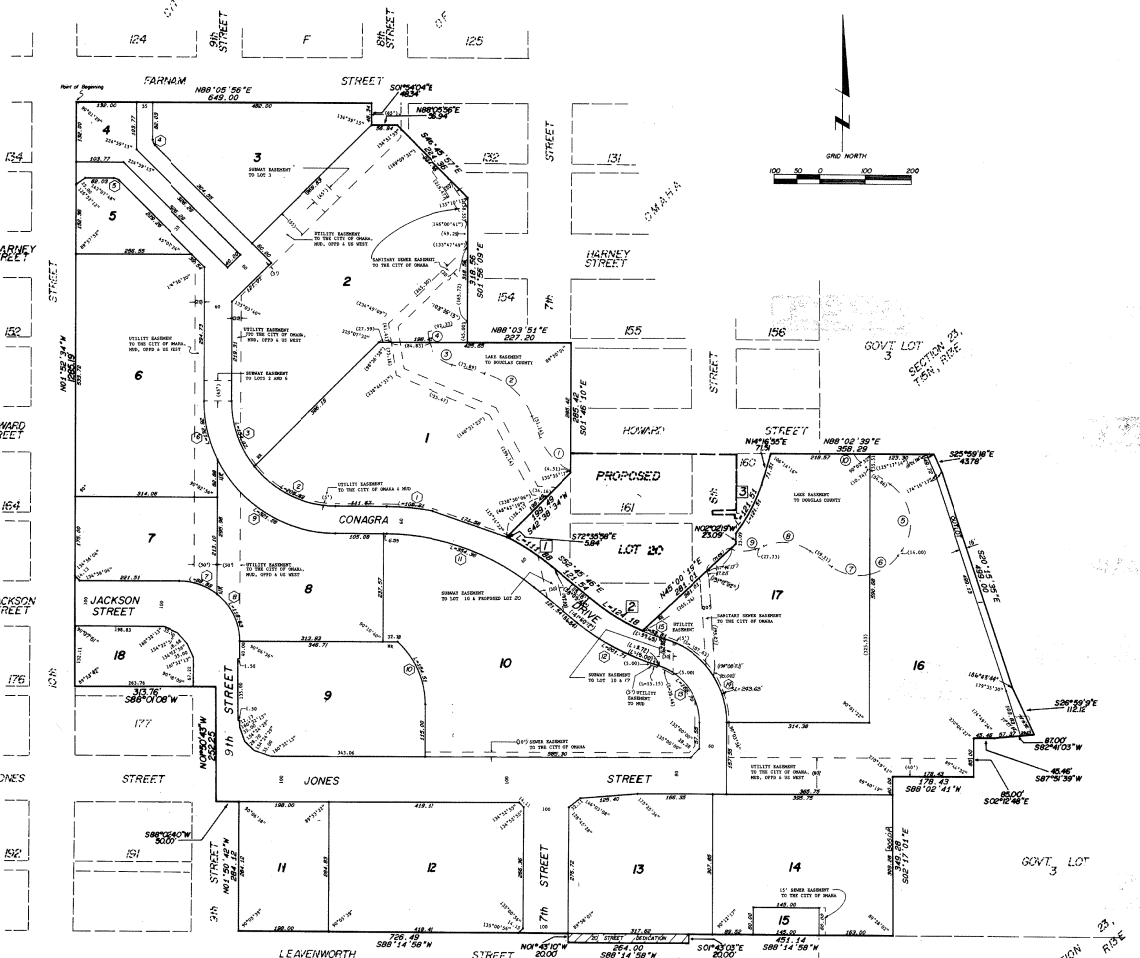
CENTRAL PARK EAST

LOTS 1 THROUGH 18, INCLUSIVE, AND OUTLOT 1, BEING A REPLATTING OF BLOCKS 6, H, I, 133, 153, 163, 178, 179, 181, 187, 188, 189 AND 190 TOGETHER WITH PART OF BLOCKS 132, 154, 160, 161, 162, 177 AND 180 AND PART OF THE VACATED STREETS AND ALLEYS ADJOINING THERETO IN THE ORIGINAL CITY OF OMAHA AND PART OF GOVERNMENT LOTS 3 AND 4, SECTION 23, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



BOUNDARY CURVE DATA

Curve #	Radius	Chord Bearing	Length	Degree
1	580.40	S58°13'07"E	111.88	9.8718°
2	450.00	S60°40'05"E	126.18	12.7324°
3	384.20	N25°52'49"E	121.51	14.9130°

LOT CURVE DATA

Curve #	Radius	Delta	Length
1	580.40'	10°23'10"	105.21'
2	229.31'	51°27'14"	205.93'
3	229.31'	38°25'46"	154.07'
4	17.50'	44°59'15"	13.74'
5	17.50'	44°59'15"	13.74'
6	280.31'	26°13'24"	132.90'
7	132.00'	38°36'04"	88.89'
8	132.00'	51°34'38"	118.82'
9	280.31'	63°37'36"	321.28'
10	186.00'	49°51'16"	164.91'
11	520.40'	39°00'53"	354.36'
12	510.00'	22°39'40"	201.71'
13	130.00'	73°28'07"	166.70'
14	190.00'	73°28'07"	243.63'
15	450.00'	06°51'02"	53.81'

LAKE EASEMENT CURVE DATA

Curve #	Radius	Delta	Length
1	128.75'	44°56'14"	101.05'
2	152.79'	54°11'48"	144.53'
3	75.00'	56°55'44"	74.52'
4	75.00'	18°06'23"	23.70'
5	104.17'	90°00'03"	163.63'
6	104.17'	41°40'51"	75.78'
7	104.17'	48°19'15"	87.85'
8	104.17'	54°49'01"	99.66'
9	75.00'	41°52'11"	54.81'
10	100.52'	23°05'02"	40.50'

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 plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be set at all corners, angle points and ends of curves on all lots and all streets in the subdivision to be known as CENTRAL PARK EAST (Lots 1 through 19, inclusive, and Outlot 1) being a replatting of blocks G, H, I, 133, 153, 163, 178, 179, 181, 187, 188, 189 and 190, together with part of Blocks 132, 154, 160, 161, 162, 177 and 180 of the Original City of Omaha, the vacated streets and alleys adjoining thereto and part of Government Lots 3 and 4 in the Southwest 1/4 of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, all being more particularly described as follows: Beginning 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 130, Original City of Omaha; thence N 89°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 89°05'56" E for 96.94 feet; thence S 46°46'57" E for 224.36 feet; thence S 1°50'09" E for 316.96 feet; thence N 88°03'51" E for 227.20 feet; thence S 1°46'10" E for 286.42 feet; thence S 42°38'34" W for 159.49 feet; thence S 72°35'58" E for 5.84 feet; thence along a curve to the right (having a radius of 580.40 feet and a long chord bearing S 80°17'07" E for 111.71 feet) for an arc distance of 111.88 feet; thence S 52°48'46" E for 121.54 feet; thence along a curve to the left (having a radius of 450.00 feet and a long chord bearing S 60°40'05" E for 123.78 feet) for an arc distance of 126.18 feet; thence N 49°00'19" E for 281.01 feet; thence N 2°02'19" W for 23.09 feet; thence along a curve to the left (having a radius of 384.20 feet and a long chord bearing N 25°52'49" E for 121.06 feet) for an arc distance of 121.51 feet; thence N 14°18'55" E for 71.91 feet; thence N 88°02'39" E for 358.29 feet; thence S 25°59'18" E for 63.78 feet; thence S 20°16'35" E for 495.00 feet; thence S 29°59'19" E for 112.12 feet; thence S 60°41'03" W for 82.00 feet; thence S 87°51'39" W for 45.46 feet; thence S 2°12'48" E for 85.00 feet; thence S 88°02'41" W for 178.43 feet; thence S 2°17'01" E for 349.28 feet to the extended North right-of-way of Leavenworth Street; thence S 89°14'58" W for 451.14 feet along said North right-of-way line; thence S 1°43'03" E for 20.00 feet; thence S 89°14'58" W for 264.00 feet; thence N 1°43'10" W for 20.00 feet; thence S 89°14'58" W for 726.49 feet along the North right-of-way line of Leavenworth Street to the East right-of-way line of 9th Street, said point being also the Southwest corner of Block 190, Original City of Omaha; thence N 1°50'42" W for 284.12 feet along the East right-of-way line of 9th Street to the Northwest corner of said Block 190, Original City of Omaha; thence S 88°02'40" W for 50.00 feet to the centerline of 9th Street; thence N 1°50'43" W for 252.25 feet along the centerline of 9th Street; thence S 88°01'08" W for 313.76 feet to the East right-of-way line of 10th Street; thence N 1°52'36" W for 1286.19 feet along said East right-of-way line to the point of beginning. Contains 55.54 acres.

Mar 20, 1989
Date

Robert D. Proett, LS 379

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, CITY OF OMAHA, OMAHA DEVELOPMENT FOUNDATION, a Nebraska non-profit corporation, UNION PACIFIC RAILROAD COMPANY, a Utah corporation, CONAGRA, INC., a Delaware corporation, OWNERS, and PETER KIEWIT FOUNDATION, a Charitable Trust, FIRST NATIONAL BANK OF OMAHA, a National Banking Association, and CONAGRA, INC., a Delaware Corporation, MORTGAGEES, being the sole owners and mortgagees 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 CENTRAL PARK EAST (Lots 1 - 18), and we do hereby ratify and approve of the disposition of our property as shown on the 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 sounds of all kinds, including signals provided by a cable television system, and the reception thereof, under all easements shown on this plat. Except as provided in the paragraph immediately following, 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 the lots through which or under which pass the following-described easements, to-wit: the sixty-five (65) foot utility easement along the northwest boundary of Lot 2, the five (5) foot easements along either side of ConAgra Drive, and the sewer easement which runs through Lots 1, 2, and 17 granted herein to the City of Omaha, shall have the right to place terracing structures, trees, and retaining walls on said easements, 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 areas.

The dedication of ConAgra Drive to the public and the dedication of the sixty-five (65) foot utility easement along the northwest boundary of Lot 2 to the grantee of said easement are subject to a reservation in favor of the owners of Lots 2, 3, 6, 10, 17 and proposed 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 and the above-referenced easement, to-wit: 2 and 6; 10 and 17; 10 and proposed 20; and 2 and proposed 20; 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, except for the subway passage between Lots 2 and 3, which shall be excluded from this load bearing requirement, said structures and any replacements of the same will carry a highway wheel load on their roof conforming to the present AASHTO H520-44 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

UNION PACIFIC RAILROAD COMPANY, Owner
By: JAMES V. DOLAN; VICE PRESIDENT- LAW

PETER KIEWIT FOUNDATION, Mortgagee
By: LYN MALLIN ZIEGENBEIN, Executive Director

CONAGRA, INC. Mortgagee
By: C. M. HARPER, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

CITY OF OMAHA, Owner
By: WALTER M. CALINGER, MAYOR
Attest: CITY CLERK

FIRST NATIONAL BANK OF OMAHA, Mortgagee
By: ROBERT W. TRITSCH, SENIOR VICE-PRESIDENT

CONAGRA, INC., Owner
By: C.M. HARPER, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

PETITION

KNOW ALL MEN BY THESE PRESENTS: That we, the CITY OF OMAHA, OMAHA DEVELOPMENT FOUNDATION, a Nebraska Non-Profit Corporation, UNION PACIFIC RAILROAD COMPANY, a Utah Corporation, CONAGRA, INC., a Delaware Corporation, OWNERS, and PETER KIEWIT FOUNDATION, a Charitable Trust, FIRST NATIONAL BANK OF OMAHA, a National Banking Association, and CONAGRA, INC., a Delaware Corporation, MORTGAGEES, being the sole owners and mortgagees 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

UNION PACIFIC RAILROAD COMPANY, Owner
By: JAMES V. DOLAN, VICE PRESIDENT- LAW

PETER KIEWIT FOUNDATION, Mortgagee
By: LYN MALLIN ZIEGENBEIN, Executive Director

CONAGRA, INC. Mortgagee
By: C. M. HARPER, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

CITY OF OMAHA, Owner
By: WALTER M. CALINGER, MAYOR
Attest: CITY CLERK

FIRST NATIONAL BANK OF OMAHA, Mortgagee
By: ROBERT W. TRITSCH, SENIOR VICE-PRESIDENT

CONAGRA, INC., Owner
By: C.M. HARPER, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENTS 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
GENERAL NOTARY-State of Nebraska NANCY A. CURRAN My Comm. Exp. March 24, 1992

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 6th day of May, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared WALTER M. CALINGER, who is personally known by me to be the Mayor of the City of Omaha, a Municipal Corporation, and CLAUDETTE BROWN, who is personally known by me to be the City Clerk of said City, and they did acknowledge the 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
GENERAL NOTARY-State of Nebraska SANDRA L. MOSES My Comm. Exp. July 29, 1992

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 7th day of April, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared C. M. HARPER, who is personally known by me to be the Chairman and Chief Executive Officer of 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
NOTARIAL SEAL W.F. SCHNEWELL My Comm. Exp. Jan. 10, 1992

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 12th day of April, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared LYN MALLIN ZIEGENBEIN, who is personally known by me to be the Executive Director of the PETER KIEWIT FOUNDATION, a Charitable Trust, and she did acknowledge her execution of the foregoing Dedication and Petition to be her voluntary act and deed and the voluntary act and deed of said foundation.

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

Notary Public
GENERAL NOTARY-State of Nebraska RONALD C. ARMSTRONG My Comm. Exp. July 15, 1990

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 ROBERT W. TRITSCH, who is personally known by me to be the Senior Vice-President of FIRST NATIONAL BANK OF OMAHA, a National Banking 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
GENERAL NOTARY-State of Nebraska NANCY A. CURRAN My Comm. Exp. June 24, 1992

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

On this 7th day of April, 1989, before me, a Notary Public, duly commissioned and qualified for said County, appeared C. M. HARPER, who is personally known by me to be the Chairman and Chief Executive Officer of 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
NOTARIAL SEAL Nancy A. Curran My Comm. Exp. Dec. 22, 1992

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 11 day of MAY, 1989.

Deputy

Douglas County Treasurer

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

COUNTY ENGINEER'S CERTIFICATE

This plat of CENTRAL PARK EAST (Lots 1 - 18) was reviewed by the Douglas County Engineer's office.

3/22/89
Date

Douglas County Engineer

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of CENTIAL PARK EAST (Lots 1 - 18) as to the design standards this 22nd day of March, 1989.

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 (Lots 1 - 18) 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 (Lots 1 - 18) was approved and accepted by the City Council of Omaha on this 4th day of May, 1989.

President

Mayor

lamp, rynearson & associates, inc.
engineers surveyors planners
14747 california street omaha, nebraska 68154-1948 402 496 2498

CENTRAL PARK EAST (1st PLATTING)
DOUGLAS COUNTY, NEBR.

FINAL PLAT

designer RDP / MPM
draftsman BD
revisions

job number 87061-6071
date

sheet 1 of 1

RECEIVED 89 MAY 17 AM 11:08 COUNTY CLERK DOUGLAS COUNTY, NEBR.

ORIGINAL

Central Park East (1st)
E6#18