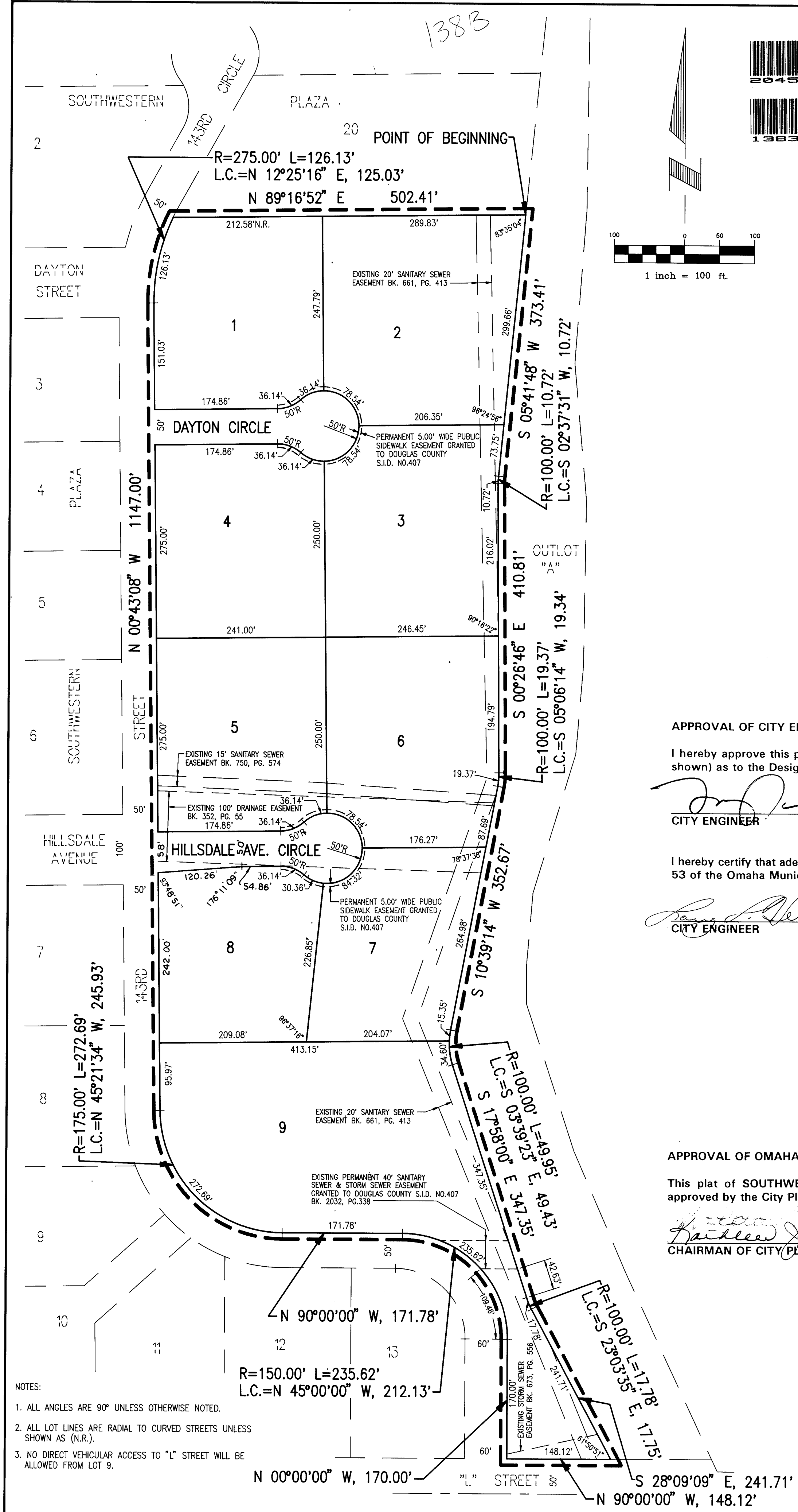


98 #96

SOUTHWESTERN PLAZA REPLAT I



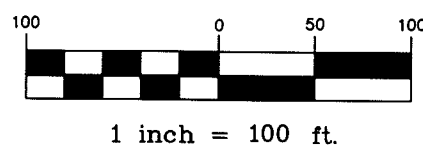
- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
  3. NO DIRECT VEHICULAR ACCESS TO "L" STREET WILL BE ALLOWED FROM LOT 9.



RECEIVED

OCT 23 1 47 PM '96

GEORGE J. CRAWFORD  
REGISTERED DEEDS  
DOUGLAS COUNTY, NE



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SOUTHWESTERN PLAZA REPLAT I (Lots numbered as shown) as to the Design Standards this 15<sup>th</sup> day of July, 1996.

*[Signature]*  
CITY ENGINEER

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

*[Signature]*  
CITY ENGINEER Date October 17, 1996

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of SOUTHWESTERN PLAZA REPLAT I (Lots numbered as shown) was approved by the City Planning Board on this 10<sup>th</sup> day of July, 1996.

*[Signature]*  
CHAIRMAN OF CITY PLANNING BOARD

# SOUTHWESTERN PLAZA REPLAT I

LOTS 1 THRU 9 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 14 THRU 19 INCLUSIVE, SOUTHWESTERN PLAZA, A SUBDIVISION IN THE NW 1/4 OF SECTION 1, T 14 N, R 11 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## DEDICATION

Know all men by these presents that we, Southwestern Plaza Associates, L.L.C., 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 REPLAT I (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 15 day of JUNE, 1996.

SOUTHWESTERN PLAZA ASSOCIATES, L.L.C.

*[Signature]*  
BY JERRY M. SLUSKY  
MANAGER

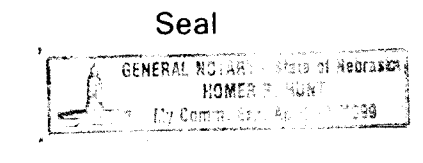
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

On this 15 day of JUNE, 1996, before me, the undersigned, a Notary Public, in and for said County, personally came Jerry M. Slusky, Manager of Southwestern Plaza Associates, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as manager of said liability company.

WITNESS my hand and Notarial Seal the day and year last above written.

*[Signature]*  
Notary Public



## OMAHA CITY COUNCIL ACCEPTANCE

This plat of SOUTHWESTERN PLAZA REPLAT I (Lots numbered as shown) was approved by the City Council of Omaha on this 17<sup>th</sup> day of July, 1996.

MAYOR

ATTEST

*[Signature]*  
CITY CLERK

*[Signature]*  
PRESIDENT OF COUNCIL



## SURVEYOR'S CERTIFICATE

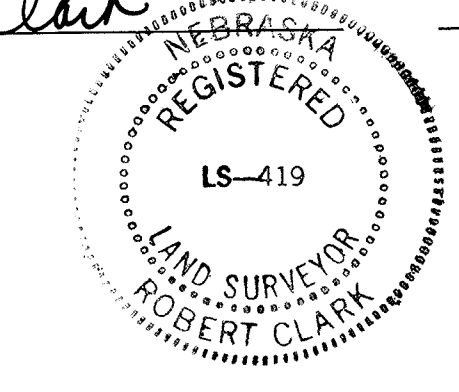
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Southwestern Plaza Replat I (the lots numbered as shown) being a replat of Lots 14 thru 19, inclusive, Southwestern Plaza, a subdivision located in 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:

Beginning at the Northeast corner of said Lot 19, Southwestern Plaza; thence along the Easterly line of said Lots 19 thru 14, inclusive, on the following described courses; thence S05°41'48"W (assumed bearing), a distance of 373.41 feet; thence Southerly on a curve to the left with a radius of 100.00 feet, a distance of 10.72 feet, said curve having a long chord which bears S02°37'31"W, a distance of 10.72 feet; thence S00°26'46"E, a distance of 410.81 feet; thence Southerly on a curve to the right with a radius of 100.00 feet, a distance of 19.37 feet, said curve having a long chord which bears S05°06'14"W, a distance of 19.34 feet; thence S10°39'14"W, a distance of 352.67 feet; thence Southerly on a curve to the left with a radius of 100.00 feet, a distance of 49.95 feet, said curve having a long chord which bears S03°39'23"E, a distance of 49.43 feet; thence S17°58'00"E, a distance of 347.35 feet; thence Southeasterly on a curve to the left with a radius of 100.00 feet, a distance of 17.78 feet, said curve having a long chord which bears S23°03'35"E, a distance of 17.75 feet; thence S28°09'09"E, a distance of 241.71 feet to the Southeast corner of said Lot 14, Southwestern Plaza, said point also being on the North right-of-way line of "L" Street; thence N90°00'00"W along the South line of said Lot 14, Southwestern Plaza, said line also being said North right-of-way line of "L" Street and the Easterly right-of-way line of 143rd Street; thence along the Westerly line of said Lots 14 thru 19 inclusive, Southwestern Plaza, said line also being said Easterly right-of-way line of 143rd Street, on the following described courses; thence N00°00'00"W, a distance of 170.00 feet; thence Northwesterly on a curve to the left with a radius of 150.00 feet, a distance of 235.62 feet, said curve having a long chord which bears N45°00'00"W, a distance of 212.13 feet; thence N90°00'00"W, a distance of 171.78 feet; thence Northwesterly, on a curve to the right with a radius of 175.00 feet, a distance of 272.69 feet, said curve having a long chord which bears N45°21'34"W, a distance of 245.93 feet; thence N00°43'08"W, a distance of 1147.00 feet; thence Northerly on a curve to the right with a radius of 275.00 feet, a distance of 125.03 feet to the Northwest corner of said Lot 19, Southwestern Plaza; thence N89°16'52"E along the North line of said Lot 19, Southwestern Plaza, a distance of 502.41 feet to the point of beginning.

Said tract of land contains an area of 16.217 acres, more or less.

*[Signature]*  
Robert Clark, LS-419

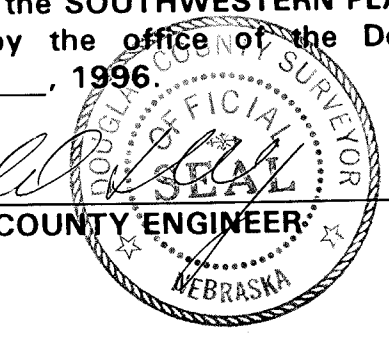
6-14-96  
Date



## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SOUTHWESTERN PLAZA REPLAT I (Lots numbered as shown), was reviewed by the office of the Douglas County Engineer on this 18<sup>th</sup> day of June, 1996.

*[Signature]*  
DOUGLAS COUNTY ENGINEER

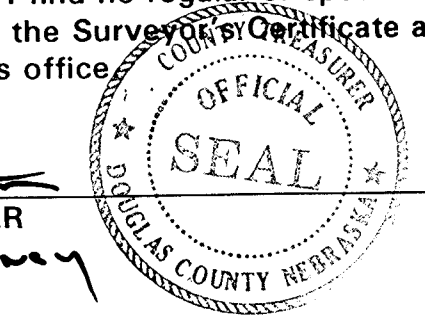


## COUNTY TREASURER'S CERTIFICATE

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.

*[Signature]*  
COUNTY TREASURER  
Dorothy Harty

10-2-96  
DATE



E&A CONSULTING GROUP

SOUTHWESTERN PLAZA REPLAT I  
LOTS 1 THRU 9 INCLUSIVE

FINAL PLAT

PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
95085.1	6-3-96	RLS	TRH	HHH
SCALE	1"=100'			
SHEET	1 of 1			