

6553
7th & Dodge Court

REV 1844 PAGE 132

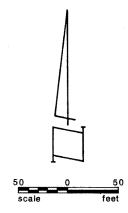
77TH & DODGE COURT LOTS 1 & 2

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH,
RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

HARBOR DEVELOPMENT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS 77TH & DODGE COURT, LOTS 1 AND 2, BEING A PLATTING OF A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DODGE STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 77TH STREET; THENCE SOUTH 32°46'22" EAST (ASSUMED BEARING) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 77TH STREET A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 32°45'20" EAST A DISTANCE OF 186.31 FEET TO AN ANGLE POINT IN THE 77TH STREET RIGHT-OF-WAY; THENCE SOUTH 24°48'47" EAST A DISTANCE OF 294.70 FEET TO AN ANGLE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF 77TH STREET; THENCE SOUTH 32°36'43" EAST ALONG SAID 77TH STREET RIGHT-OF-WAY A DISTANCE OF 119.71 FEET TO THE SOUTHEAST CORNER OF THIS TRACT; THENCE SOUTH 57°20'47" WEST ALONG THE SOUTHERLY LINE OF THIS TRACT A DISTANCE OF 194.25 FEET TO A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF THE LITTLE PAPPILLION CREEK CHANNEL; THENCE NORTHEASTERLY ALONG SAID CREEK CHANNEL ON A 274.42 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 89.30 FEET (CHORD BEARING NORTH 34°28'15" WEST, CHORD DISTANCE 88.92 FEET); THENCE NORTH 45°59'14" WEST ALONG SAID CHANNEL EASTWARD A DISTANCE OF 290.20 FEET TO A POINT ON A CURVE; THENCE NORTHERLY AND EASTERLY ALONG A 763.90 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 319.43 FEET (CHORD BEARING NORTH 31°19'22" WEST, CHORD DISTANCE 385.40 FEET) TO THE NORTHWEST CORNER OF THE TRACT; THENCE NORTH 87°00'00" EAST ALONG THE NORTH LINE OF THIS TRACT A DISTANCE OF 300.24 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.98 ACRES, MORE OR LESS.



- LEGEND**
- = Corner Found
 - ◊ = Corner Set
 - P = Plat Dimension
 - S = Survey Dimension
 - PT = Pinch Tap Pipe
 - O.T. = Open Top Pipe

8-22-88 DATE
William R. Smith REGISTERED LAND SURVEYOR LS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HARBOR DEVELOPMENT, INC., A NEBRASKA CORPORATION, (OWNER) AND MID CITY BANK OF OMAHA, NEBRASKA, A NEBRASKA CORPORATION, (BENEFICIARY TRUST DEED), BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS 1 AND 2 AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS 77TH & DODGE COURT, LOTS 1 & 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE CITY OF OMAHA THE SHOWN AND SHADNAGE EASEMENTS AS SHOWN ON THIS PLAT. WE DO GRANT A PERPETUAL EASEMENT IN FAVOR OF THE OMAHA PUBLIC DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT AND THE NORTHWESTERN BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSSARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREUPON CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNAL AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION OR, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESIDENTLY PLATTED AND RECORDED LOTS; AND SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESIDENTLY PLATTED AND RECORDED LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE DESCRIBED ADDITION, THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDING OR RETAINING 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 HEREBY GRANTED.

IN WITNESS WHEREOF WE HEREBY SET OUR HANDS THIS 27th DAY OF August, 1988, A.D.

HARBOR DEVELOPMENT BY: [Signature] TITLE: President
MID CITY BANK BY: [Signature] TITLE: President

APPROVAL OF OMAHA CITY ENGINEER

I HEREBY APPROVE OF THIS PLAT OF 77TH & DODGE COURT, LOTS 1 & 2 ON THIS 9th DAY OF September, 1988, A.D.

[Signature] CITY ENGINEER

APPROVAL OF OMAHA PLANNING BOARD

THIS PLAT OF 77TH & DODGE COURT, LOTS 1 & 2, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 14th DAY OF Sept., 1988, A.D.

[Signature] CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF 77TH & DODGE COURT, LOTS 1 & 2, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 22nd DAY OF January, 1988, A.D.

[Signature] CITY CLERK

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 22th DAY OF August, 1988, A.D., BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signature] A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



MY COMMISSION EXPIRES ON THE 13th DAY OF May, 1988.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 22th DAY OF August, 1988, A.D., BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signature] A NEBRASKA CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19 ____.

DATE BY: []	REVISION:
--------------	-----------

DATE	BY	DESCRIPTION

DATE	
DRAWN	
CHECKED	

THE SCHEMWER ASSOCIATES INC.
ARCHITECTS - ENGINEERS - PLANNERS
COUNCILBLUFF

THE SCHEMWER ASSOCIATES INC.
ARCHITECTS - ENGINEERS - PLANNERS
COUNCILBLUFF
OMAHA

OWNERS: HARBOR DEVELOPMENT INC.

JOB NO. 295201
SHEET
1 OF 1

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF 77TH & DODGE COURT, LOTS 1 & 2, WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 21st DAY OF September, 1988, A.D.



[Signature] COUNTY SURVEYOR

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: June 23, 1988 [Signature] COUNTY TREASURER



Received 1810
[Signature]

RECEIVED
FEB 24 1989

BY: [Signature] CLERK
FOR: [Signature] COMPTROLLER