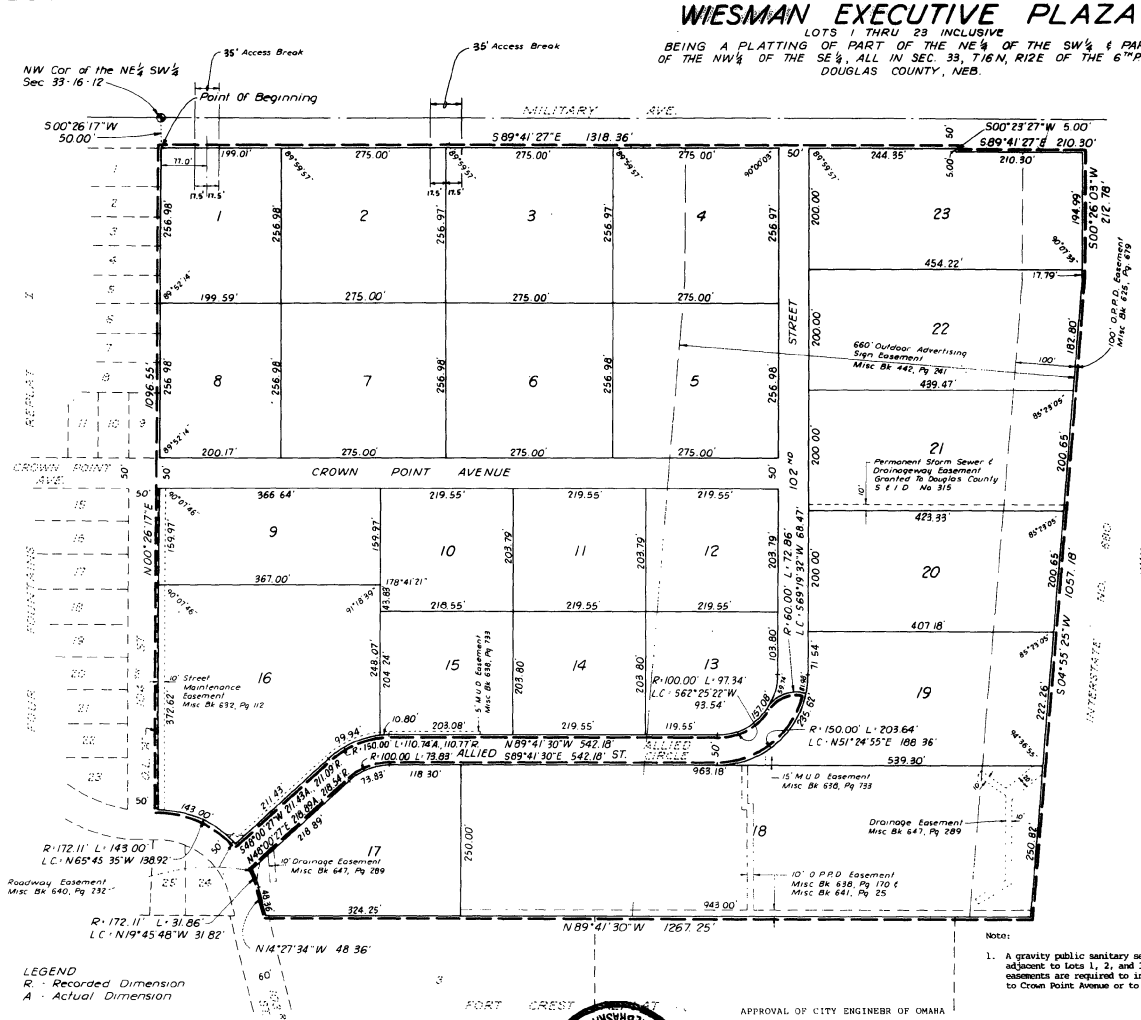
WIESMAN EXECUTIVE PLAZA

LOTS 1 THRU 23 INCLUSIVE

BEING A PLATTING OF PART OF THE NE¼ OF THE SW¼ & PART OF THE NW¼ OF THE SE¼, ALL IN SEC. 33, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEB.



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Wiesman Executive Plaza (Lots 1 thru 23 inclusive) being a platting of part of the NE 1/4 of the SW 1/4 and part of the NW 1/4of the SE 1/4, all in Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NE 1/4 of the SW 1/4 of Section 33;thence S00°26'17"W (assumed bearing), along the West line of said NE 1/4 of the SW 1/4 of Section 33, a distance of 50.00 feet to a point on the South right-of-way line of Military Avenue, said point also being the Northeast corner of Four Fountains Replat I, a subdivision located in the NW 1/4 of said SW 1/4 of Section 33, said point also being the Point of Beginning; thence along said South right-of-way line of Military Avenue on the following described courses: thence S89°41'27"E, a distance of 1318.36 feet; thence S00°23'27"W, a distance of 5.00 feet; thence S89°41'27"E, a distance of 210.30 feet to the point of intersection of said South right-of-way line of Military Avenue and the West right-of-way line of Interstate Highway No. 680; thence S00°26'03"W, along said West right-of-way line of Interstate Highway No. 680, a distance of 212.78 feet; thence S04°55'25"W, along said West right-of-way line of Interstate Highway No. 680, a distance of 1057.18 feet; thence N89°41'30"W, along said West right-of-way line of Interstate Highway No. 680 and the North line of Fort Crest Replat, a subdivision located in the SE 1/4 of said SW 1/4 of Section 33, and the Westerly extension thereof, a distance of 1267.25 feet to a point on the Northeasterly right-of-way line of 103rd Street; thence N14°27'34"W, along said Northeasterly right-of-way line of 103rd Street, a distance of 48.36 feet; thence Northwesterly along said Northeasterly right-of-way line of 103rd Street on a curve to the left with a radius of 172.11 feet, a distance of 31.86 feet, said curve having a long chord which bears N19°45'48"W, a distance of 31.82 feet to the point of intersection of said Northeasterly right-of-way line of 103rd Street and the Southerly right-of-way line of Allied Circle; thence along said Southerly right-of-way line of Allied Circle on the following described courses: thence N48°00'27"E, a distance of 218.89 feet; thence Easterly on a curve to the right with a radius of 100.00 feet, a distance of 73.83 feet; thence S89°41'30"E, a distance of 542.18 feet; thence Northerly on a curve to the left with a radius of 150.00 feet, a distance of 203.64 feet, said curve having a long chord which bears N51°24'55"E, a distance of 188.36 feet to the point of intersection of said Southerly right-of-way line of Allied Circle and the Northerly right-of-way line of Allied Circle; thence along said Northerly right-of-way line of Allied Circle on the following described courses: thence Southwesterly on a curve to the left with a radius of 60.00 feet, a distance 72.86 feet, said curve having a long chord which bears S69°19'32"W, a distance of 68.47 feet to a point of reverse curvature: thence Westerly on a curve to the right with a radius of 100.00 feet, a distance of 97.34 feet said curve having a long chord which bears S62°25'22"W, a distance of 93.54 feet; thence N89°41'30"W, a distance of 542.18 feet; thence Southwesterly on a curve to the left with a radius of 150.00 feet, a distance of 110.74 feet; thence S48°00'27"W, a distance of 211.43 feet to the point of intersection of said Northerly right-of-way line of Allied Circle and said Northeasterly right-of-way line of 103rd Street: thence Northwesterly along said Northeasterly right-of-way line of 103rd Street on a curve to the left with a radius of 172.11 feet, a distance of 143.00 feet, said curve having a long chord which bears N65°45'35"W, a distance of 138.92 feet to a point on the East line of said Four Fountains Replat I; thence N00°26'17"E, along said East line of Four Fountains Replat I, a distance of 1096.55 feet to the Point of Beginning.

NEBRASKA REGISTERED LS 419 SURVEYOR ROBERT CLARK

Robert Clark — L.S. 419 — 1-7-86 Date

DEDICATION

Know all men by these presents that I, David A. Wiesman, Trustee of the property described in the Certification of Survey 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 Wiesman Executive Plaza, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the easements as shown on this plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do further grant a perpetual easement to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew underground wires, cables, conduits and other related facilities, and to extend underground thereon wires or cables for the carrying and transmission of electric current for light, heat and power in and across a strip of land eight feet (8') in width along the exterior boundary of this subdivision, and five feet (5') in width abutting all dedicated street right-of-ways. 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. Easements to individual buildings will be dedicated by lot owners as required.

In witness whereof I do set my name this 2nd day of January 1986.

By: David A. Wiesman, Trustee

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 22nd day of January, 1986, before me a Notary Public, in and for said County, personally came David A. Wiesman, Trustee, who is personally known to me to be the identical person whose name is affixed to the above instrument and acknowledged the same to be his, voluntary act and deed.

WITNESS my hand an Notarial Seal the date aforesaid.

GENERAL NOTARY - State of Nebraska CONNIE HILDING My Comm. Exp. 4-26-87

Connie Hilding — Notary Public

My Commission expires 4-26-87

REVIEW OF DOUGLAS COUNTY SURVEYOR

This plat of Wiesman Executive Plaza (Lots 1 thru 23 inlcusive) was reviewed by the office of the Douglas County Surveyor on this 13th day of JANUARY, 1986.

Douglas County Surveyor

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

APPROVAL OF CITY ENGINEBR OF OMAHA

I hereby approve this plat of Wiesman Executive Plaza (Lots 1 thru 23) inclusive as to the Design Standard this 15th day of January, 1986.

City Engineer

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

June 3, 1986 Date

City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Wiesman Executive Plaza (Lots 1 thru 23 inclusive) was approved by the City Council of Omaha on this 25th day of March, 1986.

President of Council

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.

February 25, 1986 Date

County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Wiesman Executive Plaza (Lots 1 thru 23 inclusive) was approved by the City Planning Board on this 15th day of January, 1986.

Chairman of City Planning Board

Note:

1. A gravity public sanitary sewer is not available adjacent to Lots 1, 2, and 3. To obtain service, easements are required to install service lines to Crown Point Avenue or to 102nd Street.

LEGEND
R. - Recorded Dimension
A. - Actual Dimension

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
3 DAY OF June 1986 AT 3:26 P.M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS
#59150 $17.00

ELLIOTT & ASSOCIATES
5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700

WIESMAN EXECUTIVE PLAZA
OMAHA, NEBR.
FINAL PLAT

PROJECT NO. 85061
SCALE 1" = 100'
DATE 12-4-85
DRAWN H R H
SHEET 1 OF 1