

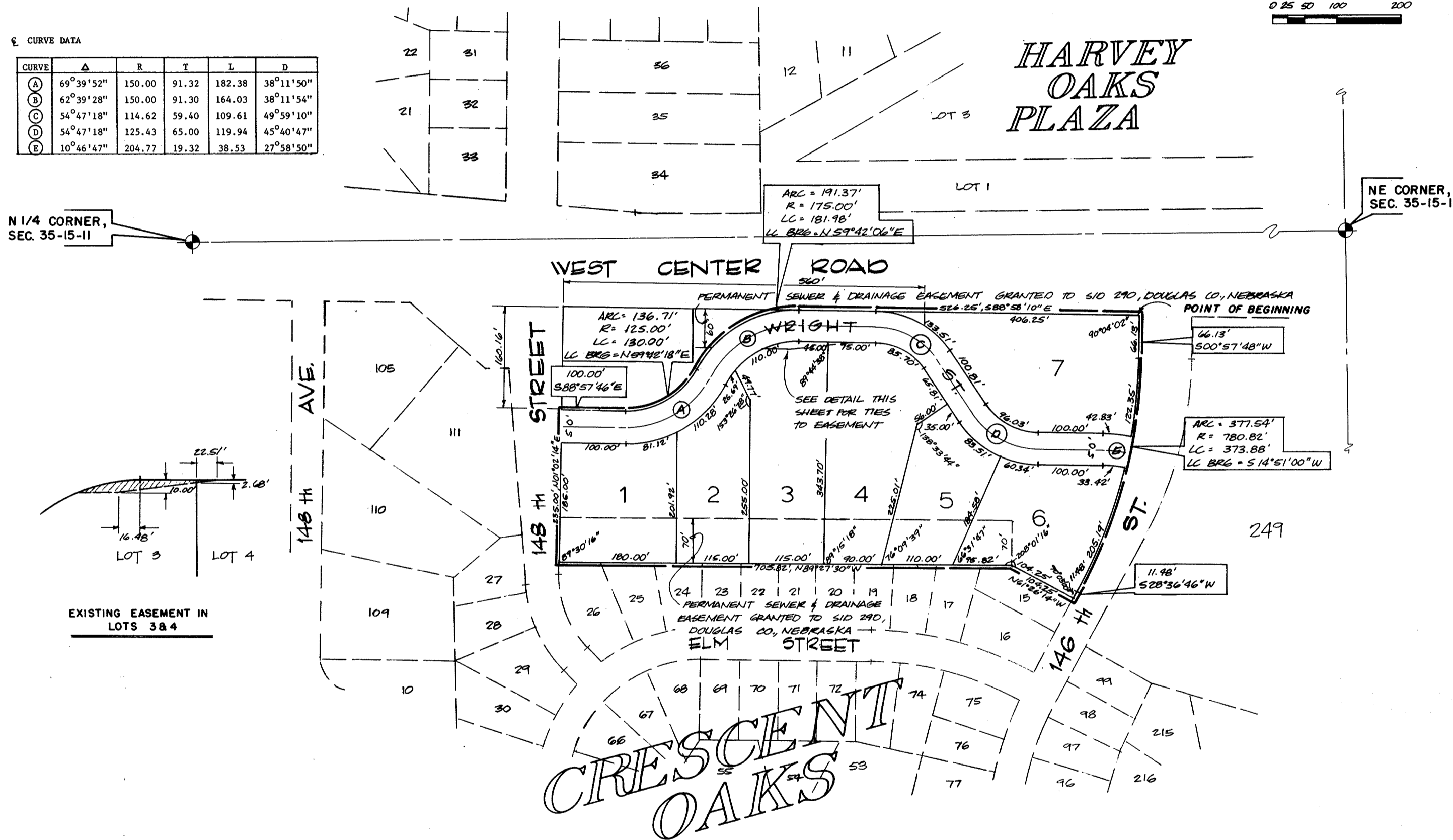
WEST CENTER PLAZA

LOTS 1 THRU 7, INCLUSIVE, BEING A REPLAT OF PART OF LOT 14 IN CRESCENT OAKS AS SURVEYED, PLATTED, AND RECORDED IN PART OF THE NE 1/4, SEC. 35, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

- NOTES:
- DISTANCES SHOWN ON CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES.
 - ALL ANGLES ON PLAT ARE 90° UNLESS OTHERWISE DESIGNATED.

☉ CURVE DATA

CURVE	Δ	R	T	L	D
(A)	69°39'52"	150.00	91.32	182.38	38°11'50"
(B)	62°39'28"	150.00	91.30	164.03	38°11'54"
(C)	54°47'18"	114.62	59.40	109.61	49°59'10"
(D)	54°47'18"	125.43	65.00	119.94	45°40'47"
(E)	10°46'47"	204.77	19.32	38.53	27°58'50"



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that monuments have been placed at all angle points on the boundary of the plat and at all corners of all lots, streets, angle points and ends of all curves; said subdivision to be known as WEST CENTER PLAZA, Lots 1 through 7, inclusive, being a replat of part of Lot 14, Crescent Oaks, as surveyed, platted and recorded in the NE 1/4 of Section 35, T15N, R11E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the northeast corner of Lot 14, Crescent Oaks; thence S 00°57'48" W (assumed bearings) along the East line of said Lot 14 for 66.13 feet; thence along a curve to the right (having a radius of 780.82 feet and a long chord bearing S 14°51'00" W for 373.88 feet) for an arc distance of 377.54 feet along the East line of said Lot 14; thence S 28°36'46" W for 11.48 feet to the Southeast corner of said Lot 14; thence N 61°26'14" W for 104.25 feet along the southerly line of said Lot 14; thence N 89°27'30" W for 705.82 feet to the southwest corner of said Lot 14; thence N 01°02'14" E for 235.00 feet along the West line of said Lot 14; thence S 88°57'46" E for 100.00 feet; thence along a curve to the left (having a radius of 125.00 feet and a long chord bearing N 59°42'18" E for 130.00 feet) for an arc distance of 136.71 feet; thence along a curve to the right (having a radius of 175.00 feet and a long chord bearing N 59°42'06" E for 181.98 feet) for an arc distance of 191.37 feet to a point on the North line of said Lot 14; thence S 88°58'10" E for 526.25 feet to the point of beginning (containing 7.13 acres more or less).

Date 12-2-80

Gerald B. Rager, Jr.
Gerald B. Rager, Jr.
Registered Land Surveyor No. 222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, West Center Road Partnership, Owner, and First National Bank of Omaha and Omaha Savings & Loan Association, Mortgagees, being respectively, the sole owner and mortgage 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, and to be numbered and named as shown, said subdivision to be hereafter known as WEST CENTER PLAZA; 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, for public use, the streets and grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company, 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 and the reception thereof on, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded if said sixteen (16') foot easement is not occupied by utility facilities, and if requested by the Owner. 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 (5') foot wide strip of land abutting all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose 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.

WEST CENTER ROAD PARTNERSHIP
By *John C. Allen*
John C. Allen, Managing Partner

OMAHA SAVINGS & LOAN ASSOCIATION
By *Paul Fiedler*

FIRST NATIONAL BANK OF OMAHA
By *Robert J. Horak*
Robert J. Horak, Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

On this 2 day of December, 1980 before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared JOHN C. ALLEN, who is personally known by me to be the Managing Partner of West Center Road Partnership and 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 April 20, 1983

Mary Ann Patton
MARY ANN PATTON
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

On this 2nd day of December, 1980, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared ROBERT J. HORAK of the First National Bank of Omaha, (a corporation), 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 as an officer of The First National Bank of Omaha, and the voluntary act and deed of The First National Bank of Omaha as a corporation.

WITNESS my hand and official seal the date last aforesaid.

My commission expires on April 20, 1983

James A. Flarity
JAMES A. FLARITY
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

On this 2 day of December, 1980, before me, a Notary Public, duly commissioned and qualified in said county, appeared PAUL FIEDLER, 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 as an officer of Omaha Savings & Loan Association, and the voluntary act and deed of Omaha Savings & Loan Association as a corporation.

WITNESS my hand and official seal the date last aforesaid.

My commission expires on April 20, 1983

Mary Ann Patton
MARY ANN PATTON
Notary Public

APPROVAL OF CITY PLANNING BOARD

This plat of WEST CENTER PLAZA, was approved by the City Planning Board of the City of Omaha this 10 day of DECEMBER, 1980.

Allen P. Dingle
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of WEST CENTER PLAZA, was approved and accepted by the City Council of Omaha on this 26 day of January, 1980.

Steve Rosenblatt Mayor
Le Doy City Clerk
Mary Kaye City Clerk

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 14 day of Dec, 1980.

James A. Flarity
Deputy
James A. Flarity
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of WEST CENTER PLAZA, (Lots 1 through 7, inclusive), as to the design standard this 14 day of Dec, 1980.

James A. Flarity
City Engineer

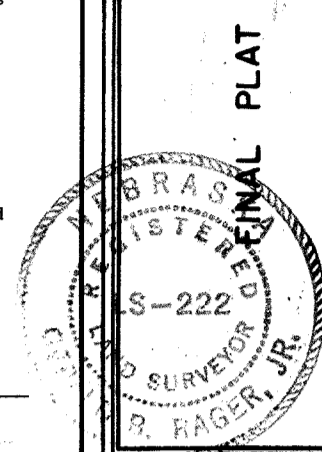
I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Date 5/6/81

James A. Flarity
City Engineer

RECEIVED
MAY -6 AM 9:25
1981

Book 1668
Page 661
City Engineer
City Clerk
City Engineer



lamp, ryneason & associates, inc.
architects-engineers-surveyors
4810 DOUGLAS STREET OMAHA, NEBRASKA 68132
PHONE: 462-882-8950

WEST CENTER PLAZA

designer *ELW*
draftsman *ELT*

revisions

job number 800066-03
date 11-28-80
sheet of

N 17 # 6
*SEE AFFIDAVIT FILE
WEST CENTER PLAZA

25 Dued

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description Lot 7, West Center Plaza, as surveyed, platted, and recorded in Douglas County, Nebraska.

Plat to scale showing tract surveyed with all pertinent points.

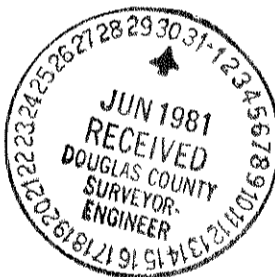
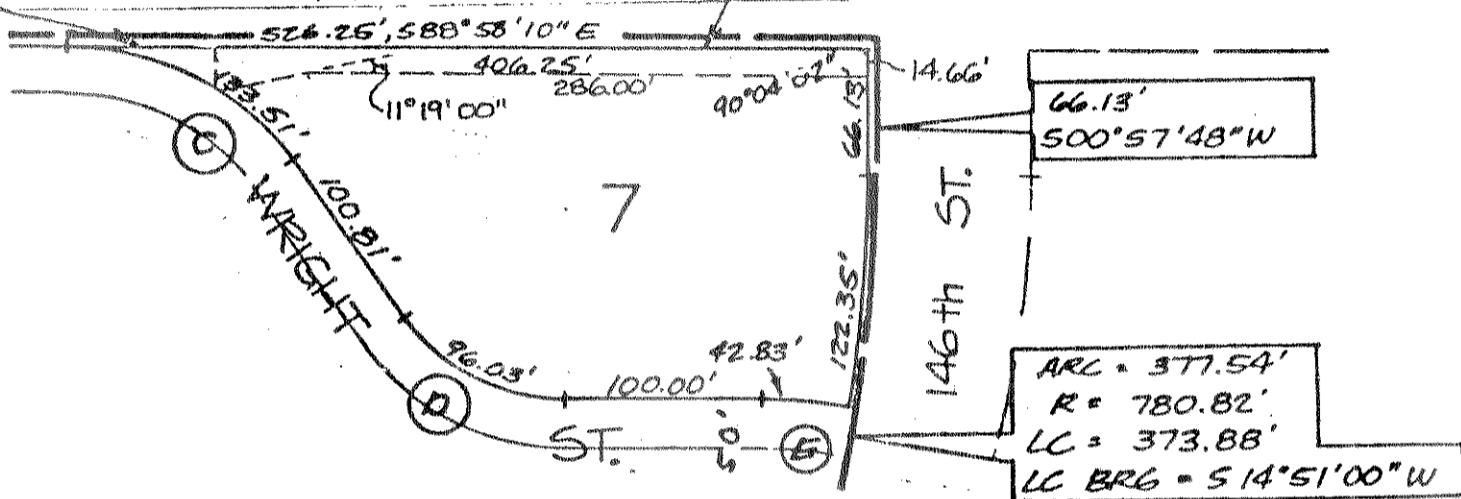


SCALE: 1" = 100'

WEST CENTER ROAD

PERMANENT SEWER & DRAINAGE EASEMENT (GRANTED TO S.I.D. 290, DOUGLAS COUNTY, NEBRASKA)

FILL SECTION EASEMENT (GRANTED TO STATE OF NEBRASKA)



CURVE DATA

CURVE	Δ	R	T	L	D
C	54° 47' 18"	114.62	59.40	109.61	49° 59' 10"
D	54° 47' 18"	125.43	65.00	119.94	45° 40' 47"
E	10° 46' 47"	204.77	19.32	38.53	27° 58' 50"

Gerald B. Rager, Jr.
Signature of Land Surveyor

DATE RECEIVED: _____ Date: 12-2-80 NEBRASKA Reg. No. 222

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____

Book _____ Page _____

SEAL: _____ Job Number 80-66

