

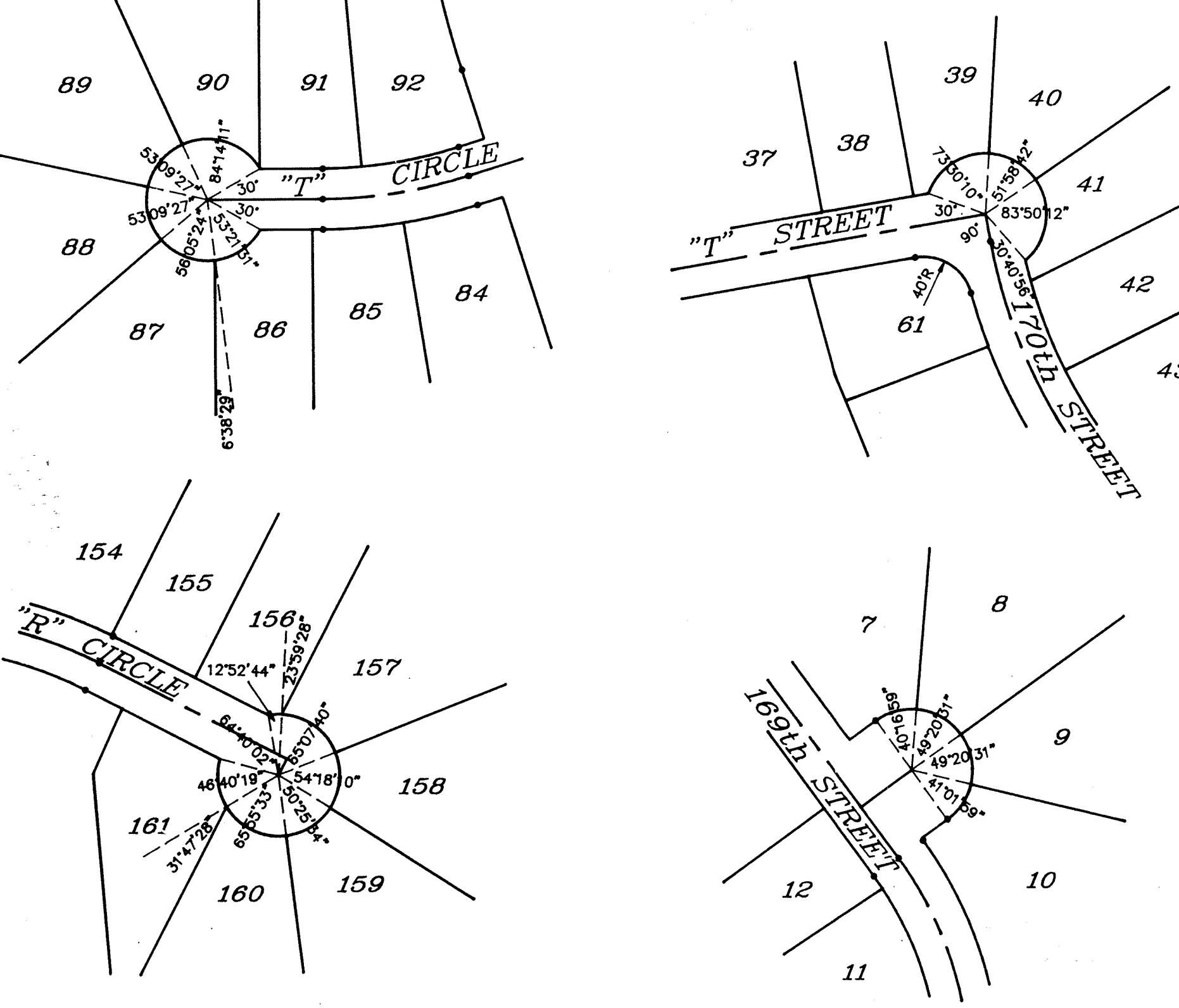
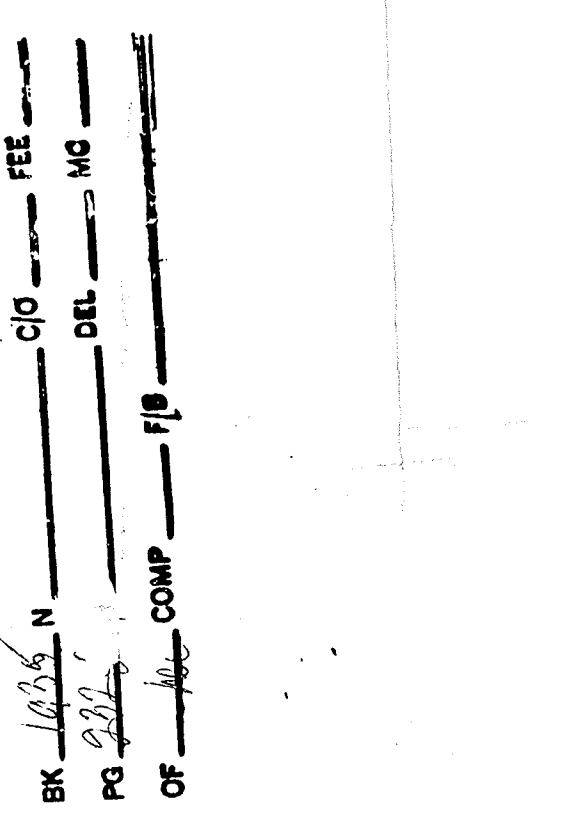
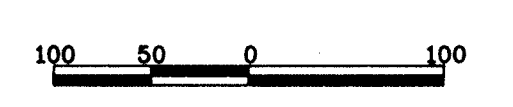
66#33  
1-171

# MISSION PARK

LOTS 1 THROUGH 171, INCLUSIVE, AND OUTLOT 1 BEING A PLATTING OF THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. CUL-DE-SAC RADIUS ARE 50' UNLESS OTHERWISE NOTED.
7. WITNESS MONUMENTS WILL BE SET AT THE DRAINAGE EASEMENT LINE FOR LOTS 11 - 23, 40 - 50, AND 153 - 158.
8. LOTS 1 AND 2 WILL NOT HAVE PERMANENT DIRECT ACCESS TO "Q" STREET.
9. LOTS 8, 9, AND 10 WILL NOT HAVE PERMANENT DIRECT ACCESS TO 168TH STREET.
10. LOTS 3 AND 5 WILL HAVE ONE JOINT PERMANENT DIRECT ACCESS TO "Q" STREET.
11. LOT 5 WILL HAVE ONE PERMANENT DIRECT ACCESS TO 168TH STREET.
12. LOT 6 WILL HAVE ONE PERMANENT DIRECT ACCESS TO 168TH STREET.
13. OUTLOT 1 WILL HAVE ONE PERMANENT DIRECT ACCESS TO "Q" STREET.
14. SIDE YARD EASEMENT DIMENSIONS REFERENCE THE PERMANENT DRAINAGE EASEMENT TO S.I.D. 376.



BOUNDARY CURVE DATA

#	BEARING	RADIUS	LENGTH	CHORD	DEGREE
A	S01°33'38"E	525.00'	25.69'	25.68'	10.9135°
B	S24°37'28"E	1,264.73'	15.59'	15.59'	4.5303°
C	N03°30'25"W	412.23'	108.54'	108.54'	1.0859°
D	N10°30'58"W	568.40'	79.06'	78.99'	10.8802°
E	S79°05'30"E	565.00'	181.97'	179.75'	10.1824°
F	N86°44'57"E	610.00'	66.63'	66.60'	9.3928°

STREET CENTERLINE CURVE DATA

#	DELTA	RADIUS	LENGTH	CHORD	DEGREE
1	90°00'00"	100.00'	157.08'	141.42'	57.2958°
2	02°00'00"	200.00'	3.54'	3.54'	0.0000°
3	26°42'08"	200.00'	93.21'	92.37'	28.6479°
4	22°10'30"	420.00'	162.55'	161.54'	13.6419°
5	25°43'57"	800.00'	332.30'	329.92'	7.1620°
6	35°22'50"	280.00'	172.90'	170.17'	20.4628°
7	24°51'10"	280.00'	120.31'	119.39'	20.4628°
8	02°55'27"	500.00'	25.52'	25.52'	11.4592°
9	14°15'14"	650.00'	161.70'	161.29'	8.8147°
10	11°24'24"	650.00'	129.41'	129.19'	8.8147°
11	07°27'07"	1,239.73'	161.24'	161.13'	4.6216°
12	35°12'22"	851.90'	227.60'	227.02'	6.7895°
13	03°24'15"	2,080.76'	122.48'	122.46'	2.7803°
14	05°04'44"	2,250.00'	199.45'	199.38'	2.5465°
15	25°49'05"	387.23'	201.52'	199.26'	14.7963°
16	07°49'26"	2,262.36'	308.93'	308.69'	2.5326°
17	23°37'31"	850.00'	350.49'	348.01'	6.7400°
18	02°00'00"	430.00'	543.40'	186.2439'	0.0000°
19	12°55'40"	1,323.96'	298.73'	298.09'	4.3276°
20	28°40'45"	430.00'	215.61'	213.33'	12.5245°
21	24°35'53"	300.00'	128.80'	127.81'	19.0986°
22	29°14'31"	300.00'	153.11'	151.45'	19.0986°
23	07°05'30"E	565.00'	181.97'	179.75'	10.1824°
24	17°22'00"	578.00'	174.29'	173.62'	9.9645°
25	17°22'00"	400.00'	121.24'	120.78'	14.2840°
26	07°52'42"	660.00'	86.91'	86.85'	8.6812°
27	27°53'06"	350.00'	170.34'	168.65'	16.3702°

I HEREBY APPROVE this plat of MISSION PARK (Lots 1 through 171 inclusive and Outlot 1) as to the design standards this day of June, 1992.

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

THIS PLAT OF MISSION PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

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 day of June, 1992.

APPROVAL OF CITY PLANNING BOARD  
This plat of MISSION PARK was approved by the City Planning Board of the City of Omaha this day of June, 1992.

APPROVAL OF OMAHA CITY COUNCIL  
This plat of MISSION PARK was approved and accepted by the City Council on this day of June, 1992.

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on all lots and streets in the subdivision to be known as MISSION PARK, Lots 1 through 171, inclusive and Outlot 1, being a platting of that part of the Northeast Quarter and the Northwest Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of the said NE 1/4 of Section 9; Thence South 89°21'15" West (bearing reference to the Final Plat of AUTUMN RIDGE a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, for 1983.15 feet along the north line of the said NE 1/4 of Section 9; Thence South 77°01'57" West for 251.00 feet; Thence North 00°09'32" East for 13.77 feet; Thence along a curve to the left (having a radius of 525.00 feet and a long chord bearing South 01°33'38" East for 25.68 feet) for an arc length of 25.69 feet; Thence North 89°27'09" East for 319.38 feet; Thence North 00°09'32" East for 3.72 feet; Thence North 89°50'28" East for 244.23 feet; Thence North 61°32'47" East for 87.45 feet; Thence North 65°43'43" East for 97.38 feet; Thence along a curve to the left (having a radius of 1264.73 feet and a long chord bearing South 24°37'28" East for 15.59 feet) for an arc length of 15.59 feet; Thence North 65°01'21" East for 201.88 feet; Thence South 32°52'27" East for 143.01 feet; Thence South 45°45'51" East for 62.15 feet; Thence South 32°37'25" East for 76.97 feet; Thence South 25°46'55" East for 136.29 feet; Thence North 64°13'05" East for 31.53 feet; Thence South 25°46'55" East for 156.62 feet; Thence South 85°57'50" East for 107.33 feet; Thence along a curve to the left (having a radius of 412.23 feet and a long chord bearing North 03°30'25" West for 108.54 feet) for an arc length of 108.54 feet; Thence North 78°57'00" East for 144.52 feet; Thence South 25°46'55" East for 19.43 feet; Thence North 67°53'27" East for 75.11 feet; Thence North 75°31'40" East for 114.22 feet; Thence along a curve to the left (having a radius of 568.40 feet and a long chord bearing North 10°30'58" West for 78.99 feet) for an arc length of 78.99 feet; Thence North 75°29'58" East for 217.50 feet; Thence North 05°40'25" West for 137.10 feet; Thence North 64°13'05" East for 17.77 feet; Thence along a curve to the right (having a radius of 385.00 feet and a long chord bearing North 72°55'09" East for 129.75 feet) for an arc length of 130.27 feet; Thence North 65°45'42" East for 28.78 feet; Thence North 82°29'49" East for 54.87 feet; Thence along a curve to the right (having a radius of 610.00 feet and a long chord bearing North 86°44'57" East for 66.60 feet) for an arc length of 66.63 feet; Thence North 89°50'28" East for 50.00 feet to the east line of the said NE 1/4 of Section 9; Thence North 00°07'17" West for 1525.21 feet to the Point of Beginning. Contains 104.08 acres including 1.82 acres of existing county roadway easement.

Robert D. Proffitt, L.S. #379  
DATE April 8, 1992

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS: That we, TORCO DEVELOPMENT, INC., a Nebraska Corporation; MISSION VILLAGE PARTNERSHIP, a Nebraska General Partnership; SCHOOL DISTRICT NO. 17 OF DOUGLAS COUNTY, MILLARD PUBLIC SCHOOLS; GERALD L. TORCZON and MARY T. TORCZON (husband and wife); THOMAS E. TORCZON and PAULINE A. TORCZON (husband and wife); JOHN R. TORCZON and JACQUELINE M. TORCZON (husband and wife); EDWARD J. TORCZON and MARIE C. TORCZON (husband and wife); WILLIS H. ARMBRUST and E. DOLORES ARMBRUST (husband and wife); OWNERS and BENEFICIARIES under a Deed of Trust; and RONALD C. JENSEN, Attorney-at-Law, TRUSTEE under a Deed of Trust; being the sole Owners, Beneficiaries, and Trustees 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 MISSION PARK, 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 this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, a Nebraska Public Utility, to 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, replace, install, operate, maintain, repair and renew, pipelines, hydrants, 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 thereon, over, through, under, and across a five-(5) foot-wide strip of land adjoining the rear boundary line of said subdivision, and to extend thereon a sixteen-(16) foot-wide strip of land adjoining the rear boundary line of all interior lots; and a sixteen-(16) foot-wide strip of land adjoining the rear boundary line 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-(16) foot-wide strip of land shall be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as MISSION PARK, 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 this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, 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 adjoining all cul-de-sac streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described 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.

TORCO DEVELOPMENT, INC.,  
A Nebraska Corporation, OWNER  
BY: Gerald E. Torczon  
Gerald E. Torczon, President

MISSION VILLAGE PARTNERSHIP,  
A Nebraska General Partnership, OWNER  
BY: William H. Armbrust  
William H. Armbrust, Partner

SCHOOL DISTRICT NO. 17 OF DOUGLAS COUNTY, MILLARD PUBLIC SCHOOLS  
BY: Gretchen Reeder  
Gretchen Reeder, President  
Board of Education

GERALD L. TORCZON, OWNER  
BY: Mary T. Torczon  
Mary T. Torczon, Owner

THOMAS E. TORCZON, OWNER  
BY: Pauline A. Torczon  
Pauline A. Torczon, Owner

PAULINE A. TORCZON, OWNER  
BY: Doris J. Nichols  
Doris J. Nichols, Owner

WILLIS H. ARMBRUST, OWNER and BENEFICIARY  
BY: John R. Torczon  
John R. Torczon, Owner

EDWARD J. TORCZON, OWNER  
BY: Marie C. Torczon  
Marie C. Torczon, Owner

RONALD C. JENSEN, Attorney-at-Law, TRUSTEE

ACKNOWLEDGEMENT OF NOTARIES  
State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared GERALD L. TORCZON who is personally known to me to be the identical person whose name is affixed to the above instrument as President of TORCO DEVELOPMENT, INC., a Nebraska Corporation, and said individual acknowledged his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared GERALD L. TORCZON who is personally known to me to be the identical person whose name is affixed to the above instrument as President of BHJ INVESTMENT COMPANY, a Nebraska Corporation, PARTNER in MISSION VILLAGE PARTNERSHIP, a Nebraska General Partnership and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation and Partnership.

Witness my hand and official seal the date last aforesaid.

State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared WILLIS H. ARMBRUST who is personally known to me to be the identical person whose name is affixed to the above instrument as President of WILLIS ARMBRUST SALES AND SERVICE, INC., a Nebraska Corporation, PARTNER in MISSION VILLAGE PARTNERSHIP, a Nebraska General Partnership and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation and Partnership.

Witness my hand and official seal the date last aforesaid.

State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared GERALD L. TORCZON and MARY T. TORCZON (husband and wife), THOMAS E. TORCZON and PAULINE A. TORCZON (husband and wife), JOHN R. TORCZON and JACQUELINE M. TORCZON (husband and wife), EDWARD J. TORCZON and MARIE C. TORCZON (husband and wife), and DORIS J. NICHOLS who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge the execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared WILLIS H. ARMBRUST and E. DOLORES ARMBRUST (husband and wife) who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge the execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

State of Nebraska }  
County of Douglas } SS

On this 9th day of April, 1992, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared RONALD C. JENSEN, Attorney-at-Law who is personally known to me to be the identical person whose name is affixed to the above instrument, 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.

FINAL PLAT

designer: JLR/MPM  
draftsman: EAM/KMH  
revisions:

Job number: 91042-6193  
date: 4-13-92  
sheet: 1 of 1

lamp, ryneason & associates, inc.  
engineers  
16747 California Street  
Omaha, Nebraska 68134-4548  
402-456-4548

MISSION PARK (LOTS 1-171)  
168th STREET & "Q" STREET, DOUGLAS COUNTY, NEBRASKA