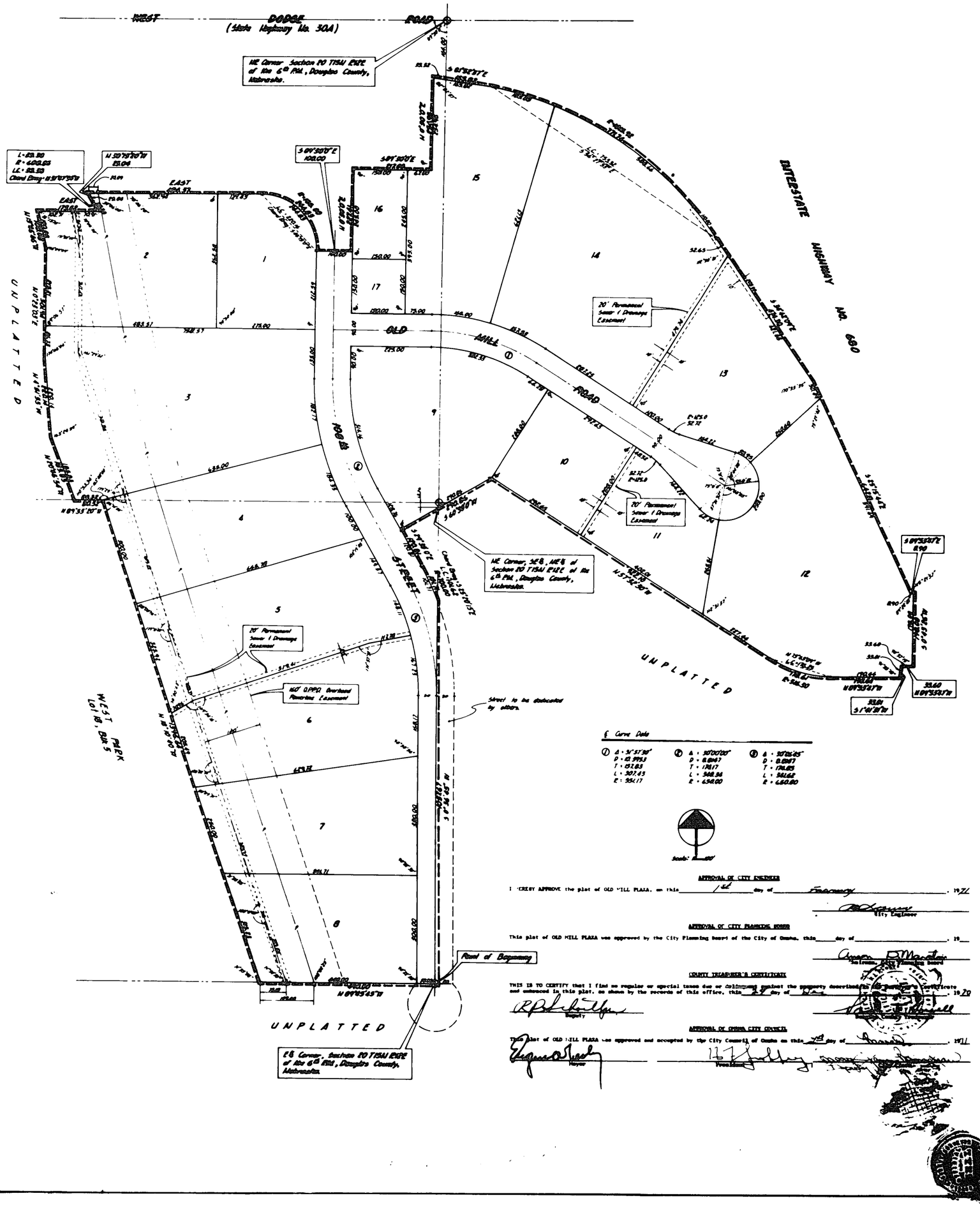
OLD MILL PLAZA

LOTS 1 THRU 17, INCLUSIVE.
BEING A PLATTING OF PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 20 T15N R12E AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 21 T15N R12E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, AND PARTS OF VACATED OLD DODGE RD. AND 108TH ST.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described hereon, and that permanent markers have been placed at all angle points and corners on the boundary of this plat, and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent markers will be placed on the interior; said subdivision to be known as OLD MILL PLAZA, Lots 1 thru 17, inclusive; being a platting of part of the East 1/2 of the NE 1/4 of Section 20, T 15 N, R 12 E, and part of the West 1/2 of the NW 1/4 of Section 21, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, and parts of vacated Old Dodge Road and 108th Street, to-wit: Beginning at the East Quarter corner of said Section 20; thence N 89° 45' 05" W along the South line of the said East 1/2 of Section 20, 660.00 feet; thence N 89° 58' 40" W, 1306.46 feet to a point on the North line of the SE 1/4 of the NE 1/4 of said Section 20; thence N 89° 53' 20" W along the North line of the SE 1/4 of the NE 1/4 of said Section 20, 684.32 feet to the centerline of the Big Papillion Creek; thence N 20° 49' 34" W along the centerline of said Creek, 195.03 feet; thence N 6° 51' 13" E along the centerline of said Creek, 220.18 feet; thence N 0° 23' 09" E along the centerline of said Creek, 282.04 feet; thence N 13° 46' 46" W along the centerline of said Creek, 182.68 feet; thence due East, 175.82 feet to a point on a curve; thence Northeasterly on a curve to the right (radius being 488.65 feet), chord bearing N 11° 47' 36" W, for an arc distance of 93.28 feet; thence N 22° 13' 30" W, 25.00 feet; thence due East, 498.37 feet to a point of curve; thence Southeasterly on a curve to the right (radius being 155.00 feet) for an arc distance of 244.03 feet; thence S 89° 30' 00" E, 100.00 feet; thence S 0° 30' 00" E, 227.61 feet; thence S 89° 30' 00" E, 217.00 feet; thence N 0° 30' 00" E, 254.05 feet to a point on the Southerly R.O.W. line of Interstate Highway No. 680; thence S 81° 12' 17" E along said R.O.W. line, 154.42 feet to a point of curve; thence Southeasterly on a curve to the right along said R.O.W. line (radius being 1855.92 feet) for an arc distance of 771.74 feet; thence S 34° 42' 09" E along said R.O.W. line, 676.80 feet; thence S 25° 15' 45" E along said R.O.W. line, 662.28 feet; thence S 68° 53' 47" E, 8.00 feet; thence S 0° 45' 25" W, 780.00 feet; thence N 89° 53' 47" W, 33.00 feet; thence S 0° 45' 25" W, 59.81 feet; thence N 89° 53' 47" W, 190.96 feet to a point of curve; thence along a curve to the right, an arc length of 179.41 feet (radius being 114.50 feet) - chord bearing N 44° 53' 47" W, a long chord of 161.54 feet; thence N 0° 06' 13" E, 922.10 feet; thence S 89° 30' 00" E, 298.26 feet; thence S 29° 30' 00" E, 129.90 feet to a point of curve; thence along a curve to the right, an arc length of 181.71 feet (radius being 780.00 feet) - chord bearing S 23° 28' 15" E, a long chord of 181.32 feet; thence S 0° 30' 45" E along the East line of the said SE 1/4 of the NE 1/4 of Section 20, 1057.67 feet to the point of beginning. (The North line of the said East 1/2 of Section 20 assumed East-West in direction.)

Dated 12/6/70

William L. Rasmussen, Registered Land Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, HARTING INVESTMENT COMPANY (a Nebraska corporation), PRAIRIE INVESTMENT COMPANY (a Nebraska corporation), ROYAL INVESTMENT COMPANY (a Nebraska corporation), HARKLEY INVESTMENT COMPANY (a Nebraska corporation), THE OLD MILL LAND AND HOLDING COMPANY (a Nebraska corporation), Warren L. Jacobs and Jennie L. Jacobs (husband and wife), James H. Jensen and John Jensen (husband and wife), and Helen B. Jacobs and Cooper Jacobs (husband and wife), OWNERS; and Vladimir A. Klein and Anne Klein (husband and wife), and Olga M. Wolff (a widow), Donald C. Lamp and Marjorie M. Lamp (husband and wife), Virgil J. Heppert, Jr. (Trustee), Bryce Crawford, III (Trustee), and Ward E. Gould and Rose H. Gould (husband and wife), MORTGAGEES, being respectively, the sole owners and mortgagee holders of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as OLD MILL PLAZA, and 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 and easements as shown on this plat. We do further grant a perpetual license to Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits, and poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat, and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said subdivision), said license being granted for the use and benefit of all present and future owners of lots in said subdivision, provided, however, that said side lot line easement is granted upon the specific condition that if both said utility companies fail to construct poles, wires or conduits along any of said side lot lines within 24 months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within 60 days after their removal, then this said side line easement shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings, trees, retaining walls or lasting rock 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.

HARTING INVESTMENT COMPANY
James H. Jensen, President
Warren L. Jacobs, Secretary

PRAIRIE INVESTMENT COMPANY
James H. Jensen, President
Warren L. Jacobs, Secretary

ROYAL INVESTMENT COMPANY
James H. Jensen, President
Warren L. Jacobs, Secretary

HARKLEY INVESTMENT COMPANY
James H. Jensen, President
Warren L. Jacobs, Secretary

THE OLD MILL LAND AND HOLDING COMPANY
Warren L. Jacobs, President
James H. Jensen, Secretary

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared James H. Jensen and Warren L. Jacobs, who are personally known by me to be, respectively, the President and Secretary of HARTING INVESTMENT COMPANY (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared James H. Jensen and Warren L. Jacobs, who are personally known by me to be, respectively, the President and Secretary of PRAIRIE INVESTMENT COMPANY (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared James H. Jensen and Warren L. Jacobs, who are personally known by me to be, respectively, the President and Secretary of ROYAL INVESTMENT COMPANY (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared James H. Jensen and Warren L. Jacobs, who are personally known by me to be, respectively, the President and Secretary of HARKLEY INVESTMENT COMPANY (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 21st day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Warren L. Jacobs and James H. Jensen, who are personally known by me to be, respectively, the President and Secretary of THE OLD MILL LAND AND HOLDING COMPANY (a Nebraska corporation), and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared WARREN L. JACOBS and JENNIE L. JACOBS (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. Witness my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared JAMES H. JENSEN and JOAN JENSEN (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

STATE OF FLORIDA) ss COUNTY OF BREVARD) — On this 14th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared VLADIMIR A. KLEIN and ANNE KLEIN (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on [illegible]. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 28th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared OLGA M. WOLFF (a widow), who is personally known by me to be the identical person whose name is affixed above, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on 3-1-74. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 10th day of August, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared DONALD C. LAMP and MARJORIE M. LAMP (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on 6-16-74. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 18th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared VIRGIL J. HEPPERT, JR., who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept. 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 16th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared BRYCE CRAWFORD, III, who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on Sept. 19, 1972. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 12th day of January, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared WARD E. GOULD and ROSE H. GOULD (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. WITNESS my hand and official seal the date last aforesaid. My commission expires on January 29, 1974. Notary Public

STATE OF NEBRASKA) ss COUNTY OF DOUGLAS) — On this 8th day of December, 1970, before me, a notary public, duly commissioned and qualified, in and for said county, appeared OLGA M. WOLFF and CHRIS JACOBS (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. Witness my hand and official seal the date last aforesaid. My commission expires on Sept 19, 1972. Notary Public

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE the plat of OLD MILL PLAZA, on this 1st day of February, 1971.

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of OLD MILL PLAZA was approved by the City Planning Board of the City of Omaha, this ____ day of ____, 19__.

Chairman, City Planning Board

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, this 29 day of Dec, 1970.

Deputy

APPROVAL OF OMAHA CITY COUNCIL

This plat of OLD MILL PLAZA was approved and accepted by the City Council of Omaha on this 2nd day of February, 1971.

Mayor — President

FINAL PLAT

OLD MILL PLAZA

LAMP, RYNEARSON & ASSOCIATES
CONSULTING ENGINEERS
OMAHA, NEBRASKA