

RECEIVED
Dec 19 12 55 PM '96
FOR REGISTRATION
DOUGLAS COUNTY



KABO 181512 59-42312 (New)
FEE 31.50 R FB 01-2089-0
DEL. C/O QUMP Y?
LEGAL PG SCAN

WEST DODGE OFFICE PARK

LOCATED IN THE SW 1/4, SECTION 18, T 15 N, R 12 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOHN P. CHUDY SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS WEST DODGE OFFICE PARK, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 AND OUTLOT 1), AND WE HEREBY APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND WE DO ALSO GRANT EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT 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 U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS, ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR CARRYING A TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

SURVEYOR'S CERTIFICATE

I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF WEST DODGE OFFICE PARK HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I HAVE EITHER FOUND AS SHOWN OR INSTALLED PERMANENT 5/8" REBAR AT THE CORNERS OF ALL LOTS AS SHOWN ON THIS PLAT OF WEST DODGE OFFICE PARK LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:
A PARCEL OF LAND BEING A PART OF THE EAST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 18, N89°00'00"E (ASSUMED BEARING), 935.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID EAST 10 ACRES; THENCE ALONG SAID WESTERLY LINE, NORTH 00°13'18"E, 430.7 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, N00°13'18"E, 890.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID NORTHERLY LINE, N89°56'09"E, 330.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, S00°15'08"W, 1217.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS N02°09'20"E, 4560.66 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'43", 95.15 FEET TO A POINT ON A LINE 235.00 FEET NORMALLY DISTANT EASTERLY FROM SAID WESTERLY LINE OF THE EAST 10 ACRES; THENCE PARALLEL WITH SAID WESTERLY LINE, N00°13'18"E, 322.20 FEET; THENCE S90°00'00"W, 235.00 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINS AN AREA OF 325,082.8 SQUARE FEET (7.463 ACRES), MORE OR LESS.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST DODGE OFFICE PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 12th DAY OF November, 1996, A.D.

Hal Waack Mayor
Scott Brown City Engineer
Deputy Clerk
Steve Turry Council President

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST DODGE OFFICE PARK (LOTS 1 AND OUTLOT 1) AS TO THE DESIGN STANDARDS THIS 28th DAY OF October, 1996, A.D.

John P. Chudy City Engineer

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 16th DAY OF December, 1996, A.D.

Paul Beumann City Engineer

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF WEST DODGE OFFICE PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 20th DAY OF August, 1996, A.D.

Paul Kelly County Engineer
DOUGLAS COUNTY ENGINEER'S OFFICE SEAL

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WEST DODGE OFFICE PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF September, 1996, A.D.

Rebecca Joppes Chairperson

COUNTY TREASURER'S CERTIFICATE

I CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED BY THIS PLAT OF WEST DODGE OFFICE PARK SHOWN BY THE RECORDS OF THIS OFFICE.

Julie M. Hance County Treasurer
DOUGLAS COUNTY TREASURER SEAL

DATED THIS 12th DAY OF August, 1996, A.D.

Charles W. Ahern Registered Land Surveyor L.S. 112

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 15th DAY OF August, 1996, A.D. FOR

John P. Chudy John P. Chudy, Owner

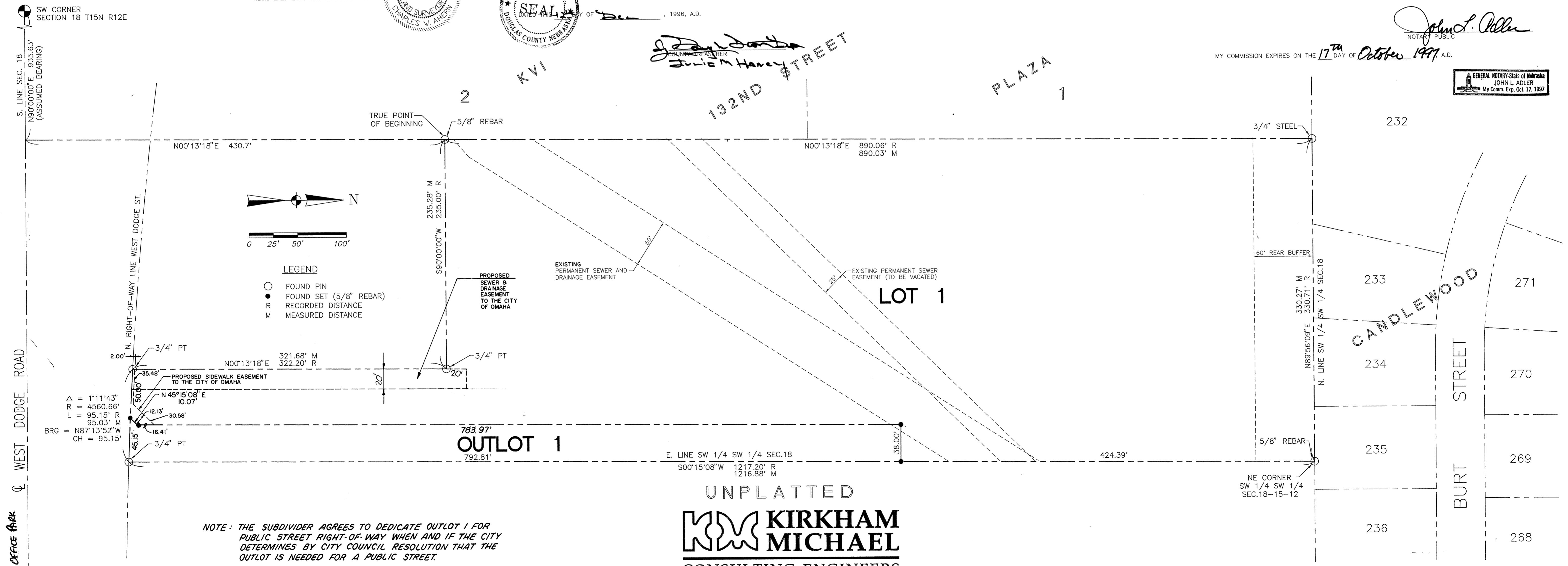
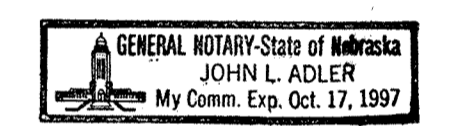
ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 15th DAY OF August, 1996, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED JOHN P. CHUDY, WHO IS PERSONALLY KNOWN TO ME TO BE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
John L. Adler Notary Public

MY COMMISSION EXPIRES ON THE 17th DAY OF October, 1997, A.D.



NOTE: THE SUBDIVIDER AGREES TO DEDICATE OUTLOT 1 FOR PUBLIC STREET RIGHT-OF-WAY WHEN AND IF THE CITY DETERMINES BY CITY COUNCIL RESOLUTION THAT THE OUTLOT IS NEEDED FOR A PUBLIC STREET.

UNPLATTED
KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

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