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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 09/24/2013 09:16:46 14
 2013097382

FINAL PLAT
CITYVIEW
 LOT 1 AND OUT LOT "A",
 BEING A REPLAT OF PART OF LOTS 1, 2, 3, 4, 6 AND 7 IN BLOCK 93,
 ORIGINAL CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY,
 PORTIONS OF LOTS 1, 2, 3, 4 AND 6 ALSO PREVIOUSLY KNOWN AS A PORTION OF
 ABBOTT DRIVE PUBLIC RIGHT-OF-WAY
 DOUGLAS COUNTY, NEBRASKA

PROJECT NO.
EGA121043

NO.	REVISIONS	DESCRIPTION	DATE	BY

**EHRHART
 GRIFFIN &
 ASSOCIATES**

3552 Farnam Street
 Omaha, Nebraska 68131
 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**CITYVIEW
 FINAL PLAT
 10 & CAPITOL STREETS
 OMAHA, NEBRASKA**

DATE: 1-24-13

DESIGNED BY:

DRAWN BY:
 WAW

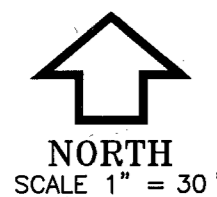
CHECKED BY:
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CREW:



SHEET NO.

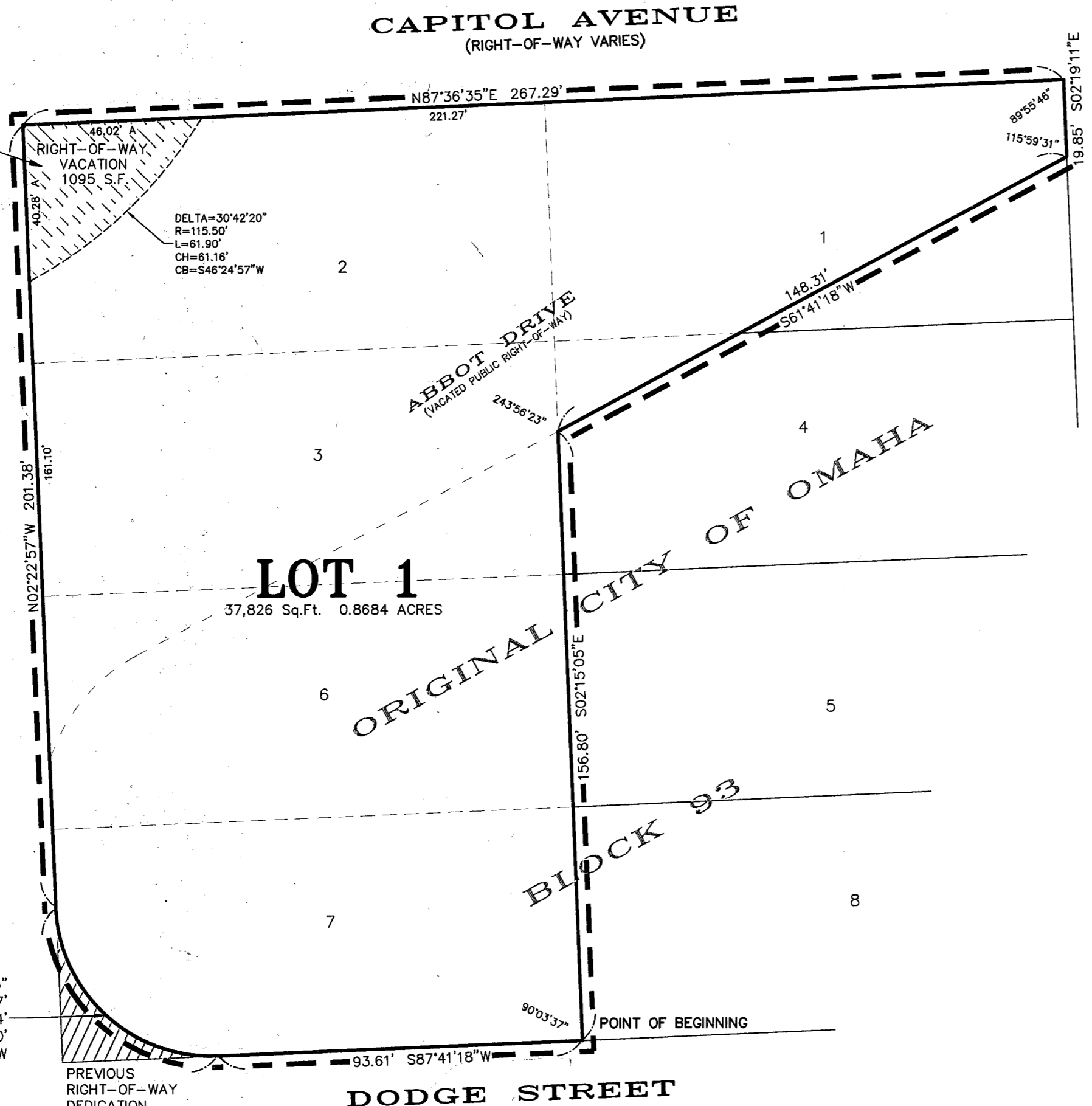
1 OF 1



NORTH
 SCALE 1" = 30'

OUT LOT "A"
 1095 Sq.Ft. 0.0251 ACRES
 VACATION

KNOW ALL PERSONS BY THESE PRESENTS, THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTION 14-115 OR 14-116, THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTION 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.



NOTES:

- 1) THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO DODGE STREET.
- 2) OUTLOT A IS RESERVED TO PROTECT EXISTING CITY SEWER AND TRAFFIC SIGNAL FACILITIES. IN THE FUTURE, OUTLOT A MAY BE COMBINED WITH LOT 1 VIA AN ADMINISTRATIVE PLAT TO FORM A SINGLE BUILDABLE LOT, PROVIDED THAT THE SUBDIVIDING PARTY PROVIDES FOR THE PUBLIC IMPROVEMENTS TO RELOCATE THE CITY'S EXISTING FACILITIES.
- 3) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- 4) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
- 5) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF THE CITY OF OMAHA, NEBRASKA, WAS REVIEWED BY THE COUNTY ENGINEER'S OFFICE ON THIS 14th DAY OF April, 2013, A.D. AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF NEB. REV. STAT. SECTION 79-1101.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF CITYVIEW AS TO THE DESIGN STANDARDS AS TO THE DESIGN STANDARDS THIS 28th DAY OF June, 2013, A.D.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE

THIS 10th DAY OF September, 2013, A.D.

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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 3rd DAY OF SEPTEMBER, 2013, A.D.



APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF CITYVIEW WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 19th DAY OF April, 2013, A.D.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF CITYVIEW WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 27th DAY OF August, 2013, A.D.



DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE, THE CITY OF OMAHA, BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS

CITYVIEW
 THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 AND OUT LOT "A"), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK 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, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATED, 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 HEREBY SET OUR HAND

FOR: THE CITY OF OMAHA

AS: MAYOR

Jean Stothert
 JEAN STOTHERT DATE July 25, 2013

ACKNOWLEDGMENT BY CORPORATION

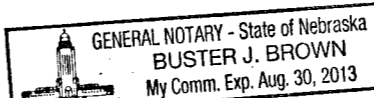
STATE OF NEBRASKA } S.S.
 COUNTY OF DOUGLAS }
 ON THIS 25th DAY OF July, 2013, A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

JEAN STOTHERT

AS MAYOR OF THE CITY OF OMAHA A MUNICIPAL CORPORATION, TO BE PERSONALLY KNOWN TO BE MAYOR AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE OWNERS CERTIFICATION, AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS MAYOR, AND THE VOLUNTARY ACT AND DEED OF CITY OF OMAHA.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

Buster J. Ertown
 NOTARY PUBLIC
 MY COMMISSION EXPIRES ON THE 30th DAY OF August, 2013, A.D.



SURVEYOR'S CERTIFICATE

I, SHANE R. BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF CITYVIEW HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

CITYVIEW, A SUBDIVISION, CONTAINING LOT 1 AND OUT LOT "A", BEING A REPLAT OF PART OF LOTS 1, 2, 3, 4, 6 AND 7 IN BLOCK 93, ORIGINAL CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, PORTIONS OF LOTS 1, 2, 3, 4 AND 6 ALSO PREVIOUSLY KNOWN AS A PORTION OF ABBOTT DRIVE PUBLIC RIGHT-OF-WAY, NOW VACATED, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 93; THENCE SOUTH 87°41'18" WEST ALONG THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF DODGE STREET, A DISTANCE OF 93.61 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DODGE STREET BEING CURVED TO THE RIGHT AND HAVING A RADIUS OF 39.97 FEET AND A CENTRAL ANGLE OF 89°55'45", AN ARC DISTANCE OF 62.74 FEET (CHORD=56.50', CHORD BEARING=N47°20'50"W) TO A POINT OF TANGENCY LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 10TH STREET; THENCE NORTH 02°22'57" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 201.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPITOL AVENUE; THENCE NORTH 87°36'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 267.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 9TH STREET; THENCE SOUTH 02°19'11" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.85 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PREVIOUSLY VACATED ABBOT DRIVE RIGHT-OF-WAY; THENCE SOUTH 61°41'18" WEST ALONG SAID VACATED ABBOT DRIVE RIGHT-OF-WAY LINE, A DISTANCE OF 148.31 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 93; THENCE SOUTH 02°15'05" EAST ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 156.80 FEET TO THE POINT OF BEGINNING, CONTAINING 38,921 SQUARE FEET (0.8935 ACRES), MORE OR LESS.

DATE: 6/6/13

Shane R. Baker
 SHANE R. BAKER

ADDENDUM TO THE CITY VIEW FINAL PLAT

Below is a general use description (not a legal description certified by the surveyor) of the property within the City View Final Plat to be used for filling purposes:

Lots 1, 2, 3, 4, 6, and 7 including those parts previously known as a portion of Abbot Drive public right-of-way, in Block 93, Original City of Omaha.

Areas of Partial Lots Included in the Plat

This plat includes an approximately 6,411 square feet polygon embracing the north and west part of Lot 1, an approximately 553 sq. ft. triangular part in the northwest corner of Lot 4, and an approximately 7,658 sq. ft. area in Lot 7, not including the approximately triangular shaped area that is dedicated right-of-way in the southwest corner of Lot 7, as shown on the plat.

Areas Partial Lots **Not** Included in the Plat

The plat **does not** include an approximately 1,790 sq. ft. triangular part in the southeast corner of Lot 1, an approximately 7,447 sq. ft. polygon of Lot 4, and an approximately 342 sq. ft. approximately triangular area in the southwest corner of Lot 7, in Block 93, Original City of Omaha.

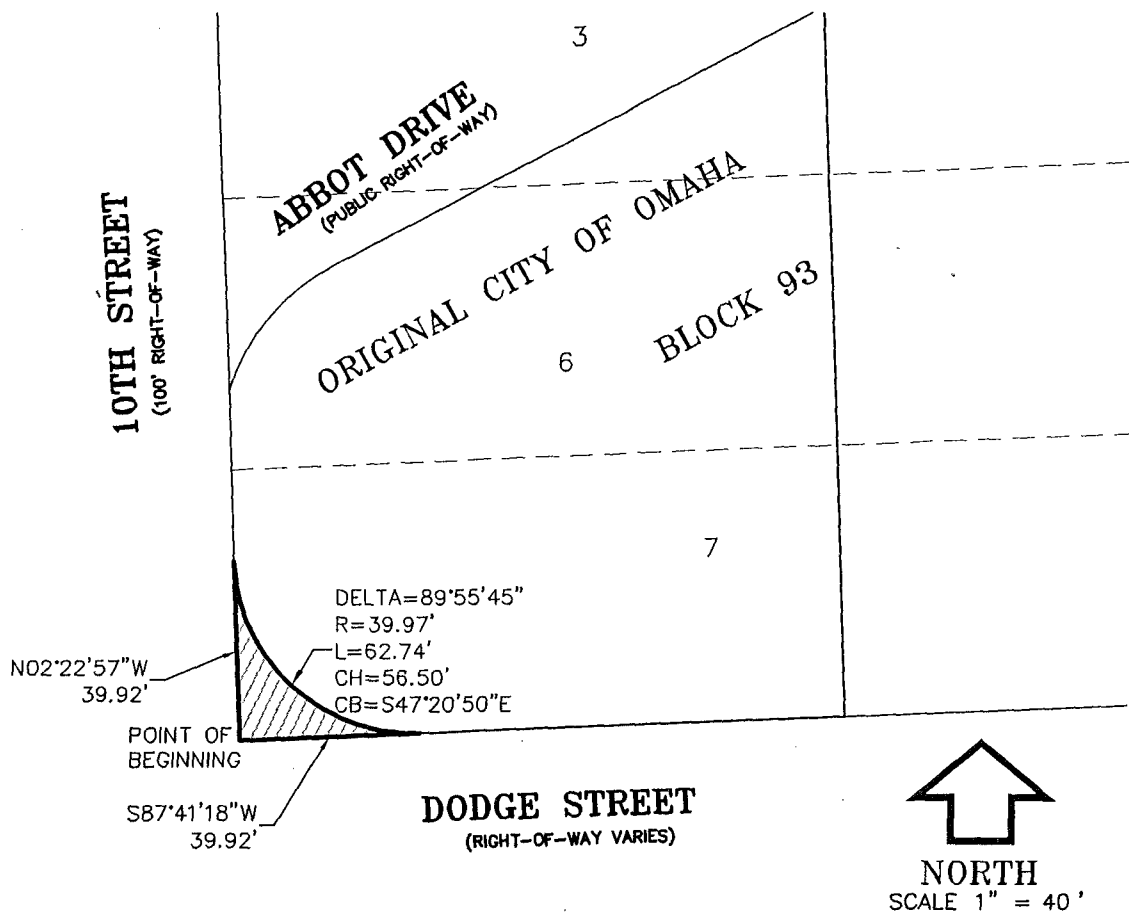
Date: 3-1-12

DESCRIPTION & SKETCH

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 7, BLOCK 93, ORIGINAL CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 2°22'57" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 39.92 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.97 FEET AND A CENTRAL ANGLE OF 89°55'45", AN ARC DISTANCE OF 62.74 FEET (CHORD=56.50', CHORD BEARING=47°20'50"E) TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 87°41'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING. CONTAINING 342 SQUARE FEET, MORE OR LESS.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

3552 Farnam Street • Omaha, Nebraska 68131 • 402 / 551-0631

CAPITOL AVENUE

9TH STREET

PART OF LOT 1 INCLUDED IN PLAT
SQ. FT. = 6411

1

PART OF LOT 1 NOT INCLUDED IN PLAT
SQ. FT. = 1790

PART OF LOT 4
INCLUDED IN PLAT
SQ. FT. = 553

4

PART OF LOT 4 NOT INCLUDED IN PLAT
SQ. FT. = 7447

ORIGINAL CITY OF OMAHA
BLOCK 93

5