## EMPIRE PARK 3RD PLATTING

LOTS NO. 47 THROUGH 51 INCLUSIVE, BEING A REPLATTING OF LOTS NO. 47 THROUGH 54, AND "P" & "115TH" STREETS OF EMPIRE PARK 2ND PLATTING, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision to be known as EMPIRE PARK 3RD PLATTING, Lots No. 47 through 51 inclusive, being a replatting of Lots No. 47 through 49 and Lots No. 50 through 54 of EMPIRE PARK 2ND PLATTING, as surveyed, platted and recorded in Douglas County, Nebraska.

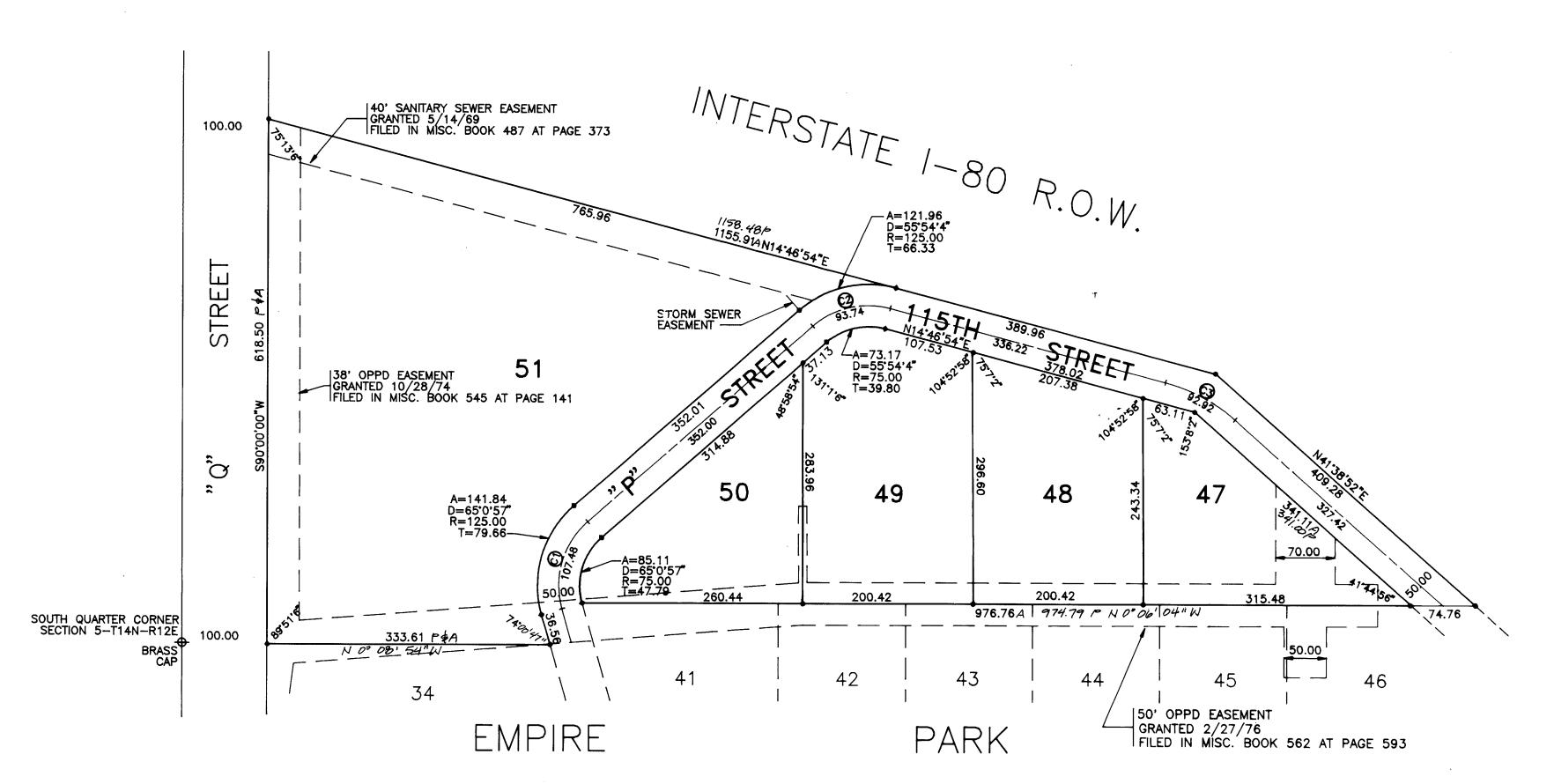
ACREAGE SUMMARY

Lots 47 through 50 = 4.6930 Acres Lot 51 = 5.9191 Acres

4/24/87







SCALE: 1" = 100'

17826 J. Reed (Plat)

\* ALL DIMENSIONS SHOWN ARE PLAT DIMENSIONS UNLESS NOTED OTHERWISE

	S	TREET CE	NTERLINE	CURVE DATA	
CURVE:	RADIUS:	DELTA:	ARC:	CHORD BEARING:	DISTANCE
C1 C2 C3	100.00 100.00 200.00	65°0'57" 55°54'4" 26°51'58"	113.47 97.57 93.78	S 73°37°38″ E S 13°10′8″ E S 28°12′53″ W	107.48 93.74 92.92

## NOTES:

- 1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- 2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).

## DEDICA

KNOWN ALL MEN BY THESE PRESENTS: That SOUTHERN LUMBER & COAL CO. a Nebraska Corporation, and WAREHOUSE INVESTORS, a Nebraska Partnership, being the sole owners of the property described within the Surveyor's Certificates 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 EMPIRE PARK 3RD PLATTING; 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 the streets as shown on the plat; and we do also hereby grant sewer and drainage easements as shown on the plat. We do. further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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, crossarms, downguys and anchors, 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 for the transmission of signals and sounds of all kinds including signals provided by a cable of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, 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 adjoining the rear boundary lines of all interior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. 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. We do further grant a perpetual easement to is surveyed, platted, and recorded. We do further grant a perpetual easement to the 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, trees, retaining walls, or loose rock walls shall be placed in 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 and rights herein granted.

SOUTHERN LUMBER & COAL CO., A Nebraska Corporation, and WAREHOUSE INVESTORS. a Nebraska Partnership, Owners

Harles	Afaulk	
arles A.	Faulk	

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska )
)ss
County of Douglas )

On this day of \_\_\_\_\_\_, 1989, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Charles A. Faulk, President of SOUTHERN LUMBER & COAL CO., and a partner of WAREHOUSE INVESTORS

who is personally known by me to be the identical person whose name is affixed on this plat and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

GENERAL NOTARY-State of Nebraska
KENNETH G. SCHLESIGER
My Comm. Exp. March 8, 1991

Notary Publi

COUNTY ENGINEER'S OFFICE

This plat of EMPIRE PARK 3RD PLATTING was reviewed by the Douglas County Engineer's

4/z7/89

Douglas Jounty Engineer

WERR SWIFE

COUNTY TREASURER'S CERTIFICATE

Deputy

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of EMPIRE PARK 3RD PLATTING as to the design standards this 26<sup>th</sup> day of 770 ou \_\_\_\_\_, 1989.

y or 1909.

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

December 14,198

Sam Down City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of EMPIRE PARK 3RD PLATTING was approved by the City Planning Board of the City of Omaha this <u>26 th</u> day of <u>April</u>, 1989.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

President .

Bute Bearing

or

PROJECT NO.

REVISIONS

NO. DATE BY

**S** 

3913 Cuming Street Omaha, Nebraska 68131 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

FINAL PLAT MPIRE PARK 3RD PLATTING

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

. .

SHEET NO.