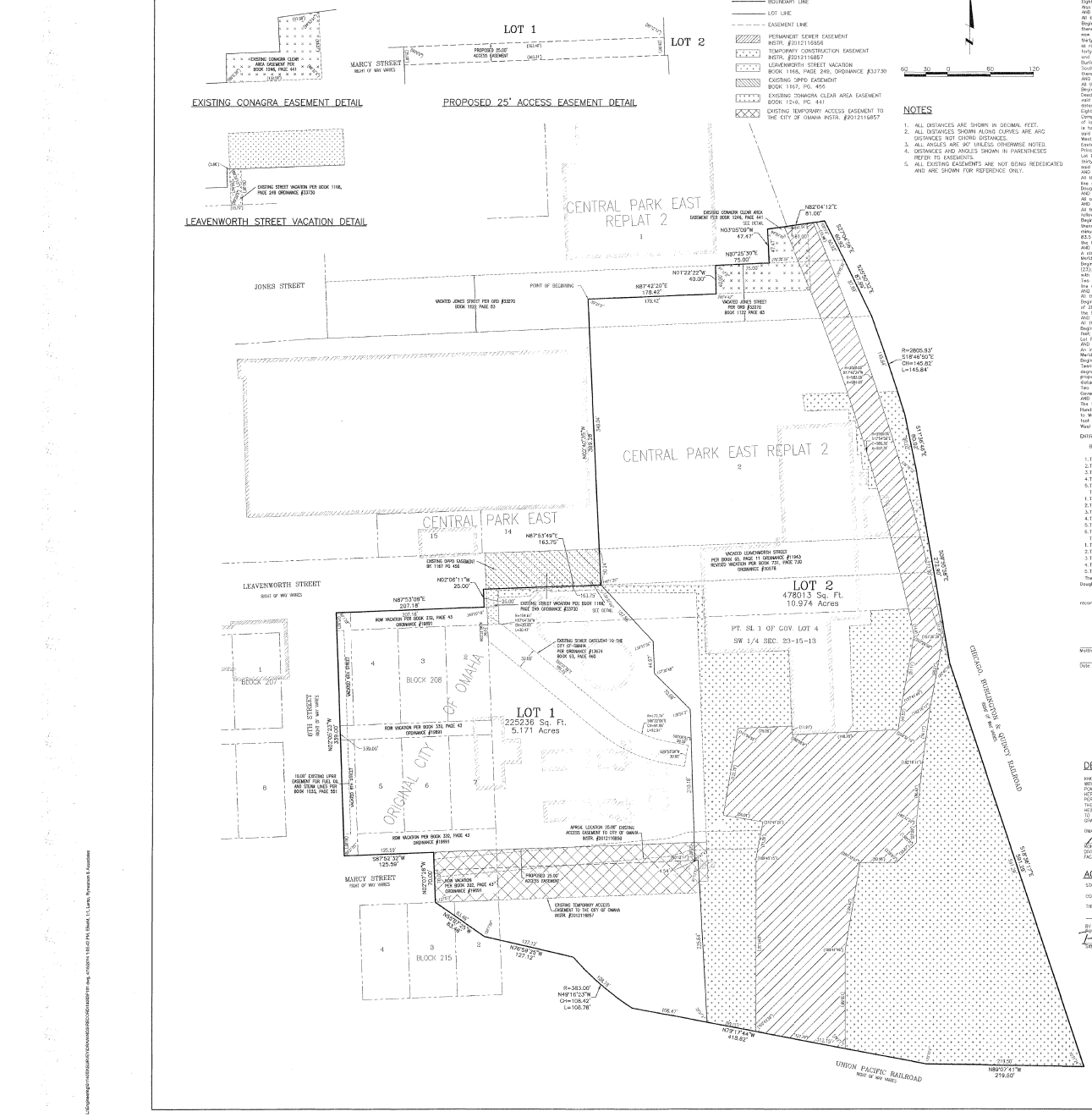
INTSC 2014033151
NOV 06 2014 10:56 P 15
misc 15/123-06/173 bkl
FEE 94.00 FB 2014-2060 BKP C/O SCAN FV
BKP 23-15-13 COMP C/O 06-06
01 SCAN FV
Received - DIANE L. RAFFATO
Register of Deeds, Douglas County NE
11/06/2014 10:56:20.24
2014033151

POWERHOUSE

LOTS 1 & 2, POWERHOUSE, BEING A REPLATTING OF LOT 2, CENTRAL PARK EAST REPLAT 2, LOTS 2 THROUGH 7, BLOCK 208, ORIGINAL CITY OF OMAHA, TOGETHER WITH ADJACENT VACATED RIGHT OF WAY, PT OF LOTS 2 AND 3, BLOCK 215, ORIGINAL CITY OF OMAHA, TOGETHER WITH ADJACENT VACATED RIGHT OF WAY, TOGETHER WITH A PLATTING OF PART OF SUBLOT 1 OF GOVERNMENT LOT 4 OF SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., ALL IN DOUGLAS COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- PERMANENT SEWER EASEMENT INSTR. #2012116856
- TEMPORARY CONSTRUCTION EASEMENT INSTR. #2012116857
- LEAVENWORTH STREET VACATION BOOK 1168, PAGE 249, ORDINANCE #33730
- EXISTING DPPD EASEMENT BOOK 1167, PG. 456
- EXISTING CONAGRA CLEAR AREA EASEMENT BOOK 1248, PG. 441
- EXISTING TEMPORARY ACCESS EASEMENT TO THE CITY OF OMAHA INSTR. #2012116857

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. DISTANCES AND ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS.
5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

LOCATED IN:
NW 1/4 SW 1/4 SEC. 23-15-13
NE 1/4 SW 1/4 SEC. 23-15-13
SW 1/4 SW 1/4 SEC. 23-15-13
SE 1/4 SW 1/4 SEC. 23-15-13

LAND 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 corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots within the subdivision to be known as Lots 1 and 2, POWERHOUSE, being an administrative replatting of Lot Two (2), Central Park East Replat 2, City of Omaha, Douglas County, Nebraska.
TOGETHER WITH
That part of Government Lot Four (4) in Section Twenty-Three (23), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth Principal Meridian described as follows:
Beginning at the intersection of the South line of Leavenworth Street as extended across said Government Lot Four (4) with the East line of the right-of-way of the mainline of the Union Pacific Railroad Company, thence South on said right-of-way line two hundred eighty-two and seven-tenths (282.7) feet; thence continuing South on said right-of-way line on a curve to the left with a radius of two thousand two hundred ninety-five (2295) feet, the chord of which bears South 17°14'50" East, a distance of 145.82 feet; thence continuing on a curve to the left with a radius of three hundred eighty-three (383) feet two hundred sixty-one and eight-tenths (261.8) feet; thence South seventy-six degrees forty-five minutes east (S 76° 45' E) four hundred eighteen and nine-tenths (418.9) feet; thence South eighty-six degrees thirty minutes East (S 86° 30' E) two hundred nineteen and fifty-five hundredths (219.55) feet; thence North sixteen degrees six minutes West (N 16° 6' W) to the South line of Leavenworth Street as extended as aforesaid; thence West along the South line of Leavenworth Street to the place of beginning excepting from this description and sale that part of Lot Eight (8) in Block Two Hundred Eight (208) City of Omaha, when lies within the above bounded tract.
Also excepting that part of the above described tract that is not contained within Lot Two (2), Central Park East Replat 2, City of Omaha, Douglas County, Nebraska.
AND ALSO TOGETHER WITH
All that part of Lot Eight (8) in Block Two Hundred Eight (208) in the City of Omaha, described as follows:
Beginning at the Northwest corner of said Lot Eight (8); thence West along the North line of said Lot Eight (8) a distance of fifty-four and seven tenths (54.7) feet to a point thereon that is nine and five tenths (9.5) feet distant Easterly, measured at right angles, from the center line of Industry Lead Track of the Union Pacific Railroad Company, as now constructed and operated over and across said Block Two hundred Eight (208); thence Southerly along a straight line which forms an angle of eighty-nine degrees and thirty-eight minutes (89° 38') from East to South with the North line of said lot and which is also parallel with and nine and five tenths (9.5) feet distant Easterly, measured at right angles, from said center line of said Industry Lead Track, a distance of one hundred twenty and eight tenths (120.8) feet, more or less, to a point in the left having a radius of four hundred forty-nine and seventy-eight hundredths (449.78) feet and which is tangent at its point of beginning to the last described line; thence Southerly along the curve line of said connecting track of the Union Pacific Railroad Co. and which is also parallel with and nine and five tenths (9.5) feet distant Easterly, measured at right angles, from said curve line of said connecting track of the Union Pacific Railroad Co., a distance of one hundred twenty and eight tenths (120.8) feet, more or less, to a point in the South line of said lot and which is also parallel with and sixteen (16) feet distant Easterly, measured at right angles, from said West line of Govt. Lot Four (4), a distance of one hundred thirty-two (132) feet to a point on the North line of said Lot Eight (8) that is fifty-five and seven tenths (55.7) feet West from the Northeast corner thereof, measured along said North line; thence East along the North line of Lot Eight (8) a distance of one (1.0) foot to the point of beginning.
AND ALSO TOGETHER WITH
All that portion of Lot Eight (8) in said Block Two Hundred Eight (208), that lies West of a line parallel with and 16 feet distant East, measured at right angles, from the West line of Government Lot Four (4) in Section Twenty-Three (23), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth Principal Meridian, in the City of Omaha, Douglas County, Nebraska.
AND ALSO TOGETHER WITH
All of Lots Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) in Block Two Hundred Eight (208) of the Original City of Omaha, Douglas County, Nebraska.
AND ALSO TOGETHER WITH
All those portions of Lots Two (2) and Three (3) in Block Two hundred Fifteen (215) of the Original City of Omaha, Douglas County, Nebraska, bounded and described as follows:
Beginning at the intersection of the North line of said Block Two Hundred Fifteen (215) with the West line of said Government Lot Four (4) in Section Twenty-Three (23); thence South along the West line of said Government Lot Four (4), a distance of 56.12 feet; thence Northeasterly along a straight line forming an angle of 74 degrees 32 minutes 29 seconds from North to West with the West line of said Government Lot Four (4), a distance of 22.57 feet; thence Northeasterly along a straight line a distance of 83.5 feet, more or less, to a point in the North line of said Block Two Hundred Fifteen (215) that is 88.12 feet distant West from the point of beginning; thence East along the North line of said Block Two Hundred Fifteen (215) a distance of 88.12 feet to the point of beginning.
AND ALSO TOGETHER WITH
A strip of land 20 feet wide, situated in Government Lot Four (4) of Section Twenty-Three (23), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth Principal Meridian, in the City of Omaha, Douglas County, Nebraska, bounded and described as follows:
Beginning at the intersection of the South line of the alley in said Block Two Hundred Eight (208) with the West line of said Government Lot Four (4) in Section Twenty-Three (23); thence East along the production of the South line of the alley in said Block Two Hundred Eight (208) a distance of 15 feet; thence North along a straight line parallel with and 15 feet distant East, measured at right angles, from the West line of said Government Lot Four (4), a distance of 152 feet to a point in the North line of said Block Two Hundred Eight (208) produced East; thence West along the production of the North line of Block Two Hundred Eight (208) a distance of 15 feet to a point in the West line of said Government Lot Four (4); thence South along the West line of Government Lot Four (4) a distance of 152 feet to the point of beginning.
AND ALSO TOGETHER WITH
All that portion of vacated 6th Street in the City of Omaha, Douglas County, Nebraska, bounded and described as follows:
Beginning at the Northeast corner of Lot Four (4) in Block Two Hundred Eight (208) in said City of Omaha; thence West along said South line of Leavenworth Street a distance of 20 feet; thence South along a line parallel and 20 feet distant Westerly from the West line of said Block Two Hundred Eight (208) a distance of 132 feet; thence East to the Southwest corner of said Lot Four (4); thence North along the West line of said lot to the point of beginning.
AND ALSO TOGETHER WITH
All that portion of vacated 6th Street in the City of Omaha, Douglas County, Nebraska, bounded and described as follows:
Beginning at the Southwest corner of Lot Five (5) in Block Two hundred Eight (208) in said City of Omaha; thence West along the North line of Marcy Street a distance of 20 feet; thence North along a line parallel with and 20 feet distant Westerly from the West line of said block a distance of 132 feet; thence East to the Northwest corner of said Lot Five (5); thence South along the West line of said lot to the point of beginning.
AND ALSO TOGETHER WITH
An irregular parcel of land situated in Government Lot Four (4) of Section Twenty-Three (23), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth Principal Meridian, in the City of Omaha, Douglas County, Nebraska, bounded and described as follows:
Beginning at the intersection of the North line of Block Two Hundred Fifteen (215) in the Original City of Omaha with the West line of said Government Lot Four (4) in Section Twenty-Three (23); thence South along the West line of Government Lot Four (4) a distance of 56.12 feet; thence Southeasterly along a straight line forming an angle of 74 degrees 32 minutes 29 seconds from South to East with the West line of said Government Lot Four (4) a distance of 101.5 feet, more or less, to a point in the Easterly boundary line of the Chicago Burlington and Quincy Railroad right-of-way; thence Northeasterly along said Easterly boundary line of said right-of-way a distance of 201.5 feet, more or less, to a point in the South line of Block Two Hundred Eight (208) of said Original City of Omaha; thence West along the South line of Block Two Hundred Eight (208) a distance of 19.31 feet, more or less, to a point in the West line of said Government Lot Four (4); thence South along the West line of Government Lot Four (4) a distance of 100 feet, more or less, to the point of beginning.
AND ALSO TOGETHER WITH
The South 25 feet of Leavenworth Street, lying East of 6 Street and abutting Lots Two (2), Three (3) and Lot Four (4) and vacated 20 foot strip adjoining on West, Block Two Hundred Eight (208), Original Omaha City Lots; also East and West alley between Leavenworth Street and Marcy Street from West line of vacated East 20 foot strip of 6 Street to West line of North and South alley; also North 30 feet of Marcy Street, lying East of 6 Street and abutting Lots Six (6) and Seven (7) and Lot Five (5) and vacated 20 foot strip adjoining on West, Block Two Hundred Eight (208), Original Omaha City Lots; also (except the North 30 feet) East 88.12 feet of Marcy Street between 6 Street and West line of Government Lot Four (4) in Southwest Quarter (SW0), Section Twenty-Three (23), Township Fifteen (15), Range Thirteen (13), Lands in the City of Omaha.

ENTIRE PARCEL DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of Lot 2, CENTRAL PARK EAST REPLAT 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;
Thence along the north line of said Lot 2 for the following five (5) courses;
1. Thence North 87°42'20" East for 178.42 feet;
2. Thence North 01°22'22" West for 40.00 feet;
3. Thence North 87°25'30" East for 75.00 feet;
4. Thence North 03°05'09" West for 47.47 feet;
5. Thence North 82°04'12" East for 81.00 feet to the northeast corner of said Lot 2 and the west right of way line of the Chicago Burlington and Quincy Railroad;
Thence along said west right of way line of the Chicago Burlington and Quincy Railroad for the following six (6) courses;
1. Thence South 27°14'50" East for 60.92 feet;
2. Thence South 25°50'32" East for 87.69 feet;
3. Thence along a curve to the right (having a radius of 2828.93 feet and a long chord bearing South 18°45'50" East for 145.82 feet) for an arc length of 145.84 feet;
4. Thence South 11°36'46" East for 80.02 feet;
5. Thence South 09°25'58" East for 272.90 feet;
6. Thence South 18°36'17" East for 591.29 feet to the north right of way line of the Union Pacific Railroad;
Thence along said north right of way line of the Union Pacific Railroad for the following five (5) courses;
1. Thence North 89°07'41" West for 219.52 feet;
2. Thence North 79°17'44" West for 418.62 feet;
3. Thence along a curve to the right (having a radius of 383.00 feet and a long chord bearing North 49°16'23" West for 108.42 feet) for an arc length of 108.78 feet;
4. Thence North 76°59'25" West for 127.12 feet;
5. Thence North 55°07'25" West for 83.46 feet to the south right of way line of Marcy Street;
Thence North 02°07'25" West for 70.00 feet to the south line of that portion of vacated Marcy Street as described in Ordinance No. 19691, recorded in Book 332, page 43, Douglas County, Nebraska;
Thence South 87°52'32" West for 125.59 feet along said south line to the west line of the vacated east 20.00 feet of 6th Street;
Thence North 02°05'23" West for 339.00 feet along said west line to the north line of that portion of vacated Leavenworth Street as described in Ordinance No. 19691, recorded in Book 332, page 43, Douglas County, Nebraska;
Thence North 87°53'08" East for 207.18 feet along said north line to the west line of said Lot 2, CENTRAL PARK EAST REPLAT 2;
Thence North 02°06'11" West for 25.00 feet along said west line;
Thence North 87°53'49" East for 163.75 feet continuing along said west line;
Thence North 02°40'35" West for 398.28 feet to the Point of Beginning.
Contains 16.133 Acres.

Matthew R. Tinkham, L.S. 692
4-15-2014
Date

MATTHEW R. TINKHAM LS-692

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, OMAHA PUBLIC POWER DISTRICT, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN LOTS 1 AND 2, POWERHOUSE, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND DO HEREBY GRANT THE ACCESS EASEMENT AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREA SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES. PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, ANY RIGHT, TITLE OR SIMPLE INTEREST OF TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

OMAHA PUBLIC POWER DISTRICT, OWNER

RONALD JOHANSEN
DIVISION MANAGER
FACILITIES AND MATERIALS MANAGEMENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April 2014
BY RONALD JOHANSEN, DIVISION MANAGER OF OMAHA PUBLIC POWER DISTRICT, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
BRENT E. LUNDQUIST
My Comm. Exp. June 6, 2015

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

for Chris Kuckkuck 5/5/14
PLANNING DIRECTOR DATE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

17 DAY OF April, 2014.

Susan Bereschinski
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

DOUGLAS COUNTY ENGINEER REVIEW

APR 2014 REVIEWED DOUGLAS COUNTY ENGINEERS OFFICE

drawn by EAM
designed by
reviewed by MRT
references
14035-Up
14035-Topo-Topo
14035-01
filename
14035-01.01.dwg
revisions

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 P
402.496.2730 F

POWERHOUSE (LOTS 1 AND 2)
OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE SUBDIVISION

0.5619

job number-task
0114003.01-003
book page
date
4-8-14
sheet
1 of 1