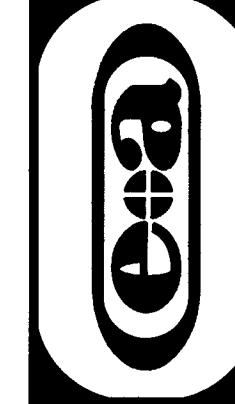


SOUTHWESTERN PLAZA

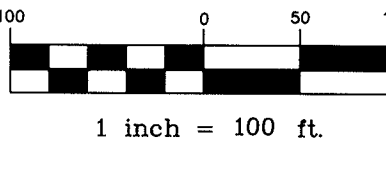
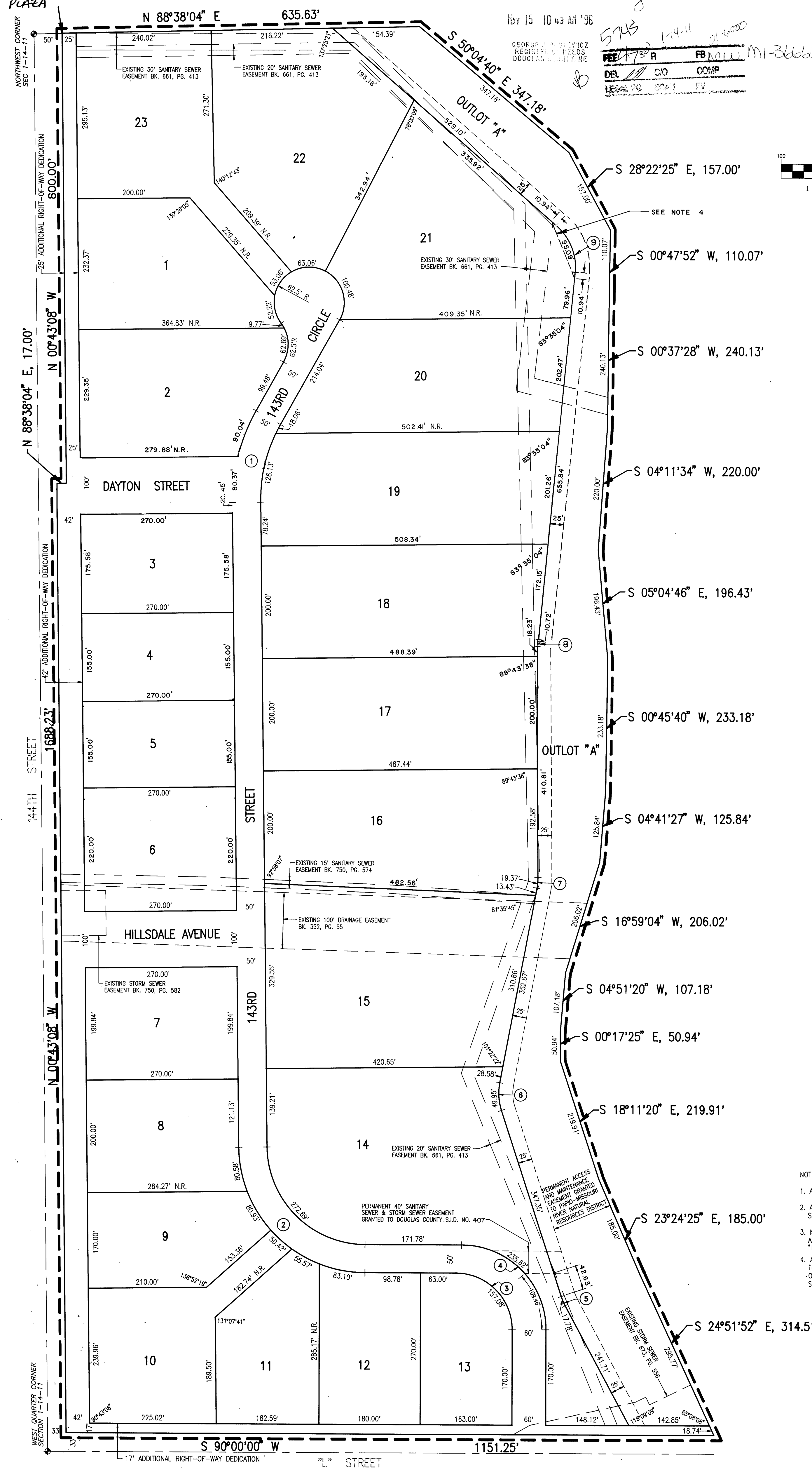
LOTS 1 THRU 23 & OUTLOT "A"
BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 865-4700 • FAX (402) 865-3599

SOUTHWESTERN PLAZA
LOTS 1 THRU 23
OMAHA, NEBRASKA

FINAL PLAT



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SOUTHWESTERN PLAZA (Lots numbered as shown) was approved by the City Planning Board on this 4th day of October, 1995.

Robert Spence
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SOUTHWESTERN PLAZA (Lots numbered as shown) was reviewed by the Office of the Douglas County Engineer on this 14th day of October, 1995.

Donald Kelly
DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SOUTHWESTERN PLAZA (Lots numbered as shown) as to the Design Standards this 18th day of January, 1995.

Ray S. Humann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Ray S. Humann 5-13-96
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTANCE

This plat of SOUTHWESTERN PLAZA (Lots numbered as shown) was approved by the City Council of Omaha on this 22nd day of February, 1995.

Hal Nau
MAYOR
Andy CITY CLERK
President of Council

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.

Donald 11/1/96
COUNTY TREASURER DATE

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. NO DIRECT VEHICULAR ACCESS TO 14TH STREET WILL BE ALLOWED FROM LOTS 23 & 1 THRU 10 INCLUSIVE, OR TO "L" STREET FROM LOTS 10 THRU 14 INCLUSIVE.
4. A PERMANENT SIGHT DISTANCE EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.D. NO. 407 IN LOT 21. NO IMPROVEMENTS, FENCES OR VEGETATION EXCEEDING A HEIGHT OF 18 INCHES MAY BE PLACED WITHIN SAID EASEMENT.

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	157.30'	80.50'	30°02'33"
2	200.00'	311.65'	197.51'	89°16'52"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
3	100.00'	157.08'	100.00'	90°00'00"
4	150.00'	235.62'	150.00'	90°00'00"

BACK LOT LINE CURVE DATA

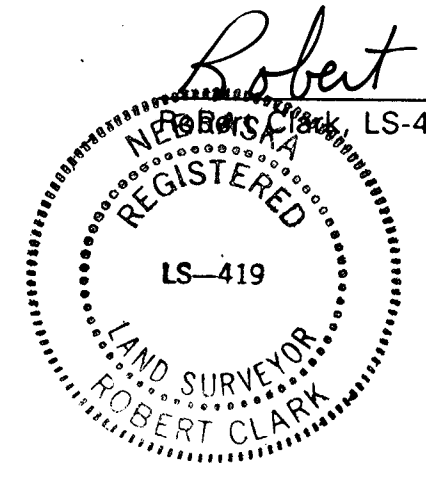
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	100.00'	17.78'	8.91'	10°11'09"
6	100.00'	49.95'	25.51'	28°37'14"
7	100.00'	19.37'	9.72'	11°06'00"
8	100.00'	19.22'	9.57'	11°06'00"
9	100.00'	35.09'	17.49'	34°29'08"

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Southwestern Plaza (lots numbered as shown), being a platting of part of the West 1/2 of the NW 1/4 of Section 1, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 1; thence N88°38'04"E (assumed bearing) along the North line of said Section 1, a distance of 50.00 feet to a point on the East right-of-way line of the 144th Street, said point also being the point of beginning; thence continuing N88°38'04"E along said North line of Section 1, a distance of 635.63 feet to a point on the centerline of the West Papillion Creek; thence along said centerline of the West Papillion Creek on the following described courses; thence S50°04'40"E, a distance of 347.18 feet; thence S28°22'25"E, a distance of 157.00 feet; thence S00°47'52"W, a distance of 110.07 feet; thence S00°37'28"W, a distance of 240.13 feet; thence S04°11'34"W, a distance of 220.00 feet; thence S05°04'46"E, a distance of 196.43 feet; thence S00°45'40"W, a distance of 233.18 feet; thence S04°41'27"W, a distance of 125.84 feet; thence S16°59'04"W, a distance of 206.02 feet; thence S04°51'20"W, a distance of 107.18 feet; thence S00°17'25"E, a distance of 50.94 feet; thence S18°11'20"E, a distance of 219.91 feet; thence S23°24'25"E, a distance of 185.00 feet; thence S24°51'52"E, a distance of 314.51 feet to the point of intersection of said centerline of the West Papillion Creek and the North right-of-way line of "L" Street; thence S 90°00'00"W along said North right-of-way line of "L" Street, a distance of 1151.25 feet to the point of intersection of said North right-of-way line of "L" Street and said East right-of-way line of 144th Street; thence along said East right-of-way line of 144th Street on the following described courses; thence N00°43'08"W, a distance of 1688.23 feet; thence N88°38'04"E, a distance of 17.00 feet; thence N00°43'08"W, a distance of 800.00 feet to the point of beginning.

Containing an area of 54.535 acres, more or less.



Robert Clark LS-419
Date *Oct 19, 1995*

DEDICATION

Know all men by these presents that we, The Yard Co., A Nebraska Corporation, Ronald P. Jones and Joyce Jones, Owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SOUTHWESTERN PLAZA (lots numbered as shown), 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 public use the streets, avenues and circles, and we do hereby grant the easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to 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-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining 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.

In witness whereof, we do set our hands this 25th day of October, 1995.

THE YARD CO., A NEBRASKA CORPORATION

Ronald P. Jones
BY: RONALD P. JONES
PRESIDENT

Ronald P. Jones
RONALD P. JONES

Joyce Jones
JOYCE JONES

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 25th day of Oct., 1995, before me, the undersigned, a Notary Public in and for said County, personally known to me the Dedication on this plat a

WITNESS my hand and
Homer R. Hunt
Notary Public

My commission expires: 4-30-99



RECEIVED
MAY 15 10 43 AM '96

SEAL OF DOUGLAS COUNTY, NEBRASKA

DATE	10-3-95
PROJECT NO.	95085
SCALE	AS SHOWN
SHEET	1 OF 1
DESIGNED BY	RJS
DRAWN BY	THH
CHECKED BY	HHL

