

KNOW ALL MEN BY THESE PRESENTS, That UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, in consideration of the sum of One Dollar (\$1.00) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed and by these presents does remise, release and forever quitclaim unto the CITY OF OMAHA, a municipal corporation of the State of Nebraska, Grantee, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate, situated in Douglas County, State of Nebraska, to wit:

A strip, piece or parcel of land fifty (50) feet in width situate in the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Twenty-eight (28), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth Principal Meridian, in the City of Omaha, Douglas County, Nebraska, bounded and described as follows, to wit:

Beginning at a point on the south line of Center Street, as now established, which is in a straight line at right angles to the north line of said Northeast Quarter of Southeast Quarter at a point thereon that is six hundred eleven and three tenths (611.3) feet distant east of the northwest corner of said Northeast Quarter of Southeast Quarter (NE 1/4 of SE 1/4), measured along said north line, and which said point of beginning is designated as Point No. 1;

thence southerly along a straight line at right angles to said south line of Center Street a distance of two hundred sixteen and sixty-one hundredths (216.61) feet to Point No. 2;

thence southerly along a line curving to the right having a radius of three hundred thirty-four and twenty-seven hundredths (334.27) feet and which is tangent at its point of beginning to the last described course, through an angle of twenty degrees and fifteen minutes ($20^{\circ} 15'$), a distance of one hundred seventeen and seventy-six hundredths (117.76) feet to Point No. 3;

thence southwesterly along a straight line tangent to the end of the last described curve, a distance of five hundred fifty-seven and five hundredths (557.05) feet to Point No. 4;

thence southwesterly along a line curving to the left having a radius of five hundred ninety-eight and sixty-nine hundredths (598.69) feet and which is tangent at its point of beginning to the last described course, through an angle of five

degrees, eight minutes and fifty-eight seconds ($5^{\circ} 08' 58''$), a distance of fifty-three and seventy-four hundredths (53.74) feet to Point No. 5;

thence southwesterly along a straight line tangent to the end of the last described curve, a distance of three hundred forty-four and fifty-three hundredths (344.53) feet, more or less, to Point No. 6, which is a point in the northwesterly line, produced northeasterly, of Twenty-seventh Avenue (formerly Walnut Street), as now established, that is forty and twenty-six hundredths (40.26) feet, more or less, distant northeasterly from the south line of said Northeast Quarter of Southeast Quarter (NE $1/4$ of SE $1/4$), measured along said northwesterly line, produced northeasterly, of Twenty-seventh Avenue;

thence northeasterly along said northwesterly line, produced northeasterly, of Twenty-seventh Avenue, a distance of seventy-four hundredths (0.74) of a foot, more or less, to Point No. 7, which is in a straight line that is parallel with and thirty-three (33) feet distant northerly, measured at right angles, to said south line of Northeast Quarter of Southeast Quarter (NE $1/4$ of SE $1/4$);

thence easterly along said straight line that is parallel with and thirty-three (33) feet distant northerly, measured at right angles, from said south line of Southeast Quarter of Northeast Quarter (SE $1/4$ of NE $1/4$), a distance of fifty-one and fifty-three hundredths (51.53) feet, more or less, to Point No. 8, which is in a straight line that is parallel with and fifty (50) feet distant southeasterly, measured at right angles, from the course between Points Nos. 5 and 6, hereinbefore described;

thence northeasterly along a straight line that is parallel with and fifty (50) feet distant southeasterly, measured at right angles, from the course between Points Nos. 5 and 6, hereinbefore described, a distance of three hundred thirty and thirty-three hundredths (330.33) feet, more or less, to Point No. 9, which is fifty (50) feet distant southeasterly from Point No. 5, hereinbefore referred to, measured at right angles from said course between Points Nos. 5 and 6, hereinbefore described;

thence northeasterly along a line curving to the right having a radius of five hundred forty-eight and sixty-nine hundredths (548.69) feet and

which is tangent at its point of beginning to the last described course, through an angle of five degrees, eight minutes and fifty-eight seconds ($5^{\circ} 08' 58''$), a distance of forty-nine and twenty-five hundredths (49.25) feet, more or less, to Point No. 10, which is fifty (50) feet distant southeasterly from Point No. 4, hereinbefore referred to, measured at right angles from the course between Points 3 and 4, hereinbefore described;

X thence northeasterly along a straight line tangent to the end of the last described course a distance of five hundred fifty-seven and five hundredths (557.05) feet, more or less, to Point No. 11, which is fifty (50) feet distant southeasterly from Point No. 3, hereinbefore referred to, measured at right angles from said course between Points Nos. 3 and 4, hereinbefore described;

thence northerly along a line curving to the left having a radius of three hundred eighty-four and twenty-seven hundredths (384.27) feet and which is tangent at its point of beginning to the last described course, through an angle of twenty degrees and fifteen minutes ($20^{\circ} 15'$), a distance of one hundred thirty-five and thirty-seven hundredths (135.37) feet, more or less, to Point No. 12, which is fifty (50) feet distant easterly from Point No. 2, hereinbefore referred to, measured at right angles from the course between Points Nos. 1 and 2, hereinbefore described;

thence northerly along a straight line that is parallel with and fifty (50) feet distant easterly, measured at right angles, from said course between Points Nos. 1 and 2, a distance of two hundred sixteen and sixty-one hundredths (216.61) feet, more or less, to Point No. 13, a point in said south line of Center Street hereinbefore referred to;

thence westerly along said south line of Center Street a distance of Fifty (50) feet to Point No. 1, the point of beginning;

containing an area of one and forty-eight hundredths (1.48) acres, more or less.

Also, a piece or parcel of land situate in and being all that part of Tax Lot Twelve (12) in the Southeast Quarter of the Southeast Quarter (SE $1/4$ of SE $1/4$) of said Section Twenty-eight (28), bounded and described as follows, to wit:

Beginning at a point on the north line of said Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4) that is two hundred ninety-five and sixty-eight hundredths (295.68) feet distant east of the northwest corner thereof, measured along said north line;

thence South thirty-five degrees and thirty minutes West (S 35° 30' W), along a straight line a distance of one hundred thirty-seven (137) feet, more or less, to a point on the northeasterly line, produced southeasterly of Kent Street (formerly Twenty-sixth Street), as now established;

thence southeasterly along said northeasterly line, produced southeasterly, of Kent Street, a distance of thirty-nine (39) feet, more or less, to a point that is sixty (60) feet distant northeasterly, measured at right angles, from the northwesterly line of Twenty-seventh Avenue (formerly Walnut Street), as now established;

thence northeasterly along a straight line that is parallel with and sixty (60) feet distant southeasterly, measured at right angles, from said northwesterly line of Twenty-seventh Avenue, a distance of one hundred forty-four (144) feet, more or less, to a point in a straight line that is parallel with and fifty (50) feet distant southeasterly, measured at right angles, from the projection southwesterly of the course between Points Nos. 5 and 6 of the strip of land first hereinbefore described;

thence northeasterly along said straight line that is parallel with and fifty (50) feet distant southeasterly, measured at right angles, from the southwesterly projection of said course between Points Nos.

5 and 6 of said strip of land first hereinbefore described, a distance of nineteen (19) feet, more or less, to a point on said north line of Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4);

thence westerly along said north line of Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4), a distance of forty-three (43) feet, more or less, to the point of beginning;

containing an area of fourteen hundredths (0.14) of an acre, more or less.

The two (2) pieces or parcels of land hereinabove described together contain a total area of one and sixty-two hundredths (1.62) acres, more or less.

together with all and singular the hereditaments and appurtenances thereunto belonging.

RESERVING, HOWEVER, to the Grantor, its successors and assigns, the right to operate, maintain and use existing railroad tracks of the Grantor, now extending across the premises hereinbefore described; and

RESERVING, also, the right to construct, at any and all times, and thereafter to maintain, railroad tracks, pipe lines, and telephone and telegraph and electric power, pole and wire lines, over, under and across the street to be located on the premises hereinbefore described, and

SUBJECT to the following:

(a) That certain agreement from the Grantor to the Miller Cereal Mills, dated April 27, 1928, as amended by supplement thereto dated May 22, 1928, providing for the construction, maintenance and operation of a four inch gas pipe line across certain portions of the premises hereinbefore described;

(b) That certain agreement between the Grantor and Metropolitan Utilities District, dated June 1, 1931, covering the construction of a 24-inch gas pipe line extending across the premises hereinbefore described;

(c) That certain agreement between the Grantor and Northwestern Bell Telephone Company, dated April 26, 1937, covering the construction of telephone wire lines across the premises hereinbefore described; and

(d) That certain agreement between the Grantor and Nebraska Power Company, dated July 29, 1938, as extended by agreement dated December 29, 1939, covering the maintenance and operation of electric power wire line across the premises hereinbefore described; and

SUBJECT, also, to the following covenant, condition and restriction, namely, the above described premises shall be used by the Grantee solely for public street purposes. If the Grantee shall abandon the said described land for public street purposes, or if the same shall be used by the Grantee for any other purpose, then and in that event all of the Grantee's rights and interest in said described land shall cease and determine, and the title thereto shall immediately revert to and become revested in the Grantor.

TO HAVE AND TO HOLD the above described premises unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, said Union Pacific Railroad Company has caused these presents to be signed by its President and Assistant Secretary, and its corporate seal to be hereunto affixed this 7th day of April, 1942.

In Presence of:

UNION PACIFIC RAILROAD COMPANY,

L. Bachman

By W. J. ...
President

Attest:

C. B. ... (Seal)
Assistant Secretary



Comp.

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 8th day of April, 1942,

before me, a Notary Public in and for said county in the State aforesaid, personally appeared W. M. Jeffers, to me personally known, and to me personally known to be the President of UNION PACIFIC RAILROAD COMPANY, and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say that he is President of Union Pacific Railroad Company; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said W. M. Jeffers acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

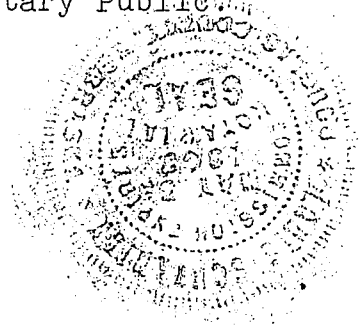
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires May 9, 1942.

Louis Bohmick
Notary Public

Residing at OMAHA

(Seal)



Comp.

CITY OF OMAHA
COUNCIL CHAMBER

Omaha, Nebr., March 17, 1942 19

RESOLVED,

WHEREAS, the Union Pacific Railroad Company has tendered to the City of Omaha a Quit Claim Deed to certain property located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 15 North, Range 13 East of the 6th P.M. in Douglas County, Nebraska, being a part of the City of Omaha, for the purpose of opening a street from Center Street to 27th Avenue, said Deed reciting that if the property conveyed is not used for street purposes that the title thereto shall revert to the grantor; and it appearing to be to the best interests of the City that said Deed be accepted;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

That the Quit Claim Deed set forth in the preamble of this Resolution be and the same hereby is accepted by the City of Omaha and the City Comptroller is hereby ordered and directed to file the same for record; a map showing the location of the property deeded is hereto attached.

By Harry Trustin

Adopted April 21, 1942

Dan B. Butler

Mayor and President City Council.

Attest: M. J. Dineen, Jr.

City Clerk.

No. 1689

Resolution by Mr. Trustin

Accepting Deed from Union

Pacific Railroad Company for

Street. Center St. to 27th

Ave.

Presented to City Council

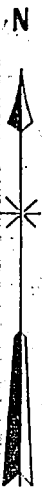
April 21, 1942

Adopted

M. J. Dineen, Jr.

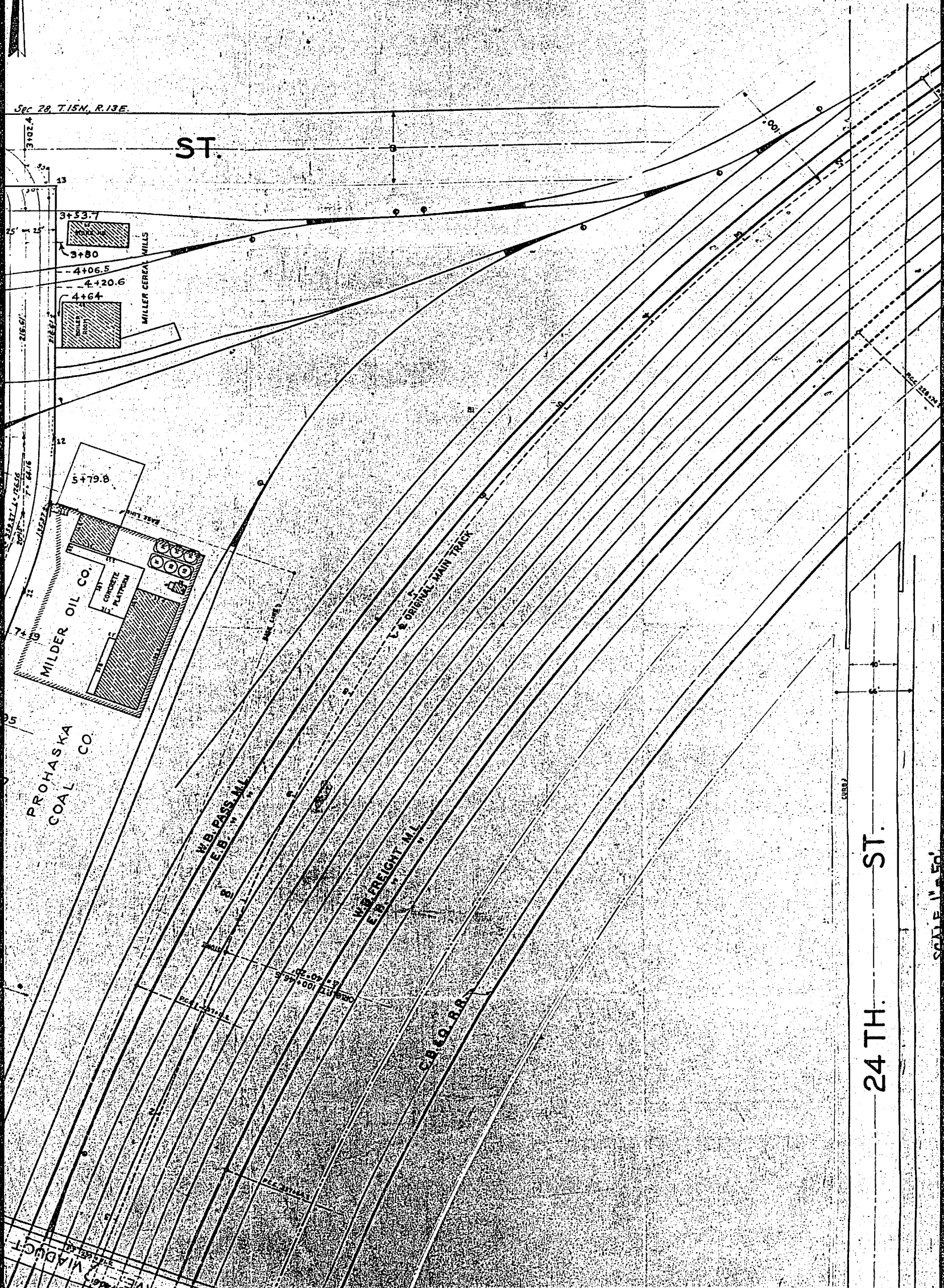
City Clerk.

COUNCIL CHAMBER
CITY OF OMAHA



Sec 28, T15N, R13E.

ST.



24 TH. ST.

SCALE 1" = 50'



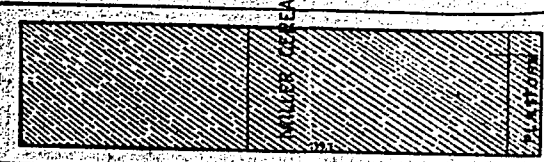
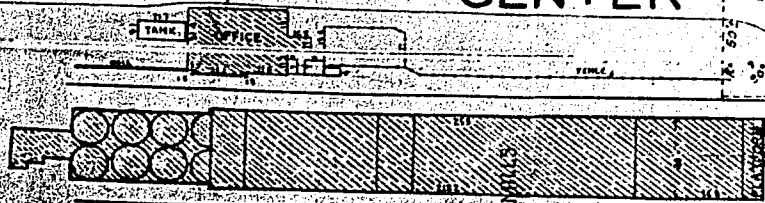
27TH ST.

N. & S. E. 1/4 Sec. 28, T. 45 N., R. 10 E.

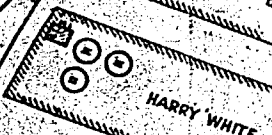
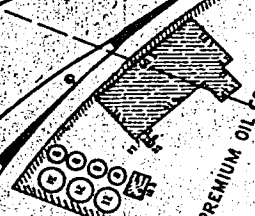
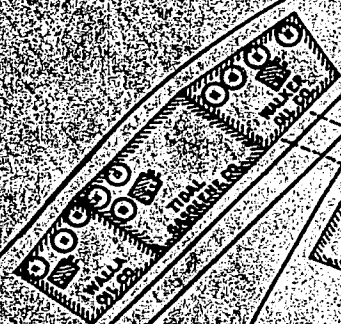
E. & W. 1/4 Sec. 28

North line, NE 1/4 - SE 1/4 Sec. 28

CENTER



5+00
5+31.3

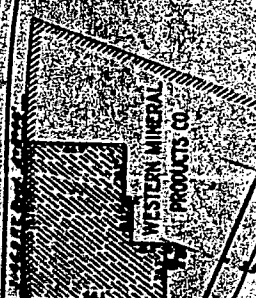


MILDER

7+95

8+457

PROHASKA COAL



FUEL BLOX CORP

10+74

11+22



LAUNCH

NEBRASKA
COAL CO.

W.B. PASS M.L.
E.B.

W.B. FREIGHT M.L.
E.B.

C.B. & O. R.R.

BOOK 703 PAGE 633

ST.

24 TH.

SCALE 1" = 50'

VIAD
AVE

GREIGHTON

ED

MARTHA ST.

UNION PACIFIC RAILROAD
 OMAHA, NEBRASKA

(27TH AND CENTER STREETS)
 (INDUSTRIAL DISTRICT)

PROPOSED STREET TO BE OPENED
 FROM CENTER ST. TO 27TH AVE.

Scale: 1" = 50'

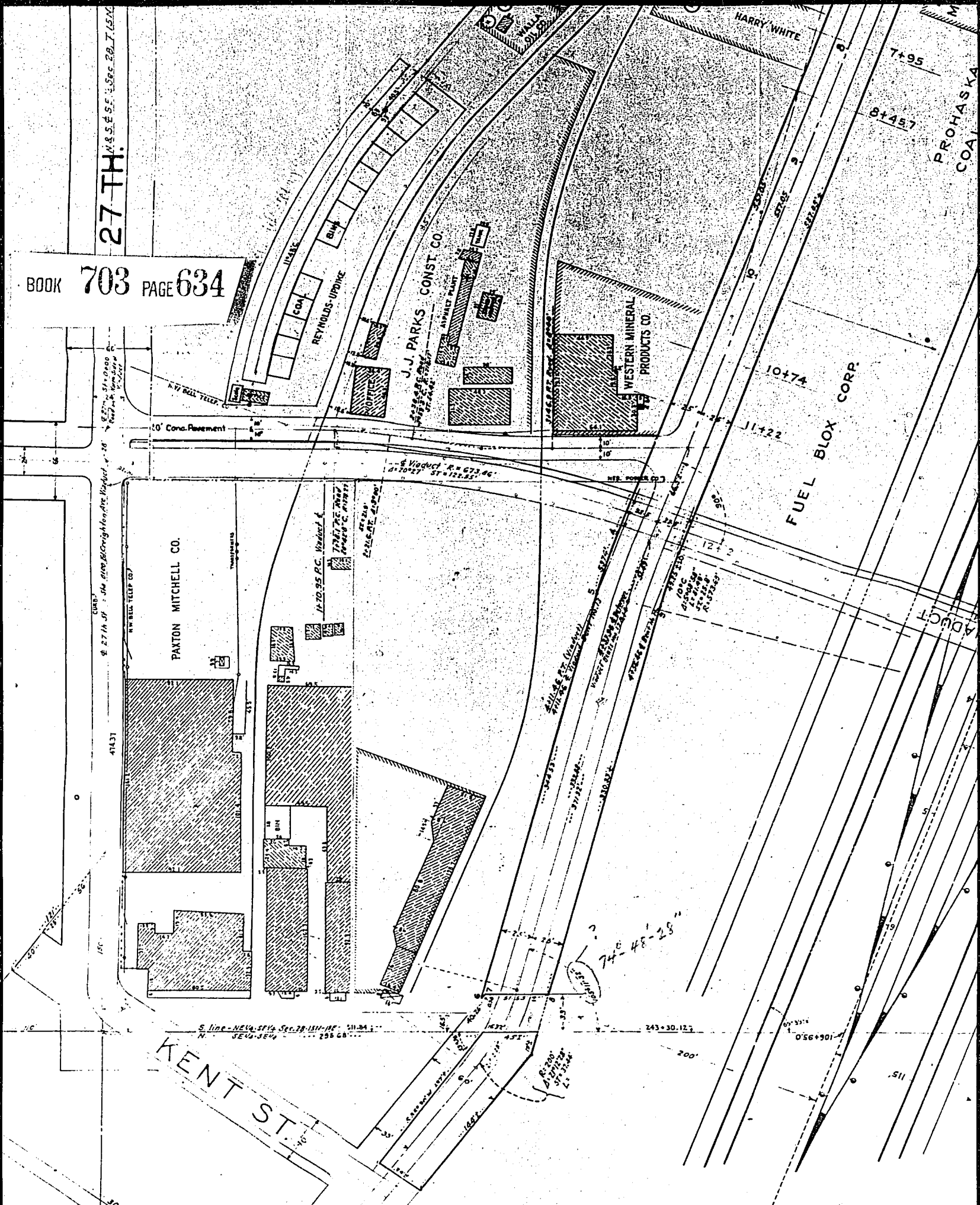
Office of Chief Engineer
 Omaha, Neb., Nov. 1, 1941

L. E. C. E. D.

Proposed street, outlined in yellow
 Existing paving, outlined in green
 Proposed paving, outlined in red
 UPRR Co. Property, outlined in black

27 TH.

BOOK 703 PAGE 634

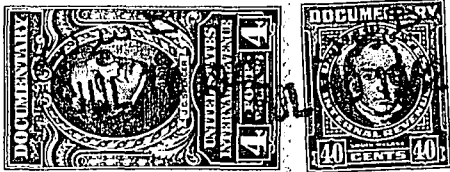


18. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, 8 DAY JULY, 1942, AT 1:41 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

KNOW ALL MEN BY THESE PRESENTS, That Willis W. Dayton and Helga M. Dayton, husband and wife,

in consideration of Three thousand six hundred and no/100 - - - - - DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Julius Lindquist and Anna M. Lindquist, husband and wife,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska to-wit: Lot Nine (9), Block One (1), Subdivision of Grammercy Park Reserve, an addition to the city of Omaha, as surveyed, platted and recorded,



together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor^s, of, in or to the same, or any part thereof; subject to no encumbrances, except ^{second half of} 1942 City taxes.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantor^s named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor^s have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hand^s this July day of July, A. D. 1942

Willis W. Dayton
Helga M. Dayton

In presence of
H.S. Manville

STATE OF NEBRASKA
County of Douglas

ss. On this Seventh day of July

A. D. 1942, before me, a Notary Public, in and for said County, personally came the above named Willis W. Dayton and Helga M. Dayton, husband and wife,

who are personally known to me to be the identical person^s whose name^s are affixed to the above instrument as grantor^s, and they each acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

H.S. Manville Notary Public.
3 day of Jan A. D. 1947

