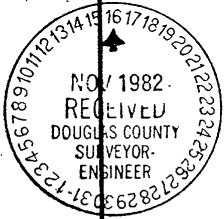
1-833 ARM-BRUST ACRES 2ND ADDITION #12

BOOK 679 PAGE 738

AFFIDAVIT

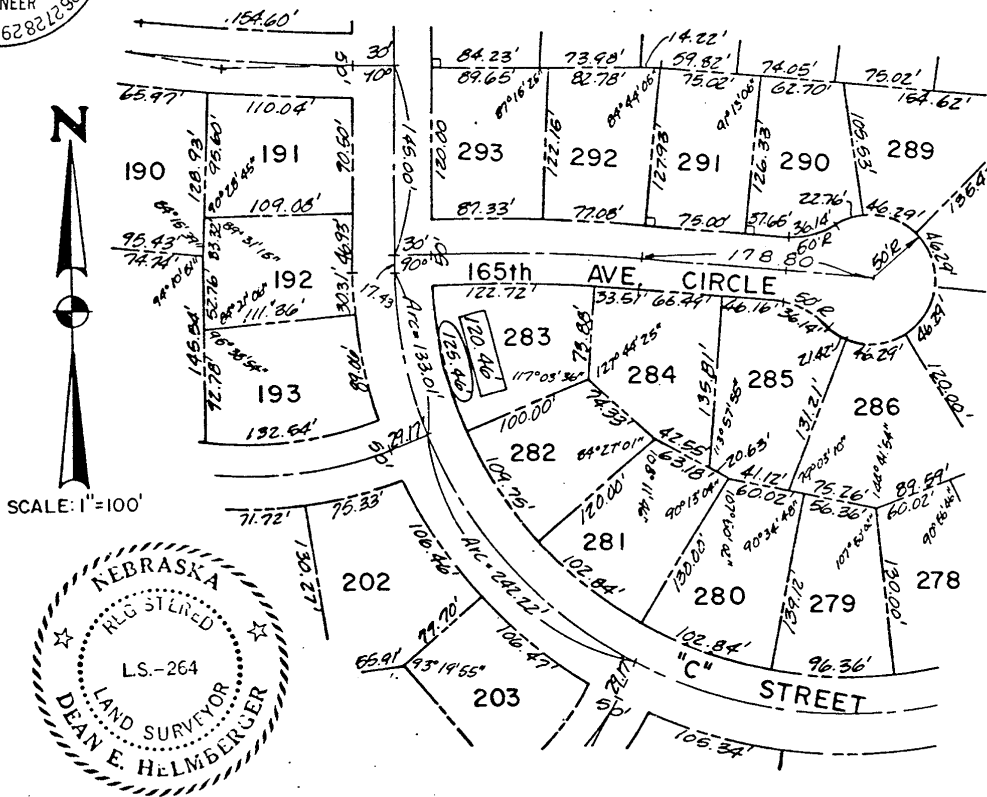
ARMBRUST ACRES 2ND ADDITION

A Subdivision Located In Part of the N.W. 1/4 & All of the NE 1/4 of the SW 1/4 of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. This is a Correction to Lot 203 of Armbrust Acres 2nd Addition.



LEGEND

- 125.46' Information to be Corrected
- 120.46' Corrected Information



This is to Certify that the Lot Dimensions Encircled on this Plat Were shown in Error on the Original Platting of Armbrust Acres 2nd Addition. And I Further Certify that the Lot Dimensions Enclosed Within a Rectangle as Shown on this Plat are the True, Correct and Originally Intended Lot Dimensions.

November 10, 1982
DATE

Dean E. HelMBERGER
DEAN E. HELMBERGER L.S. 264

SHEET 1/1	DATE 11-10-82 K.M.A. NO. 8810138	CORRECTION PLAT	KM KIRKHAM, ARCHITECTS MICHAEL, ENGINEERS AND ASSOCIATES PLANNERS
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RECEIVED
1982 NOV 15 AM 10:17

679
738
115751

HR-N17P1

PROJ. NO. _____

LOCATION _____

To The Office of
LOUIS E. LAMBERTY
County Surveyor and Engineer
Douglas County

Field Notes:

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description

See attached sheet.

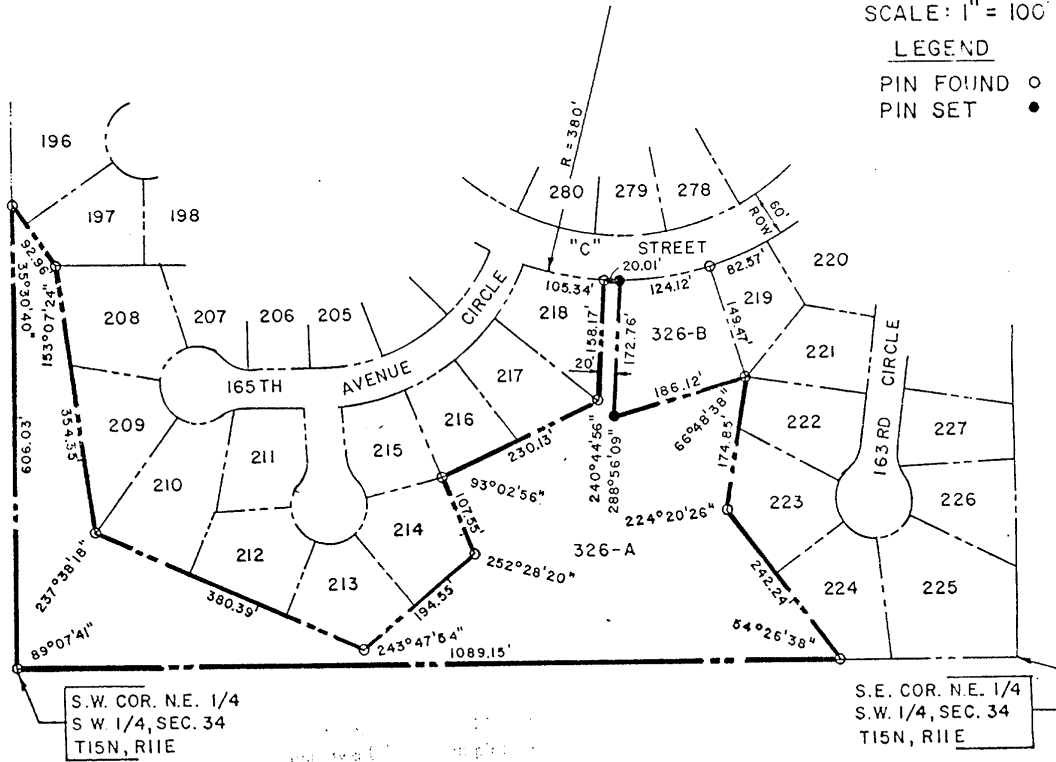
Plat to scale showing tract surveyed with all pertinent points.



SCALE: 1" = 100'

LEGEND

- PIN FOUND ○
- PIN SET ●



approved and filed for record in accordance with the provisions of the 1920 Home Rule Charter of the City of Omaha, 1925.

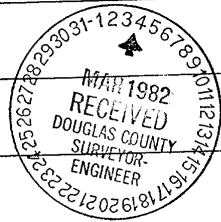
2/23/82
James Kelly
City Engineer

Signature of Land Surveyor
Dean E. Helmberger
Dean E. Helmberger

DATE RECEIVED: _____ Date: January 12, 1982 Reg. No. 264

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____



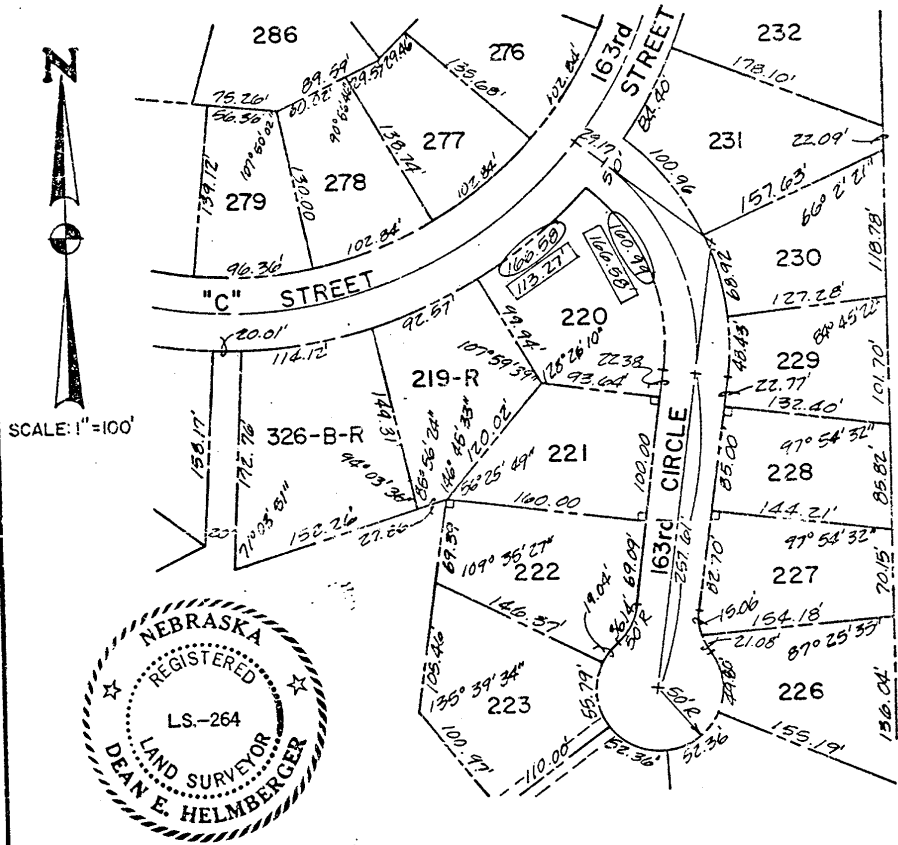
AFFIDAVIT BOOK 676 PAGE 379

ARMBRUST ACRES 2ND ADDITION

A Subdivision Located In Part of the NW 1/4 & All of the NE 1/4 of the SW 1/4 of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. This is a Correction to Lot 220 of Armbrust Acres 2nd Addition.

LEGEND

- 160.99 Information to be Corrected
- 160.58 Corrected Information



This is to Certify that the Lot Dimensions Encircled on this Plat Were shown in Error on the Original Platting of Armbrust Acres 2nd Addition and I Further Certify that the Lot Dimensions Enclosed Within a Rectangle as Shown on this Plat are the True, Correct and Originally Intended Lot Dimensions.

Aug 23, 1982
DATE

Dean E. Helmerger
DEAN E. HELMERGER L.S. 264

SHEET 1/1	DATE 8-23-82	AFFIDAVIT CORRECTION PLAT	KIRKHAM, MICHAEL AND ASSOCIATES	ARCHITECTS ENGINEERS PLANNERS
	K.M.A. NO. B810138			

35 Mail

RECEIVED
1982 AUG 30 PM 2:46
REGISTERED
DEAN E. HELMERGER
LAND SURVEYOR
DOUGLAS COUNTY, NEBR.

Book 676
Page 379
of 11
Info
Copied
H

#12-N19 P3

PROJ. NO. _____

LOCATION _____

To The Office of
LOUIS E. LAMBERTY
County Surveyor and Engineer
Douglas County


Field Notes:

LAND SURVEYOR'S CERTIFICATE

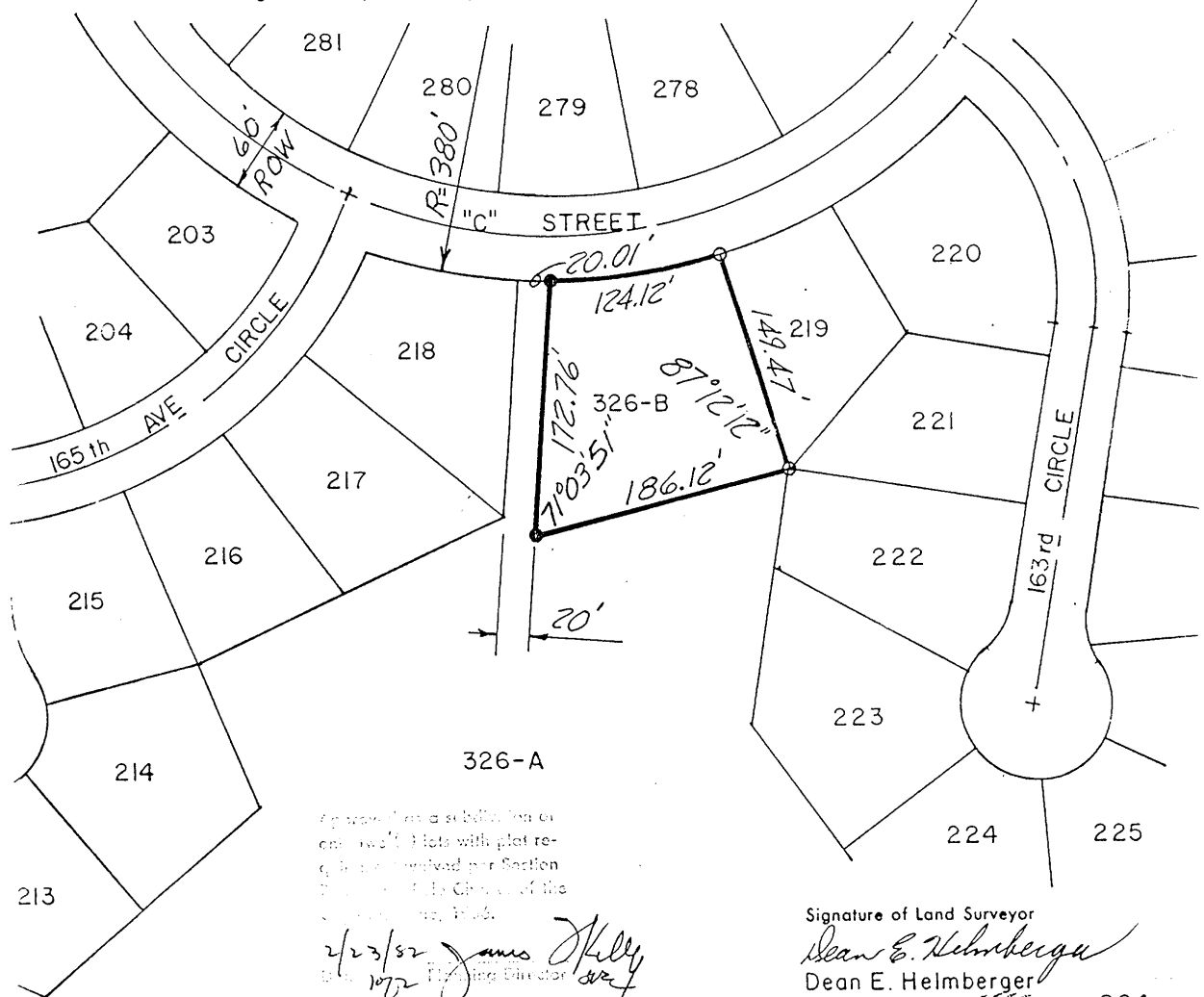
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description

See attached sheet.


 SCALE: 1" = 100'
LEGEND
 PIN FOUND ○
 PIN SET ●

Plat to scale showing tract surveyed with all pertinent points.



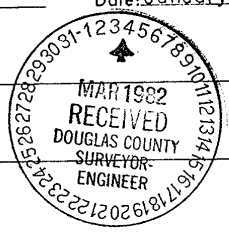
Approved as a subdivision for ex-
 emplified lots with plat re-
 corded and approved per Section
 20-2101, R.S. of the State of Nebraska.
 2/23/82 James Kelly
 1982 County Director

Signature of Land Surveyor
Dean E. Helmerger
 Dean E. Helmerger

DATE RECEIVED: _____ Date: January 12, 1982 Reg. No. 264

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____



PL

LEGAL DESCRIPTION

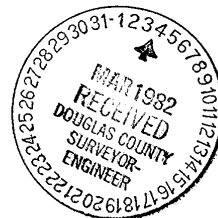
LOT 326-A

A tract of land being part of Lot 326 of Armbrust Acres 2nd Addition, a subdivision located in the West Half (W-1/2) of Section 34, Township 15 North, Range 11 East of the 6th P.M. in Douglas County, Nebraska. Said tract of land is more particularly described as follows:

Beginning at the northeasterly corner of Lot 218 of said Armbrust Acres 2nd Addition, said point being on the southerly right-of-way (ROW) line of "C" Street; thence southeasterly along said southerly ROW line of "C" Street on a curve to the left, said curve having a radius of 380.00 feet a central angle of 3°01'01" and an arc length of 20.01 feet; thence southwesterly a distance of 172.76 feet; thence northeasterly with an interior angle of 288°56'09", a distance of 186.12 feet to the northwesterly corner of Lot 222 of said Armbrust Acres 2nd Addition; thence southwesterly, along the westerly property lines of Lots 222 and 223 of said Armbrust Acres 2nd Addition, with an interior angle of 66°48'38", a distance of 174.85 feet; thence southeasterly, along the southwesterly property lines of Lots 223 and 224 of said Armbrust Acres 2nd Addition, with an interior angle of 224°20'26", a distance of 242.24 feet to a point on the southerly line of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of said Section 34; thence southwesterly along said southerly line of the NE-1/4 of the SW-1/4, with an interior angle of 54°26'38", a distance of 1089.15 feet to the southwest corner of said NE-1/4 of the SW-1/4; thence northwesterly along the westerly line of said NE-1/4 of the SW-1/4, with an interior angle of 89°07'41", a distance of 606.03 feet to a point on the westerly property line of Lot 196 of said Armbrust Acres 2nd Addition; thence southeasterly along the westerly property lines of Lots 196 and 197 of said Armbrust Acres 2nd Addition, with an interior angle of 35°30'40", a distance of 92.96 feet to the southwesterly corner of said Lot 197; thence southeasterly along the westerly property lines of Lots 208 and 209 of said Armbrust Acres 2nd Addition, with an interior angle of 153°07'24" a distance of 354.35 feet to the southwesterly corner of said Lot 209; thence southeasterly along the southerly property lines of Lots 210, 212 and 213, with an interior angle of 237°38'18", a distance of 380.39 feet to the southerly most corner of said Lot 213; thence northeasterly along the southeasterly property lines of Lot 213 and 214 of said Armbrust Acres 2nd Addition with an interior angle of 243°47'54", a distance of 194.55 feet to the easterly most corner of said Lot 214; thence northwesterly along the easterly property line of said Lot 214, with an interior angle of 252°28'20", a distance of 107.55 feet to the southwesterly corner of Lot 216 of said Armbrust Acres 2nd Addition; thence, northeasterly along the southerly property lines of Lots 216 and 217 of said Armbrust Acres 2nd Addition, with an interior angle of 93°02'56", a distance of 230.13 feet to the southeasterly corner of said Lot 218; thence northeasterly along the easterly property line of said Lot 218, with an interior angle of 240°44'56", a distance of 158.17 feet to the point of beginning, said Lot 326-A contains 5.231 Acres more or less.

Accepted for recording by the
County Clerk of Douglas County, Nebraska
this 22nd day of March 1982
at Omaha, Nebraska, in the presence of the
City of Omaha, Nebraska.

2/23/82 James J. Kelly
City Clerk



LEGAL DESCRIPTION

LOT 326-B

A tract of land being part of Lot 326 of Armbrust Acres 2nd Addition, a subdivision located in the West Half (W-1/2) of Section 34, Township 15 North, Range 11 East of the 6th P.M. in Douglas County, Nebraska. Said tract of land is more particularly described as follows:

Beginning at the northwesterly corner of Lot 219 of said Armbrust Acres 2nd Addition, said point being on the southerly right-of-way (ROW) line of "C" Street; thence southeasterly along the westerly property line of said Lot 219, a distance of 149.47 feet to the southwest corner of said Lot 219; thence southwesterly, with an interior angle 87°12'12", a distance of 186.12 feet; thence northeasterly, with an interior angle of 71°03'51", a distance of 172.76 feet to a point on said southerly ROW line of "C" Street; thence northeasterly along said southerly ROW line of "C" Street, on a curve to the left, said curve having a radius of 380.00 feet, a central angle of 18°42'55" and an arc length of 124.12 feet to the point of beginning, said Lot 326-B contains 0.549 acres more or less.

As shown on the subdivision of
the land shown with plat
numbered and filed per Section
of the Statute of this State of the
State of Nebraska, 1976.

James J. Kelly
Surveyor



AFFIDAVIT

#12-N17

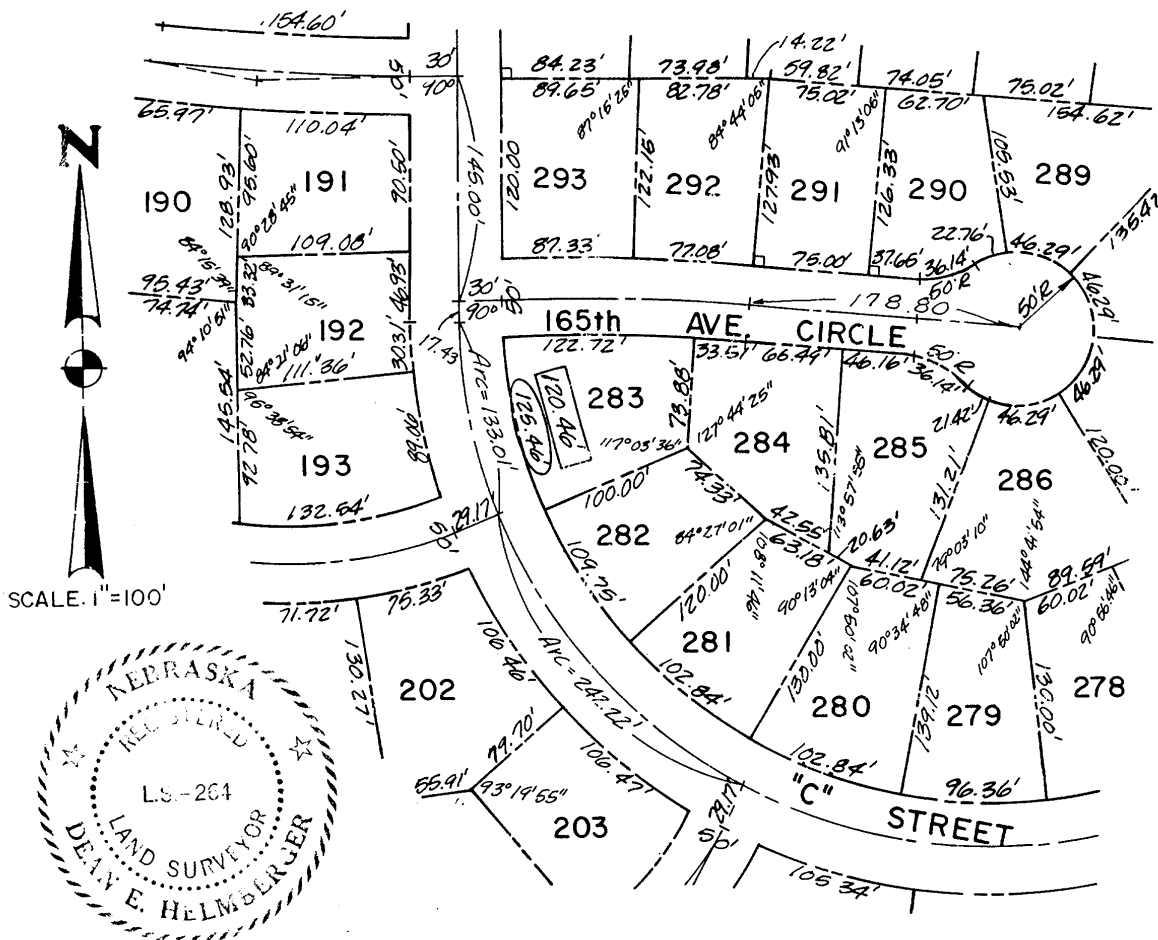
P.1

ARMBRUST ACRES 2ND ADDITION

A Subdivision Located In Part of the N.W 1/4 & All of the NE 1/4 of the SW 1/4 of Section 34, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska. This is a Correction to Lot 283 of Armbrust Acres 2nd Addition.

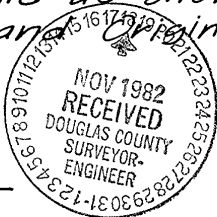
LEGEND

- 125.46' Information to be Corrected
- 120.46' Corrected Information



This is to Certify that the Lot Dimensions Encircled on this Plat Were Shown in Error on the Original Platting of Armbrust Acres 2nd Addition. And I Further Certify that the Lot Dimensions Enclosed Within a Rectangle as Shown on this Plat are the True, Correct and Originally Intended Lot Dimensions.

November 10, 1982
DATE



Dean E. Helmsberger
DEAN E. HELMSBERGER L.S. 264

SHEET	DATE
1/1	11-10-82 K.M.A. NO. B810138

CORRECTION PLAT

KM KIRKHAM, ARCHITECTS
MICHAEL, ENGINEERS
AND ASSOCIATES PLANNERS

Recorded @ Douglas County Register of Deeds
11-15-82 Misc. Book 679 Page 738