book 1736 page 186

ARMBRUST ACRES 4TH ADDITION

(LOTS 384 TO 527 INCLUSIVE)

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

DOUGLAS COUNTY, NEBRASKA

1984

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Robert L. Mierendorf, Vice President and Louis R. Seybold, Secretary of the Maenner Company, Managing General Partner of Maenner Acres One Ltd., a limited partnership, and E. Dolores and Willis H. 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, said subdivision to be know as ARMBRUST ACRES 4TH ADDITION, the lots to be numbered as shown (Lots 384 through 527 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 interiors 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 latter interfere with the aforesaid uses or rights here in granted.

IN WITNESS WHEREOF, we do hereby set our hands this 15th day of February, 1984 A.D.

FOR MAENNER ACRES ONE LTD., a limited partnership BY MAENNER CO., a Nebraska Corporation, Managing General Partner.

Robert L. Mierendorf
Vice President Maenner Co.

Louis R. Seybold
Secretary Maenner Co.

For E. Dolores and Willis H. Armbrust

E. Dolores Armbrust

Willis H. Armbrust

CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

On this 15th day of February, 1984, A.D., before me a Notary Public in and for said County personally came the above named Robert L. Mierendorf, Vice President, and Louis R. Seybold, Secretary of the Maenner Company, A Nebraska Corporation, Managing General Partner of Maenner Acres One Ltd., a limited partnership, who are personally known to me to be the identical persons whose names are affixed to the instrument as Vice President, and Secretary of said Corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

GENERAL NOTARY - State of Nebraska
SHARON L. LOFLAND
MY COMMISSION EXPIRES
Nov. 17, 1984

Sharon L. Lofland
Notary Public

My commission expires on the 17th day of November, 19 84, A.D.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

On this 16th day of February, 1984, 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 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 foresaid.

GENERAL NOTARY - State of Nebraska
SHARON L. LOFLAND
MY COMMISSION EXPIRES
Nov. 17, 1984

Sharon L. Lofland
Notary Public

My commission expires on the 17th day of November, 1984, A.D.

CENTERLINE CURVE DATA

1) Δ = 1°25'56"
D = 15°42'00"
R = 364.94'
T = 19.40'
L = 38.77'

2) Δ = 1°25'56"
D = 8°00'08"
R = 716.00'
T = 10.85'
L = 61.67'

3) Δ = 58°37'16"
D = 19°05'55"
R = 300.00'
T = 168.42'
L = 306.96'

4) Δ = 26°26'39"
D = 19°05'55"
R = 300.00'
T = 70.49'
L = 138.46'

5) Δ = 6°05'13"
D = 15°42'00"
R = 364.94'
T = 19.40'
L = 38.77'

6) Δ = 4°56'05"
D = 8°00'08"
R = 716.00'
T = 30.85'
L = 61.67'

7) Δ = 10°20'49"
D = 8°00'08"
R = 716.00'
T = 64.81'
L = 129.30'

8) Δ = 15°16'54"
D = 3°58'31"
R = 1441.33'
T = 193.36'
L = 384.42'

9) Δ = 15°16'54"
D = 14°19'26"
R = 400.00'
T = 53.66'
L = 106.68'

10) Δ = 37°34'07"
D = 27°50'23"
R = 205.81'
T = 70.00'
L = 134.95'

11) Δ = 5°26'57"
D = 5°11'23"
R = 1104.03'
T = 52.54'
L = 105.00'

12) Δ = 12°36'02"
D = 3°59'54"
R = 1433.00'
T = 158.21'
L = 315.15'

13) Δ = 9°19'22"
D = 08°11'23"
R = 1104.03'
T = 90.02'
L = 179.64'

14) Δ = 75°13'41"
D = 42°36'39"
R = 135.00'
T = 104.02'
L = 177.25'

15) Δ = 9°51'38"
D = 5°11'23"
R = 1104.03'
T = 95.24'
L = 190.00'

16) Δ = 3°23'34"
D = 5°11'23"
R = 1104.03'
T = 32.70'
L = 65.37'

17) Δ = 45°07'40"
D = 15°16'44"
R = 375.00
T = 155.82'
L = 295.36'

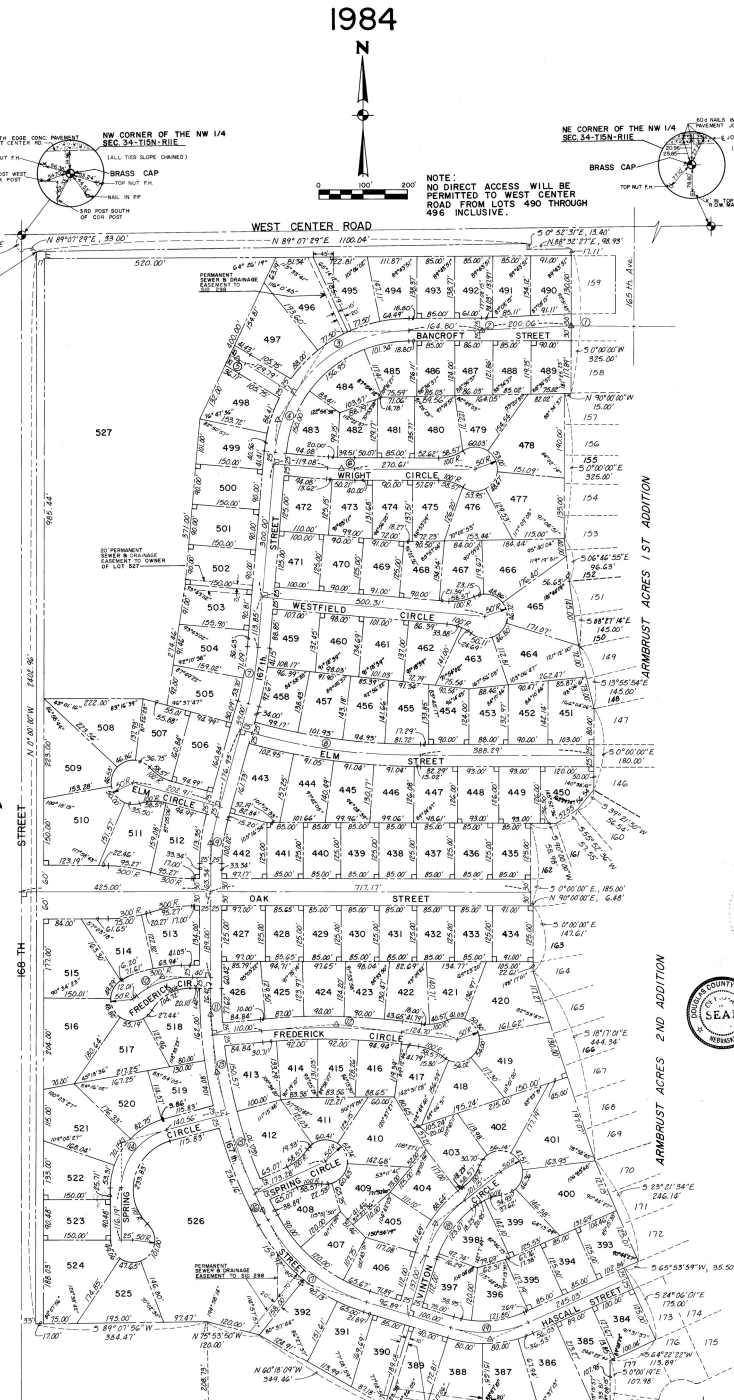
18) Δ = 35°29'22"
D = 22°55'06"
R = 250.00'
T = 80.00'
L = 154.85'

19) Δ = 40°56'51"
D = 22°55'06"
R = 250.00'
T = 93.34'
L = 178.67'

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 4TH 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 4TH ADDITION, the Lints and boundaries of said subdivision are as follows:

Part of the Northwest Quarter (NW1/4) 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 Northwest corner of the NW1/4 of said Section 34; thence S0°00'00"E (assumed bearing) along the West line of said NW1/4 a distance of 33.00 feet to a point; thence N89°07'29"E a distance of 33.00 feet to the true point of beginning; thence continuing N89°07'29"E along the existing Southerly right-of-way line of West Center Road (Highway 275) a distance of 1100.04 feet to a point; thence S0°52'31"E a distance of 13.40 feet to a point; thence N88°32'27"E along the existing Southerly Highway right-of-way line a distance of 98.98 feet to a point; thence S0°00'00"W along the Westerly line of Armbrust Acres 1st Addition, specifically along the Westerly line of Lots 159 and 158 of Armbrust Acres 1st Addition, a distance of 325.00 feet to the Southwest corner of said Lot 158; thence N90°00'00"W, along the North line of Lot 157, Armbrust Acres 1st Addition, a distance of 15.00 feet to the Northwest corner of said Lot 157; thence S0°00'00"E, along the West line of Lots 157, 156, 155, 154 and 153 Armbrust Acres 1st Addition, a distance of 325.00 feet to the most Westerly corner of said Lot 153; thence S06°46'55"E, along the Westerly line of Lots 153 and 152, Armbrust Acres 1st Addition, a distance of 96.63 feet to the Southwest corner of said Lot 152; thence S08°27'14"E, along the Westerly line of Lots 151 and 150, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said Lot 150; thence S13°55'54"E, along the Westerly line of Lots 149 and 148, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said Lot 148' thence S0°00'00E, along the West line of Lots 147 and 146, Armbrust Acres 1st Addition, a distance of 180.00 feet to the Southwest corner of said Lot 146; thence S39°21'50W, along the Northwesterly line of Lot 160, Armbrust Acres 2nd Addition, a distance of 56.54 feet to the Northwest corner of said Lot 160; thence S55°52'36"W, along the Northwesterly line of Lot 161, Armbrust Acres 2nd Addition, a distance of 57.55 feet to the Northwest corner of said Lot 161; thence S90°00'00"W along the North line of Lot 162, Armbrust Acres 2nd addition, a distance of 58.98 feet to the Northwest corner of said Lot 162; thence S0°00'00"E along the West line of said Lot 162 and an extension thereof, a distance of 185.00 feet to a point on the South right-of-way line of Oak Street; thence N90°00'00"E, along the South right-of-way line of Oak Street, a distance of 6.48 feet to the Northwest corner of Lot 163, Armbrust Acres 2nd Addition; thence S0°00'00"E along the West line of Lots 163 and 164, Armbrust Acres 2nd Addition, a distance of 147.61 feet to the most westerly corner of said Lot 164; thence S18°17'01"E, along the Westerly line of Lots 164, 165, 166, 167, 168 and 169 of Armbrust Acres 2nd Addition, a distance of 444.34 feet to the Southwest corner of said Lot 169; thence S21°34'E, along the Westerly line of Lots 170, 171 and 172, Armbrust Acres 2nd Addition, a distance of 246.14 feet to the Northwest corner of said Lot 172; thence S65°53'59"W, along the Northerly right-of-way line of Hascall Street, a distance of 35.50 feet to a point; thence S24°06'01"E, along the Westerly line of Lot 173, and an extension thereof, Armbrust Acres 2nd Addition, a distance of 175.00 feet to the Southwest corner of said Lot 173; thence S64°22'29"W along the Northerly line of Lots 176 and 177, Armbrust Acres 2nd Addition, a distance of 113.89 feet to the Northwest corner of said Lot 177; thence S0°00'19"E, along the Westerly line of Lots 177 and 178, Armbrust Acres 2nd Addition, a distance of 107.98 feet to Southeast corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 15 North, Range 11 East; thence S89°07'56"W, along the South line of said NW1/4, a distance of 484.71 feet to a point; thence N75°53'50"W, a distance of 349.46 feet to a point; thence N65°53'59"E, a distance of 120.00 feet to a point; thence S89°07'56"W, a distance of 384.47 feet to a point on the East right-of-way line of 168th Street; thence N0°00'00"W, along the East right-of-way line of 168th Street, said right-of-way line being 53.00 feet East and parallel to the West line of said NW1/4, a distance of 2402.96 feet to the true point beginning and containing 69.89 acres more or less.

Dated this 10th day of February, 1984.

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

COUNTY SURVEYOR'S CERTIFICATE

This plat of ARMBRUST ACRES 4TH ADDITION was reviewed by the Douglas County Surveyor's Office on this 2nd day of March, 1984, A.D.

Douglas County Surveyor

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 14th day of March, 1984, A.D.

Ron Howell
County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of ARMBRUST ACRES 4TH ADDITION was approved by the City Planning Board of the City of Omaha this 9th day of May, 1984, A.D.

Chairman

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of ARMBRUST ACRES 4TH ADDITION (Lots 384 through 527 inclusive), as to the Design Standards this 5th day of April, 1984.

City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 1st day of August, 1984.

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARMBRUST ACRES 4TH ADDITION was approved and accepted by the City Council of Omaha this 10 day of July, 1984, A.D.

Mayor Bernie Simon 7-13-84 Donald J. Peterson City Clerk DEPUTY

City Council President

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 4TH ADDITION will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 21st day of February, 1984, A.D.

JOHN L. ADLER — REGISTERED PROFESSIONAL ENGINEER — E-0628 — STATE OF NEBRASKA

John L. Adler, P.E.

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS

KMA NO. B830342

RECEIVED
1984 AUG -3 PM 3:46
REGISTER OF DEEDS

BOOK 920 PAGE 540

ARMBRUST ACRES 4TH ADDITION

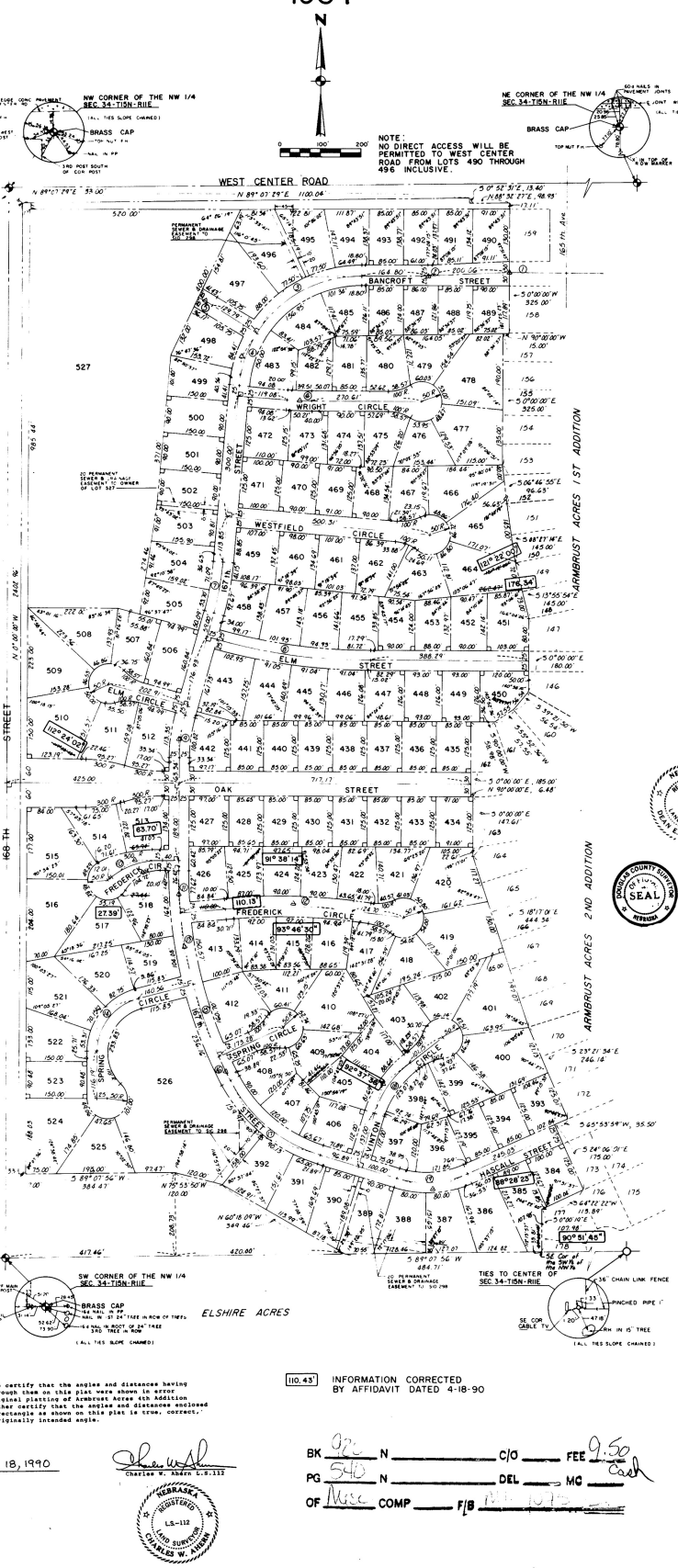
CORRECTION PLAT

LOTS 384, 385, 405, 415, 425, 464, 510, 513 AND 517
PART OF THE NW 1/4 OF SECTION 34,

TOWNSHIP 15 NORTH, RANGE 11 EAST

DOUGLAS COUNTY, NEBRASKA

1984



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Robert L. Mierendorf, Vice President and Louis R. Seybold, Secretary of the Maenner Company, Managing General Partner of Maenner Acres One Ltd., a limited partnership; and E. Dolores and Willis H. 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, said subdivision to be know as ARMBRUST ACRES 4TH ADDITION, the lots to be numbered as shown (Lots 384 through 527 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 interiore 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 descried easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or latter interfere with the aforesaid uses or rights here in granted.

IN WITNESS WHEREOF, we do hereby set our hands this 14th day of February, 1984 A.D.

FOR MAENNER ACRES ONE LTD., a limited partnership BY MAENNER CO., a Nebraska Corporation, Managing General Partner.

Robert L. Mierendorf, Vice President Maenner Co.

Louis R. Seybold, Secretary Maenner Co.

For E. Dolores and Willis H. Armbrust

E. Dolores Armbrust

Willis H. Armbrust

NOTE:
NO DIRECT ACCESS WILL BE PERMITTED TO 168th STREET FROM LOTS 509,510,515,516 & 521 THROUGH 524 INCLUSIVE.

CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

On this 14 day of February, 1984, A.D., before me a Notary Public in and for said County personally came the above named Robert L. Mierendorf, Vice President, and Louis R. Seybold, Secretary of the Maenner Company, a Nebraska Corporation, Managing General Partner of Maenner Acres One Ltd., a limited partnership, who are personally know to me to be the identical persons whose names are affixed to the instrument as Vice President, and Secretary of said Corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

Witness my hand and notarial seal the last date aforesaid.

Notary Public

My commission expires on the 12 day of January, 19 88, A.D.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

On this 14th day of February, 1984, 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 of this plat and they acknowledge the signing of said Dedication to be their voluntary act and deed.

Witness my hand and notarial seal the last date foresaid.

Notary Public

My commission expires on the 12 day of January, 19 88 A.D.

CENTERLINE CURVE DATA

1) Δ = 1°25'56" D = 1°00'00" R = 5730.00' T = 71.50' L = 143.09'
2) Δ = 1°25'56" D = 1°00'00" R = 5730.00' T = 71.50' L = 143.09'
3) Δ = 58°37'16" D = 19°05'55" R = 300.00' T = 168.42' L = 306.94'
4) Δ = 26°26'19" D = 19°05'55" R = 300.00' T = 70.49' L = 138.46'
5) Δ = 6°05'13" D = 15°42'00" R = 364.94' T = 19.40' L = 38.77'
6) Δ = 4°56'05" D = 8°00'08" R = 716.00' T = 30.85' L = 61.67'
7) Δ = 10°30'40" D = 8°00'08" R = 716.00' T = 64.83' L = 129.30'
8) Δ = 15°16'54" D = 15°42'00" R = 364.94' T = 48.90' L = 97.33'
9) Δ = 15°16'54" D = 14°19'26" R = 400.00' T = 53.66' L = 106.68'
10) Δ = 34°34'07" D = 27°50'22" R = 205.92' T = 70.00' L = 134.95'
11) Δ = 5°26'57" D = 5°11'23" R = 1104.03' T = 52.54' L = 105.00'
12) Δ = 12°36'02" D = 3°59'54" R = 1433.00' T = 158.21' L = 315.15'
13) Δ = 9°19'22" D = 08°11'23" R = 1104.03' T = 89.80' L = 179.64'
14) Δ = 25°13'41" D = 42°26'29" R = 135.00' T = 104.02' L = 177.25'
15) Δ = 9°51'38" D = 5°11'23" R = 1104.03' T = 95.24' L = 190.00'
16) Δ = 3°42'34" D = 5°11'23" R = 1104.03' T = 32.70' L = 65.37'
17) Δ = 45°07'40" D = 15°16'44" R = 375.00' T = 155.82' L = 295.36'
18) Δ = 35°29'22" D = 22°55'06" R = 250.00' T = 80.00' L = 154.85'
19) Δ = 40°56'53" D = 22°55'06" R = 250.00' T = 93.34' L = 178.67'

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

RECEIVED
APR 19 1 36 PM '90
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

1684 Fee

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS

KMA NO. 8830342

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 4TH 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 4TH ADDITION, the limits and boundaries of said subdivision are as follows:

Part of the Northwest Quarter (NW1/4) 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 Northwest corner of the NW1/4 of said Section 34; thence S0°00'00"E (assumed bearing) along the West line of said NW1/4 a distance of 33.00 feet to a point; thence N89°07'29"E a distance of 33.00 feet to the true point of beginning; thence continuing N89°07'29"E along the existing Southerly right-of-way line of West Center Road (Highway 275) a distance of 1100.04 feet to a point; thence S0°52'31"E a distance of 13.40 feet to a point; thence N88°32'27"E along the existing Southerly Highway right-of-way line a distance of 98.93 feet to a point; thence S7°00'00"W along the Westerly line of Armbrust Acres 1st Addition, specifically along the Westerly line of Lots 159 and 158 of Armbrust Acres 1st Addition, a distance of 325.00 feet to the Southwest corner of said Lot 158; thence N90°00'00"W, along the North line of Lot 157, Armbrust Acres 1st Addition, a distance of 15.00 feet to the Northwest corner of said Lot 157; thence S0°00'00"E, along the West line of Lots 157, 156, 155, 154 and 153 Armbrust Acres 1st Addition, a distance of 325.00 feet to the most Westerly corner of said Lot 153; thence S06°46'55"E, along the Westerly line of Lots 53 and 152, Armbrust Acres 1st Addition, a distance of 96.63 fe t to the Southwest corner of said Lot 152; thence S08°27'14"E, along the Westerly line of Lots 151 and 150, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said Lot 150; thence S13°55'54"E, along the Westerly line of Lots 149 and 148, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said Lot 148; thence S0°00'00E, along the West line of Lots 147 and 146, Armbrust Acres 1st Addition, a distance of 180.00 feet to the Southwest corner of said Lot 146; thence S39°21'50W, along the Northwesterly line of Lot 160, Armbrust Acres 2nd Addition, a distance of 56.54 feet to the Northwest corner of said Lot 160; thence S55°52'36"W, along the Northwesterly line of Lot 161, Armbrust Acres 2nd Addition, a distance of 57.55 feet to the Northwest corner of said Lot 161; thence S90°00'00"W along the North line of Lot 162, Armbrust Acres 2nd addition, a distance of 58.98 feet to the Northwest corner of said Lot 162; thence S0°00'00"E along the West line of said Lot 162 and an extension thereof, a distance of 185.00 feet to a point on the South right-of-way line of Oak Street; thence N90°00'00"E, along the South right-of-way line of Oak Street, a distance of 6.48 feet to the Northwest corner of Lot 163, Armbrust Acres 2nd Addition; thence S0°00'00"E along the West line of Lots 163 and 164, Armbrust Acres 2nd Addition, a distance of 147.61 feet to the most Westerly corner of said Lot 164; thence S18°17'01"E, along the Westerly line of Lots 164, 165, 166, 167, 168 and 169 of Armbrust Acres 2nd Addition, a distance of 444.34 feet to the Southwest corner of said Lot 169; thence S23°21'34"E, along the Westerly line of Lots 170, 171 and 172, Armbrust Acres 2nd Addition, a distance of 248.14 feet to the Southwest corner of said Lot 172; thence S65°53'59"W, along the Northerly right-of-way line of Hascall Street, a distance of 35.50 feet to a point; thence S24°06'01"E, along the Westerly line of Lot 173, and an extension thereof, Armbrust Acres 2nd Addition, a distance of 175.00 feet to the Southwest corner of said Lot 173; thence S64°22'22"W, along the Northerly line of Lots 176 and 177, Armbrust Acres 2nd Addition, a distance of 113.89 feet to the Northwest corner of said Lot 177; thence S0°00'19"E, along the Westerly line of Lots 177 and 178, Armbrust Acres 2nd Addition, a distance of 107.98 feet to Southeast corner of the Southwest Quarter (SW1/4) of the Northwest Quarter of (NW1/4) of Section 34, Township 15 North, Range 11 East; thence S89°07'56"W, along the South line of said NW1/4, a distance of 484.71 feet to a point; thence N60°18'09"W, a distance of 349.46 feet to a point; thence N75°53'50"W, a distance of 120.00 feet to a point; thence S89°07'56"W, a distance of 384.47 feet to a point on the East right-of-way line of 168th Street; thence N0°00'00"W, along said right-of-way line of 168th Street, said right-of-way line being 33.00 feet East and parallel to the West line of said SW1/4, a distance of 2402.96 feet to the true point beginning and containing 69.89 acres more or less.

Dated this 10th day of February, 1984.

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

COUNTY SURVEYOR'S CERTIFICATE

This plat of ARMBRUST ACRES 4TH ADDITION was reviewed by the Douglas County Surveyor's Office on this 20th day of March, 1984, A.D.

Douglas County Surveyor

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 on the records of this office.

Dated this 14th day of March, 1984, A.D.

APPROVAL OF CITY PLANNING BOARD

This plat of ARMBRUST ACRES 4TH ADDITION was approved by the City Planning Board of the City of Omaha this 9th day of May, 1984, A.D.

Chairman

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of ARMBRUST ACRES 4TH ADDITION (Lots 384 through 527 inclusive) as to Design Standards this 5th day of April, 1984.

City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this 1st day of August, 1984.

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARMBRUST ACRES 4TH ADDITION was approved and accepted by the City Council of Omaha this _____ day of July, 1984, A.D.

Mayor City Clerk

City Council President

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 4TH ADDITION will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 21st day of February, 1984, A.D.

John L. Adler, P.E.

This is to certify that the angles and distances having a line through them on this plat were shown in error on the original platting of Armbrust Acres 4th Addition and I further certify that the angles and distances enclosed within a rectangle as shown on this plat is true, correct, and the originally intended angle.

April 18, 1990
Date

Charles W. Sherin L.S.112

BK 92 N C/O FEE 9.50 Cash
PG 540 N DEL MC
OF Misc COMP F/B

BOOK 920 PAGE 540

ARMBRUST ACRES 4TH ADDITION

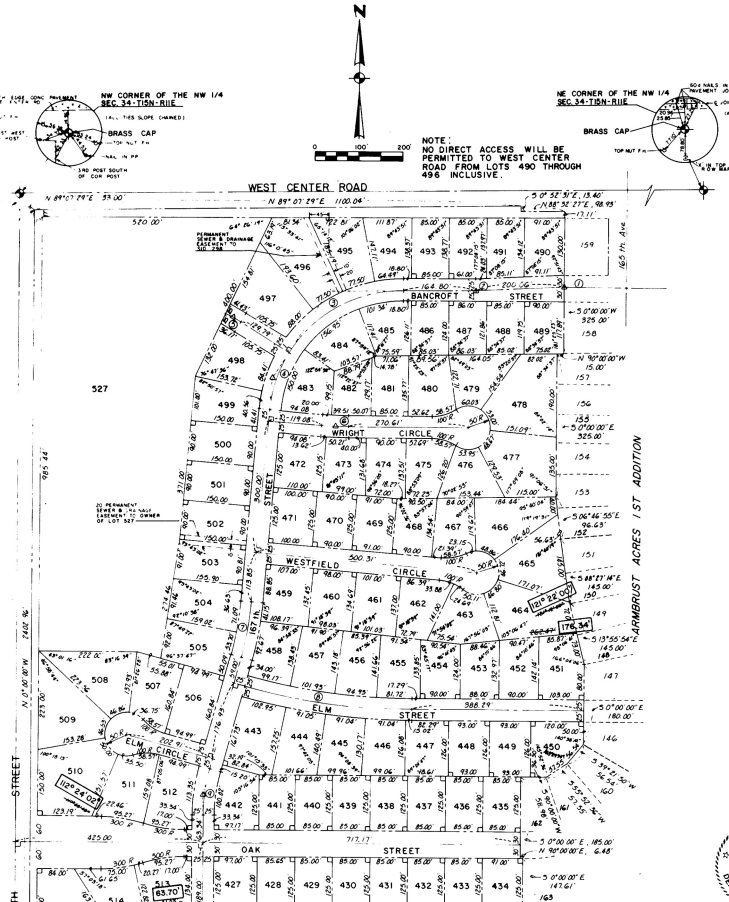
CORRECTION PLAT

LOTS 384, 385, 405, 415, 425, 464, 510, 513 AND 517
PART OF THE NW 1/4 OF SECTION 34,

TOWNSHIP 15 NORTH, RANGE 11 EAST

DOUGLAS COUNTY, NEBRASKA

1984



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Robert L. Mierendorf, Vice President and Louis R. Seybold, Secretary of the Maenner Company, Managing General Partner of Maenner Acres One Ltd., a limited partnership, and E. Dolores and Willis H. 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, said subdivision to be know as ARMBRUST ACRES 4TH ADDITION, the lots to be numbered as shown (Lots 384 through 527 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 interiors 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 latter interfere with the aforesaid uses or rights here in granted.

IN WITNESS WHEREOF, we do hereby set our hands this 10th day of February, 1984 A.D.

FOR MAENNER ACRES ONE LTD., a limited partnership BY MAENNER CO., a Nebraska Corporation, Managing General Partner.

Robert L. Mierendorf, Vice President Maenner Co.

Louis R. Seybold, Secretary Maenner Co.

For E. Dolores and Willis H. Armbrust

E. Dolores Armbrust

Willis H. Armbrust

CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska) SS
COUNTY OF Douglas)

On this 10th day of February, 1984, A.D., before me a Notary Public in and for said county personally came the above named Robert L. Mierendorf, Vice President, and Louis R. Seybold, Secretary of the Maenner Company, a Nebraska Corporation, Managing General Partner of Maenner Acres One Ltd., a limited partnership, who are personally known to me to be the identical persons whose names are affixed to the instrument as Vice President, and Secretary of said Corporation, and they acknowledge the execution therefore to be their voluntary act and deed as such officers and voluntarily set and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

Witness my hand and official seal the last date aforesaid.

GENERAL NOTARY-State of Nebraska, MARIA F. KIRKHAM, MY COMMISSION EXPIRES Sept 5, 1985

Notary Public

My commission expires on the 5th day of September, 19 85, A.D.

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

On this _____ day of _____, 1984, 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 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 foresaid.

Notary Public

My commission expires on the _____ day of _____, A.D.

CENTERLINE CURVE DATA

1) Δ = 1°25'56" D = 1°25'56" R = 4000.00' L = 179.64'
2) Δ = 1°25'56" D = 1°25'56" R = 4000.00' L = 179.64'
3) Δ = 58°37'16" D = 19°05'55" R = 300.00' T = 168.42' L = 306.94'
4) Δ = 26°26'19" D = 19°05'55" R = 300.00' T = 70.49' L = 138.46'
5) Δ = 6°05'13" D = 15°42'00" R = 364.94' T = 19.40' L = 38.77'
6) Δ = 4°36'05" D = 8°00'08" R = 716.00' T = 30.85' L = 61.67'
7) Δ = 10°20'49" D = 8°00'08" R = 716.00' T = 64.83' L = 129.30'
8) Δ = 13°16'34" D = 3°58'31" R = 1441.33' T = 193.36' L = 384.42'
9) Δ = 15°16'54" D = 14°19'26" R = 400.00' T = 53.66' L = 106.68'
10) Δ = 37°34'07" D = 27°50'22" R = 205.81' T = 70.00' L = 134.95'
11) Δ = 5°26'57" D = 5°11'23" R = 1104.03' T = 52.54' L = 105.00'
12) Δ = 12°36'02" D = 3°59'54" R = 1433.00' T = 158.21' L = 315.15'
13) Δ = 9°19'22" D = 08°11'23" R = 1104.03' T = 90.02' L = 179.64'
14) Δ = 75°12'45" D = 62°26'29" R = 135.00' T = 104.02' L = 177.25'
15) Δ = 9°51'38" D = 5°11'23" R = 1104.03' T = 95.24' L = 190.00'
16) Δ = 2°43'24" D = 5°11'23" R = 1104.03' T = 32.70' L = 65.37'
17) Δ = 45°07'40" D = 15°16'44" R = 375.00' T = 155.82' L = 295.36'
18) Δ = 35°29'22" D = 22°55'06" R = 250.00' T = 80.00' L = 154.85'
19) Δ = 40°56'51" D = 22°55'06" R = 250.00' T = 93.34' L = 178.67'

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

RECEIVED
APR 19 1 36 PM '90
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

PREPARED BY
KIRKHAM, MICHAEL & ASSOCIATES
ARCHITECTS ENGINEERS

KMA NO. 8830342

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 4TH 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 4TH ADDITION, the limits and boundaries of said subdivision are as follows:

Part of the Northwest Quarter (NW1/4) 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 Northwest corner of the NW1/4 of said Section 34; thence S0°00'00"E (assumed bearing) along the West line of said NW1/4 a distance of 33.00 feet to a point; thence N89°07'29"E a distance of 33.00 feet to the true point of beginning; thence continuing N89°07'29"E along the existing Southerly right-of-way line of West Center Road (Highway 275) a distance of 1100.04 feet to a point; thence N87°52'31"E a distance of 13.40 feet to a point; thence N88°32'27"E along the existing Southerly Highway right-of-way line a distance of 98.93 feet to a point; thence S7°00'00"W along the Westerly line of Armbrust Acres 1st Addition, specifically along the Westerly line of Lots 159 and 158 of Armbrust Acres 1st Addition, a distance of 325.00 feet to the Southwest corner of said Lot 158; thence N90°00'00"W, along the North line of Lot 157, Armbrust Acres 1st Addition, a distance of 15.00 feet to the Northwest corner of said Lot 157; thence S7°00'00"E, along the West line of Lot 157, 156, 155, 154 and 153 Armbrust Acres 1st Addition, a distance of 325.00 feet to the most Westerly corner of said Lot 153; thence S06°46'55"E along the Westerly line of Lots 53 and 152, Armbrust Acres 1st Addition, a distance of 96.63 fe t to the Southeast corner of said Lot 152; thence S08°27'14"E along the Westerly line of Lots 151 and 150, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said Lot 150; thence S13°55'54"E, along the Westerly line of Lots 149 and 148, Armbrust Acres 1st Addition, a distance of 145.00 feet to the Southwest corner of said lot 148; thence S0°00'00E, along the West line of Lots 147 and 146, Armbrust Acres 1st Addition, a distance of 180.00 feet to the Southwest corner of said Lot 146; thence S39°21'50W, along the Northwesterly line of Lot 160, Armbrust Acres 2nd Addition, a distance of 56.54 feet to the Northwest corner of said Lot 160; thence S55°52'36"W, along the Northwesterly line of Lot 161, Armbrust Acres 2nd Addition, a distance of 57.55 feet to the Northwest corner of said Lot 161; thence S90°00'00"W along the North line of Lot 162, Armbrust Acres 2nd addition, a distance of 58.98 feet to the Northwest corner of said Lot 162; thence S0°00'00"E along the West line of said Lot 162 and an extension thereof, a distance of 185.00 feet to a point on the South right-of-way line of Oak Street; thence N90°00'00"E, along the South right-of-way line of Oak Street, a distance of 6.48 feet to the Northwest corner of Lot 163, Armbrust Acres 2nd Addition; thence S0°00'00"E along the West line of Lots 163 and 164, Armbrust Acres 2nd Addition, a distance of 147.61 feet to the most westerly corner of said Lot 164; thence S18°17'01"E, along the Westerly line of Lots 164, 165, 166, 167, 168 and 169 of Armbrust Acres 2nd Addition, a distance of 444.34 feet to the Southwest corner of said Lot 169; thence S23°21'34"E, along the Westerly line of Lots 170, 171 and 172, Armbrust Acres 2nd Addition, a distance of 244.14 feet to the Southeast corner of said Lot 172; thence S65°53'59"W, along the Northerly right-of-way line of Mascot Street, a distance of 35.50 feet to a point; thence S24°06'01"E, along the Westerly line of Lot 173, and an extension thereof, Armbrust Acres 2nd Addition, a distance of 175.00 feet to the Southwest corner of said Lot 173; thence S64°22'22"W, along the Northerly line of Lots 176 and 177, Armbrust Acres 2nd Addition, a distance of 113.89 feet to the Northwest corner of said Lot 177; thence S0°00'19"E, along the Westerly line of Lots 177 and 178, Armbrust Acres 2nd Addition, a distance of 107.98 feet to Southeast corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 15 North, Range 11 East; thence S89°07'56"W, along the South line of said NW1/4, a distance of 484.71 feet to a point; thence N60°18'09"W, a distance of 349.46 feet to a point; thence N75°53'50"W, a distance of 120.00 feet to a point; thence N89°07'56"W, a distance of 384.47 feet to a point on the Easterly right-of-way line of 168th Street; thence N0°00'00"W, along the East right-of-way line of 168th Street, said right-of-way line being 33.00 feet East and parallel to the West line of said NW1/4, a distance of 2402.96 feet to the true point beginning and containing 69.89 acres more or less.

Dated this 10th day of February, 1984.

NEBRASKA REGISTERED LAND SURVEYOR DEAN E. HELMBERGER LS-264

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

COUNTY SURVEYOR'S CERTIFICATE

This plat of ARMBRUST ACRES 4TH ADDITION was reviewed by the Douglas County Surveyor's Office on this 12th day of March, 1984, A.D.

DOUGLAS COUNTY SURVEYOR SEAL NEBRASKA

Douglas County Surveyor

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 14th day of March, 1984, A.D.

COUNTY TREASURER OFFICIAL SEAL NEBRASKA

Jean J. Howell, County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of ARMBRUST ACRES 4TH ADDITION was approved by the City Planning Board of the City of Omaha this 9th day of May, 1984, A.D.

Chairman

APPROVALS OF CITY ENGINEER OF OMAHA

I hereby approve this plat of ARMBRUST ACRES 4TH ADDITION (lots 384 through 527 inclusive) as to the Design Standards this 3rd day of April, 1984.

City Engineer

I hereby certify that adequate provisions have been made for compliance with the Omaha Municipal Code this 1st day of August, 1984.

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of ARMBRUST ACRES 4TH ADDITION was approved and accepted by the City Council of Omaha this _____ day of _____, 1984, A.D.

Mayor

City Clerk

City Council President

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 4TH ADDITION will be graded to the grades approved by the City Engineer and filed with the City of Omaha.

Dated this 21st day of February, 1984, A.D.

REGISTERED PROFESSIONAL ENGINEER JOHN L. ADLER E-2525 STATE OF NEBRASKA

John L. Adler, P.E.

This is to certify that the angles and distances having a line through them on this plat were shown in error on the original platting of Armbrust Acres 4th Addition and I further certify that the angles and distances enclosed within a rectangle as shown on this plat is true, correct, and the originally intended angle.

April 18, 1990
Date

Charles W. Ahern L.S.112

NEBRASKA REGISTERED LAND SURVEYOR LS-112 CHARLES W. AHERN

110.43' INFORMATION CORRECTED BY AFFIDAVIT DATED 4-18-90

BK 92 N _____ C/O _____ FEE 9.50 Cash
PG 540 N _____ DEL _____ MC _____
OF Misc COMP _____ F/B _____