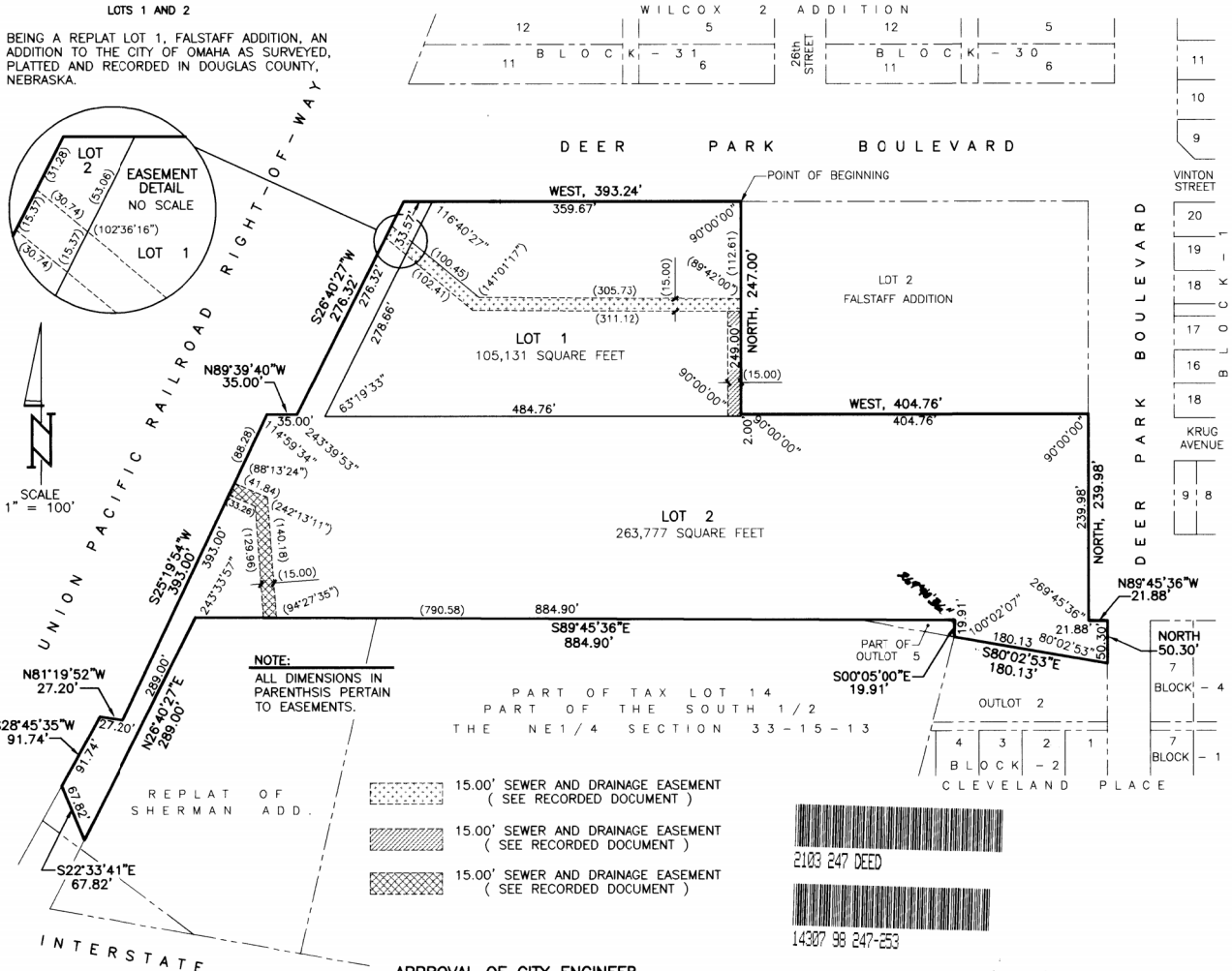
# FALSTAFF ADDITION REPLAT

LOTS 1 AND 2

BEING A REPLAT LOT 1, FALSTAFF ADDITION, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.




NOTE:
ALL DIMENSIONS IN PARENTHSIS PERTAIN TO EASEMENTS.

15.00' SEWER AND DRAINAGE EASEMENT ( SEE RECORDED DOCUMENT )

15.00' SEWER AND DRAINAGE EASEMENT ( SEE RECORDED DOCUMENT )

15.00' SEWER AND DRAINAGE EASEMENT ( SEE RECORDED DOCUMENT )

2103 247 DEED

14307 98 247-253

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS FALSTAFF ADDITION REPLAT, LOTS 1 AND 2, BEING A REPLAT OF LOT 1, FALSTAFF ADDITION, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 1;

THENCE WESTERLY, SOUTHERLY, EASTERLY AND NORTHERLY ON THE OUTER BOUNDARY OF SAID LOT 1 ON THE FOLLOWING SIXTEEN DESCRIBED COURSES;

THENCE WEST (ASSUMED BEARING) 393.24 FEET;
THENCE S26°40'27"W 276.32 FEET;
THENCE N89°39'40"W 35.00 FEET;
THENCE S25°19'54"W 393.00 FEET;
THENCE N81°19'52"W 27.20 FEET;
THENCE S28°45'35"W 91.74 FEET;
THENCE S22°33'41"E 67.82 FEET;
THENCE N26°40'27"E 289.00 FEET;
THENCE S89°45'36"E 884.90 FEET;
THENCE S00°05'00"E 19.91 FEET;
THENCE S80°02'53"E 180.13 FEET;
THENCE NORTH 50.30 FEET;
THENCE N89°45'36"W 21.88 FEET;
THENCE NORTH 239.98 FEET;
THENCE WEST 404.76 FEET;
THENCE NORTH 247.00 FEET TO THE POINT OF BEGINNING.

MAY 1, 1998
DATE

NEBRASKA REGISTERED James D. Warner L.S.-308 LAND SURVEYOR JAMES D. WARNER

JAMES D. WARNER,
NEBRASKA RLS 308

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, VILLAGE REALTY COMPANY, A NEBRASKA CORPORATION, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FALSTAFF ADDITION REPLAT AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., AND 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, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING FRONT AND SIDE BOUNDARY LOT LINES OF LOT 1; AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF LOT 2. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

VILLAGE REALTY CO., A NEBRASKA CORPORATION

BY: Michael L. Henery
MICHAEL L. HENERY, PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF AUGUST, 1998 BY MICHAEL L. HENERY, PRESIDENT OF VILLAGE REALTY CO., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

A GENERAL NOTARY-State of Nebraska JAMES WARNER My Comm. Exp. Feb 1, 2002

James Warner
NOTARY PUBLIC

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF FALSTAFF ADDITION REPLAT ON THIS 13 DAY OF August, 1998.

CITY ENGINEER

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF FALSTAFF ADDITION REPLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 11TH DAY OF August, 1998.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

10/8/98
DATE

for CITY ENGINEER

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF FALSTAFF ADDITION REPLAT, WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 1st DAY OF September, 1998.

MAYOR

PRESIDENT

CITY CLERK

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF FALSTAFF ADDITION REPLAT WAS APPROVED BY THE THE OMAHA CITY PLANNING BOARD THIS 3rd DAY OF June, 1998.

CHAIRMAN

DOUGLAS COUNTY ENGINEER

## 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 ON THE RECORDS OF THIS OFFICE, THIS 13TH DAY OF Aug, 1998.

DEPUTY

DOUGLAS COUNTY TREASURER

NEBRASKA DOCUMENTARY STAMP TAX Date 10-8-98

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
98 OCT -8 PM 3:27

FALSTAFF ADD. REP. (-#2)

G-11 #15

SCALE: AS SHOWN
DATE: MAY 1, 1998
DRAWN BY: RJR
CHECKED BY: JDW
REVISIONS:

FALSTAFF ADDITION REPLAT

FINAL PLAT


THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860


1008-105-3

A10081053A.DWG