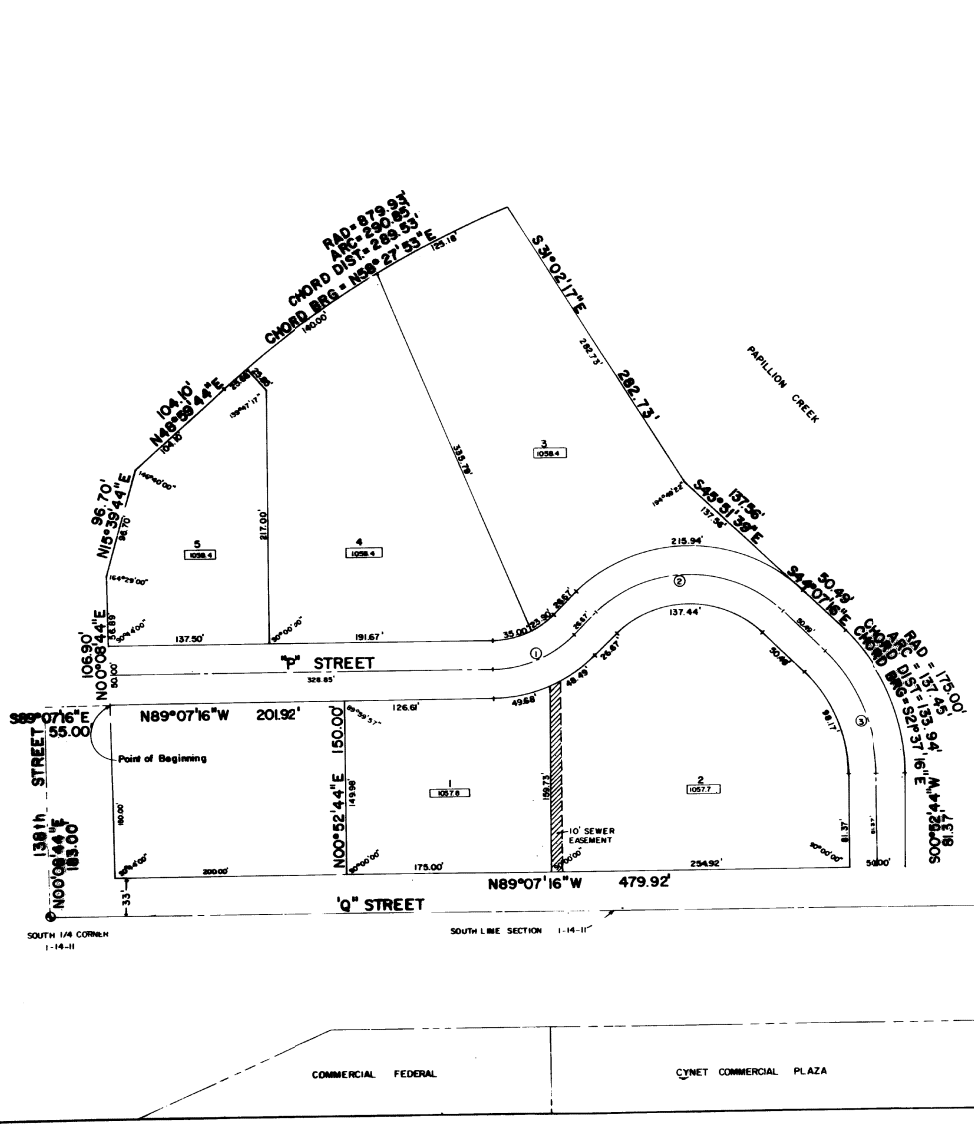
FINAL PLAT

# LANDMARK PLAZA

LOTS 1 THRU 5 INCLUSIVE, LOCATED IN THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6th P.M., DOUGLAS, COUNTY, NEBRASKA.




N

SCALE IN FEET
0 50 100

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, RALPH E. TETRICK JR. AND MARILYN TETRICK BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS 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 ADDITION TO BE HEREAFTER KNOWN AS LANDMARK PLAZA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND TIMBER 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 AND THE RECEPTION OF SAME, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS LINES; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE OUTER BOUNDARY LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, OR PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 HEREIN GRANTED.

IN WITNESS WHEREOF WE DO SET OUR HANDS THIS 11 DAY OF June 197 9

RALPH E. TETRICK JR.

MARILYN TETRICK

SURVEYORS CERTIFICATE
I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN LANDMARK PLAZA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1-14-11, THENCE N 00 08'44" E (ASSUMED BEARING) ALONG THE CENTERLINE OF 138th STREET A DISTANCE OF 183.00 FEET, THENCE S 89 07'16" E A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST ROW LINE OF 138th STREET, SAID POINT BEING THE POINT OF BEGINNING THENCE N 00 08'44" E ALONG SAID EAST ROW LINE OF 138th STREET A DISTANCE OF 106.90 FEET, THENCE N 15 39'44" E ALONG THE SOUTH ROW LINE OF STATE HIGHWAY NO. 50 A DISTANCE OF 96.70 FEET, THENCE N 48 59'48" E CONTIGUOUS ALONG SAID SOUTH ROW LINE A DISTANCE OF 104.10 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT (CHORD BEARING N 59 27'53" E, CHORD DISTANCE 289.53 FEET) RADIUS BEING 879.93 FEET AN ARC DISTANCE OF 290.85 FEET, THENCE S 31 02'17" E A DISTANCE OF 292.73 FEET, THENCE S 45 51'39" E A DISTANCE OF 137.56 FEET, THENCE S 44 07'16" E A DISTANCE OF 50.49 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT (CHORD BEARING S 21 37'16" E, CHORD DISTANCE 133.94 FEET) HAVING A RADIUS OF 175.00 FEET AN ARC DISTANCE OF 137.45 FEET THENCE S 00 52'44" W A DISTANCE OF 81.37 FEET TO A POINT ON THE NORTH ROW LINE OF "Q" STREET, THENCE N 89 07'16" W ALONG THE NORTH ROW LINE OF "Q" STREET A DISTANCE OF 479.92 FEET, THENCE N 00 52'44" E A DISTANCE OF 150.00 FEET, THENCE N 89 07'16" W A DISTANCE OF 201.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.60 ACRES MORE OR LESS.

NEBRASKA REGISTERED LAND SURVEYOR L.S. 223 DOYLE A. WINELAND

DATE 11 June 1979 — DOYLE A. WINELAND L.S. NO. 223

ACKNOWLEDGEMENT OF NOTARY
ON THIS 11th DAY OF June, 1979, PERSONALLY CAME RALPH E TITRICK JR. AND MARILYN TETRICK, WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC State of Nebraska DOYLE A. WINELAND

MY COMMISSION EXPIRES

COUNTY TREASURERS CERTIFICATE
THIS IS TO CERTIFY THAT (EXCEPT FOR NO IRREGULAR OR SPECIAL TAXES DUE OR DELINQUENT) AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE OR EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 6/19/79 — DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE

DATE December 13, 1978 — CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 13th DAY OF December 1978

CHAIRMAN OMAHA CITY PLANNING BOARD

ACCEPTANCE OF OMAHA CITY COUNCIL
THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 31st DAY OF July 1979

MAYOR

ATTEST PRESIDENT OF THE CITY COUNCIL

APPROVAL OF DOUGLAS COUNTY SURVEYOR
I HEREBY REVIEW THIS PLAT THE LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), THIS 12 DAY OF June 197

DOUGLAS COUNTY SURVEYOR

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), AS TO THE DESIGN STANDARDS THIS 9TH DAY OF JULY 1979

CITY ENGINEER

Design Engineering, Inc.
LAND SURVEYORS · ENGINEERS · PLANNERS
1103 GALVIN RD. SOUTH · BELLEVUE, NEBRASKA 68005
402 · 291-6100

#11

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
9 DAY OF July 19 79 AT 4:45 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

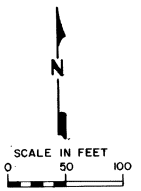
RECEIVED
1979 JUL -9 PM 4:24
C. HAROLD BUTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

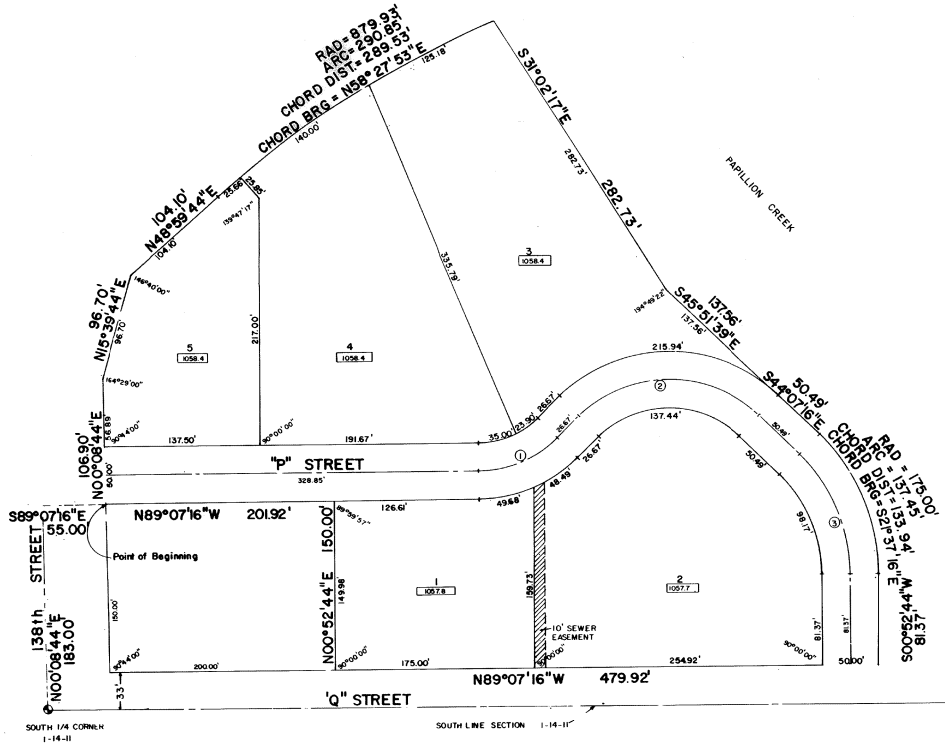
Book 1428 Page 572 .02 Fee X.50 Index ( ) Compad ( ) M D. 8 1/4 47

# FINAL PLAT

# LANDMARK PLAZA

LOTS 1 THRU 5 INCLUSIVE, LOCATED IN THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6th P.M., DOUGLAS, COUNTY, NEBRASKA.




1057.8 = MINIMUM FIRST FLOOR ELEVATION OF EACH STRUCTURE

= PERPETUAL SANITARY SEWER EASEMENT TO CITY OF OMAHA DOUGLAS COUNTY, NEBRASKA

| LOT | AREA | T |
|---|---|---|
| 1 | 78540 | 41421 |
| 2 | 17675 | 112500 |
| 3 | 11780 | 62.132 |

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, RALPH E. TETRICK JR. AND MARILYN TETRICK BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS 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 ADDITION TO BE HEREAFTER KNOWN AS LANDMARK PLAZA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, 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, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS LINES; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 HEREIN GRANTED.

IN WITNESS WHEREOF WE DO SET OUR NAMES THIS 11 DAY OF June 197 9

RALPH E. TETRICK JR

MARILYN TETRICK

SURVEYORS CERTIFICATE
I, DOYLE A. WIRELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN LANDMARK PLAZA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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DATE 11 June 1979

DOYLE A. WIRELAND LS NO. 223

ACKNOWLEDGEMENT OF NOTARY
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MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITTLE 56 OF THE OMAHA MUNICIPAL CODE

DATE December 13, 1978

OMAHA CITY ENGINEER

ACCEPTANCE OF OMAHA CITY COUNCIL
THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE) WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 2nd DAY OF July 1979

MAYOR

ATTEST

CITY CLERK

PRESIDENT OF THE CITY COUNCIL

COUNTY TREASURERS CERTIFICATE
THIS IS TO CERTIFY THAT IT FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE

DATE 6/14/79

DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 13th DAY OF December 1978

CHAIRMAN OMAHA CITY PLANNING BOARD

APPROVAL OF DOUGLAS COUNTY SURVEYOR
I HEREBY REVIEW THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), THIS 12 DAY OF June 1979

DOUGLAS COUNTY SURVEYOR

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF LANDMARK PLAZA (LOTS 1 THRU 5, INCLUSIVE), AS TO THE DESIGN STANDARDS THIS 9TH DAY OF JULY 1979

OMAHA CITY ENGINEER


Design Engineering, Inc.
LAND SURVEYORS-ENGINEERS-PLANNERS
1103 GALVIN RD. SOUTH-BELLEVUE, NEBRASKA 68005
402-291-6100