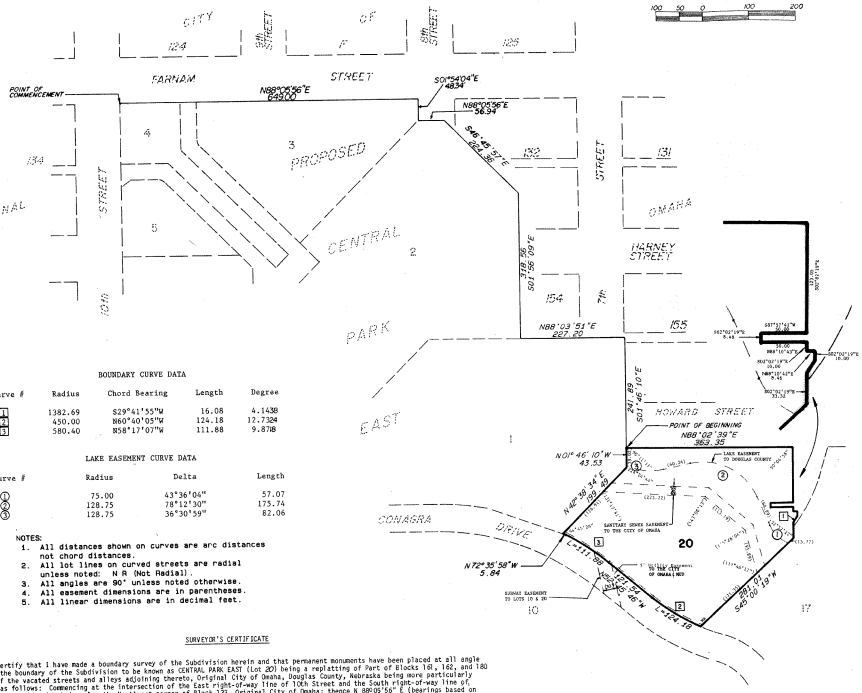
# CENTRAL PARK EAST

BOOK 1849 PAGE 339

LOT 20 BEING A REPLATTING OF PART OF BLOCKS 161, 162 AND 180 AND PART OF THE VACATED STREETS AND ALLEYS ADJOINING THERETO IN THE ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.




### BOUNDARY CURVE DATA

| Curve # | Radius | Chord Bearing | Length | Degree |
|---|---|---|---|---|
| 1 | 1382.69 | S29°41'55"W | 16.08 | 4.1438 |
| 2 | 450.00 | N60°40'05"W | 124.18 | 12.7324 |
| 3 | 580.40 | N58°17'07"W | 111.88 | 9.8738 |

### LAKE EASEMENT CURVE DATA

| Curve # | Radius | Delta | Length |
|---|---|---|---|
| 1 | 75.00 | 43°36'04" | 57.07 |
| 2 | 128.75 | 78°12'30" | 175.74 |
| 3 | 128.75 | 36°30'59" | 82.06 |

NOTES:
1. All distances shown on curves are arc distances not chord distances.
2. All lot lines on curved streets are radial unless noted: N R (Not Radial).
3. All angles are 90° unless noted otherwise.
4. All easement dimensions are in parentheses.
5. All linear dimensions are in decimal feet.

### 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 on the boundary of the Subdivision to be known as CENTRAL PARK EAST (Lot 20) being a replatting of Part of Blocks 161, 162, and 180 and part of the vacated streets and alleys adjoining thereto, Original City of Omaha, Douglas County, Nebraska being more particularly described as follows: Commencing at the intersection of the East right-of-way line of 10th Street and the South right-of-way line of Farnam Street, said point being also the Northwest corner of Block 131, Original City of Omaha; thence N 88°05'56" E (bearings based on the Nebraska State Plane System, South Zone) for 649.00 feet along the South right-of-way line of Farnam Street; thence S 1°54'04" E for 48.34 feet; thence N 88°05'56" E for 56.94 feet; thence S 46°45'57" E for 224.36 feet; thence S 1°58'09" E for 318.56 feet; thence N 88°03'51" E for 227.29 feet; thence S 1°46'10" E for 241.89 feet to the TRUE POINT OF BEGINNING; thence N 88°02'39" E for 363.35 feet; thence S 1°02'19" E for 123.05 feet; thence S 87°57'41" W for 60.00 feet; thence S 2°02'19" E for 8.48 feet; thence N 88°10'43" E for 50.00 feet; thence S 2°02'19" E for 10.00 feet; thence N 88°10'42" E for 8.46 feet; thence S 2°02'19" E for 10.00 feet; thence S 29°41'55" W for 16.08 feet for an arc distance of 16.08 feet; thence S 2°02'19" E for 33.32 feet; thence S 45°00'19" W for 281.01 feet; thence along a curve to the right (having a radius of 1382.69 feet and a long chord bearing S 29°41'55" W for 16.08 feet) for an arc distance of 16.08 feet; thence S 2°02'19" E for 33.32 feet; thence S 45°00'19" W for 281.01 feet; thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing N 60°40'05" W for 123.78 feet) for an arc distance of 124.18 feet; thence N 52°45'46" W for 121.54 feet; thence along a curve to the left (having a radius of 580.40 feet and a long chord bearing N 58°17'07" W for 111.71 feet) for an arc distance of 111.88 feet; thence N 72°35'58" W for 5.84 feet; thence N 42°38'34" E for 199.49 feet; thence N 1°46'10" W for 43.53 feet to the TRUE POINT OF BEGINNING. Contains 3.00 acres.

Mar 20 1989
Date

Robert D. Proett, L.S. 379

NEBRASKA REGISTERED LAND SURVEYOR ROBERT D. PROETT LS 379

RECEIVED
'89 MAY 17 PM 2:32
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, CITY OF OMAHA, OMAHA DEVELOPMENT FOUNDATION, a Nebraska non-profit corporation, and CONAGRA, INC., a Delaware corporation, being the sole owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused the same to be surveyed, platted into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTRAL PARK EAST (Lot 20), 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 the plat. We do further grant perpetual easements to those parties identified on the plat as the grantees of said easements, and their successors and assigns, to erect, operate, maintain, repair and renew underground sewer pipes, underground water and gas mains and underground pipes, cables, conduits, and other related facilities, and to extend therein underground wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sound of all kinds, including signals provided by a cable television system, and the reception thereof, without limitation by reason of enumeration, and to do all things necessary provided in the paragraph hereof. Trees, flowers, no permanent buildings, trees, retaining walls or loose rock walls shall be placed in 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 hereby granted.

The owners of Lot 20 shall have the right to place terracing structures, trees, and retaining walls on the five (5) foot utility easement along Conagra Drive and on the sanitary sewer easement in Lot 20, except that said owners shall bear the risk of loss of such improvements to the extent that the same are damaged due to maintenance or reconstruction of the underground public utility facilities within said easement area.

The dedication of Conagra Drive to the public adjacent to Lot 20 is subject to a reservation in favor of the owners of Lot 20 with regard to the subway passages shown hereon, which shall be perpetual and reserved to the owners of the lots connected by said subway passages beneath Conagra Drive. The owners of the lots connected by said passages shall be jointly and severally responsible perpetually for the structural integrity of the subway structures built from time to time within said passages, and said structures and any replacements of the same will carry a highway wheel load on their roof conforming to the present AASHTO H20-44 STANDARD, in addition to any superimposed earth loading. Any structural tunnels within the passage shall also be constructed in a manner that the public shall be permitted to pass pipes and conduits beneath the same between the structural piling of said tunnels without having to add any reinforcement except that needed for regular underground structures.

OMAHA DEVELOPMENT FOUNDATION, Owner
By: _____
MICHAEL C. WIESE, EXECUTIVE DIRECTOR

CONAGRA, INC., Owner
By: _____
C.H. MANNERS, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

CITY OF OMAHA, Owner
By: Walter M. Calinger
WALTER M. CALINGER, MAYOR
Attest: _____

### PETITION

KNOW ALL MEN BY THESE PRESENTS: That we, the CITY OF OMAHA, OMAHA DEVELOPMENT FOUNDATION, a Nebraska Non-Profit Corporation, and CONAGRA, INC., a Delaware Corporation, the sole owners of the land described within the Surveyor's Certificate, hereby petition the City Council of Omaha, Nebraska to vacate all existing public streets and alleys within the boundaries of the plat.

OMAHA DEVELOPMENT FOUNDATION, Owner
By: _____
MICHAEL C. WIESE, EXECUTIVE DIRECTOR

CONAGRA, INC., Owner
By: _____
C.H. MANNERS, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

CITY OF OMAHA, Owner
By: Walter M. Calinger
WALTER M. CALINGER, MAYOR
Attest: _____

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 13th day of April, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL C. WIESE, who is personally known by me to be the Executive Director, OMAHA DEVELOPMENT FOUNDATION, a Nebraska Non-Profit Corporation, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal, the date last aforesaid.

Notary Public

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 8th day of May, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared WALTER M. CALINGER, MAYOR OF THE CITY OF OMAHA, to me known to be the identical person who signed and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed and the voluntary act and deed of said City.

Witness my hand and official seal, the date last aforesaid.

Notary Public

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 13TH day of April, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared C. H. MANNERS, who is personally known by me to be the CHAIRMAN AND CHIEF EXECUTIVE OFFICER, CONAGRA, INC., a Delaware Corporation, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal, the date last aforesaid.

Notary Public

### 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 17 day of MAY, 1989.

Douglas County Treasurer

Deputy

### COUNTY ENGINEER'S CERTIFICATE

This plat of CENTRAL PARK EAST (Lot 20) was reviewed by the Douglas County Engineer's office.

5/12/89
Date

Douglas County Engineer

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CENTRAL PARK EAST (Lot 20) as to the design standards this 21st day of March, 1989.

City Engineer

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

5-11-89
Date

City Engineer

### APPROVAL OF CITY PLANNING BOARD

This plat of CENTRAL PARK EAST (Lot 20) was approved by the City Planning Board of the City of Omaha this 22nd day of March, 1989.

Chairman, City Planning Board

### APPROVAL OF OMAHA CITY COUNCIL

This plat of CENTRAL PARK EAST (Lot 20) was approved and accepted by the City Council of Omaha on this 9th day of May, 1989.

President

Walter M. Calinger
Mayor

BK 1849 N _____ C/O _____ FEE 14.00
PG 339 N _____ DEL _____ MC _____
OF 1000 COMP _____ F/B 89-16172

lamp, rynearson & associates, inc.
infrastructure, land development & surveying
14711 california street omaha, nebraska 68154-1933 402 496-2498

FINAL PLAT

CENTRAL PARK EAST (3rd PLATTING)
DOUGLAS COUNTY, NEBR.

designer RDP / MPM
draftsman HWB
revisions

job number 87061 - 6071
date

sheet 1 of 1

E6 #20
(Book 1849 Page 339)
(See Below)