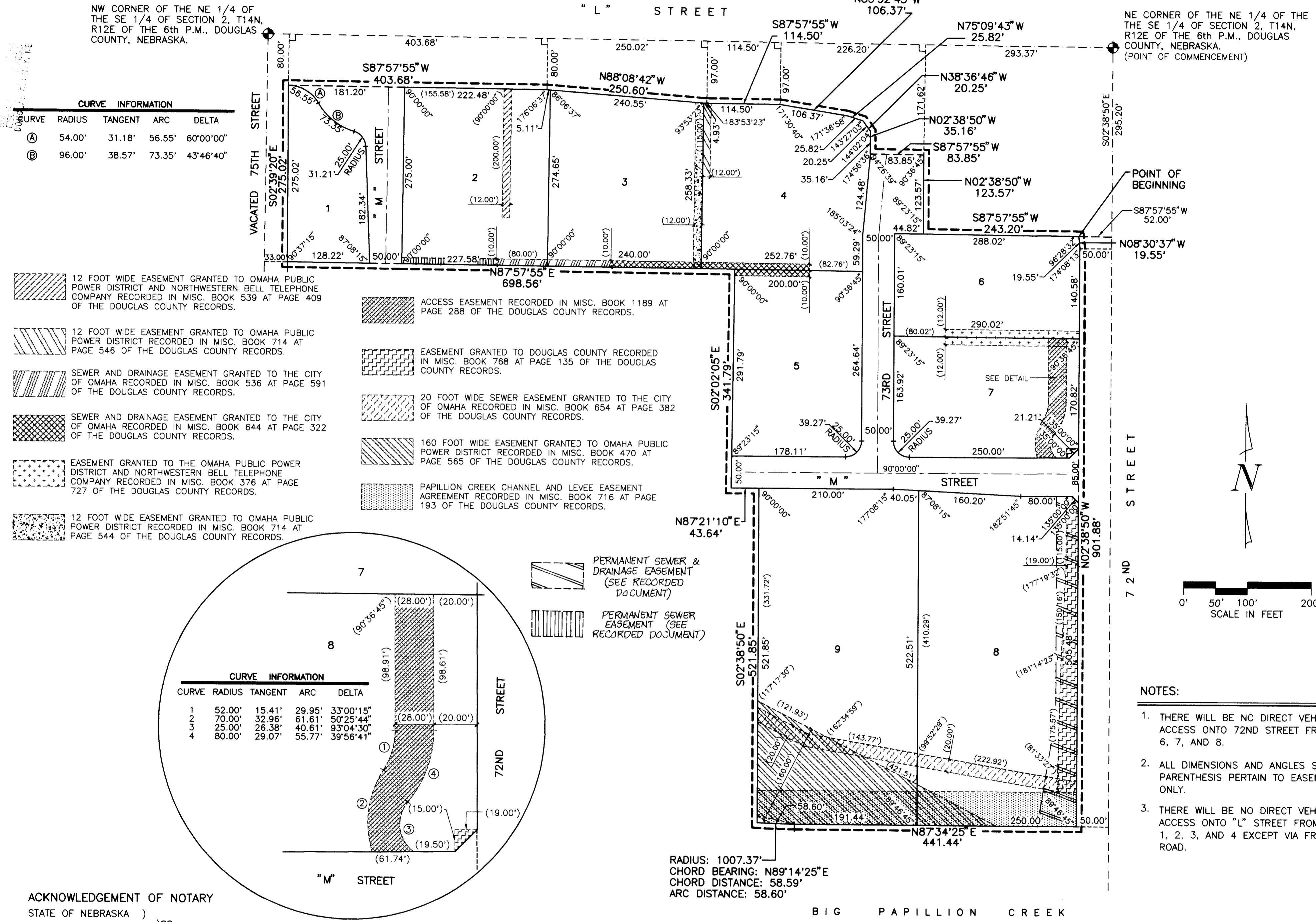




ROFFMAN'S ADDITION REPLAT

LOTS 1 THRU 9, INCLUSIVE

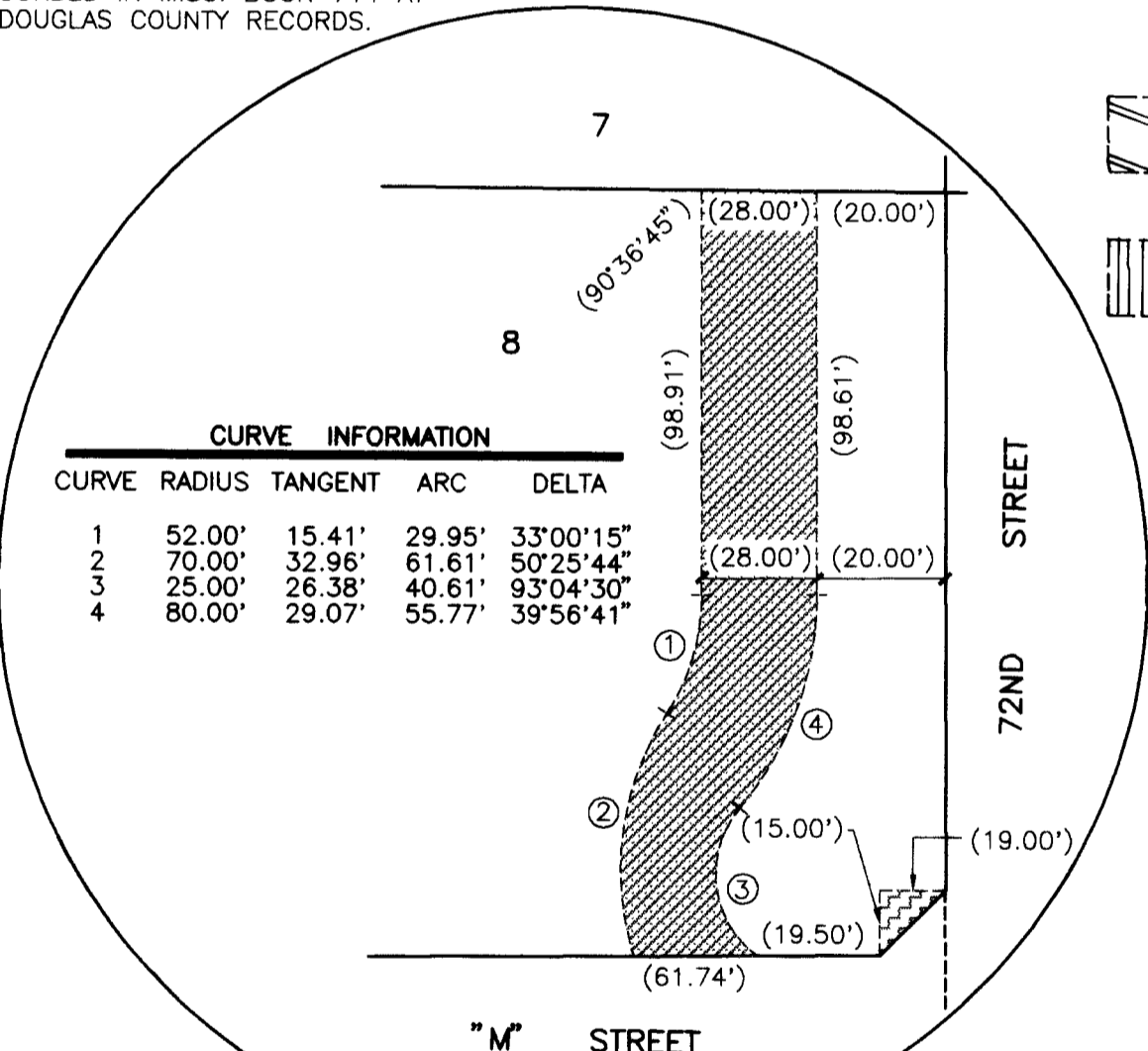
BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND A REPLATTING OF LOT 1, ROFFMAN'S ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY.



CURVE INFORMATION

CURVE	RADIUS	TANGENT	ARC	DELTA
A	54.00'	31.18'	56.55'	60°00'00"
B	96.00'	38.57'	73.35'	43°46'40"

- 12 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN MISC. BOOK 539 AT PAGE 409 OF THE DOUGLAS COUNTY RECORDS.
- 12 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 714 AT PAGE 546 OF THE DOUGLAS COUNTY RECORDS.
- SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 536 AT PAGE 591 OF THE DOUGLAS COUNTY RECORDS.
- SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 644 AT PAGE 322 OF THE DOUGLAS COUNTY RECORDS.
- EASEMENT GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN MISC. BOOK 376 AT PAGE 727 OF THE DOUGLAS COUNTY RECORDS.
- 12 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 714 AT PAGE 544 OF THE DOUGLAS COUNTY RECORDS.
- ACCESS EASEMENT RECORDED IN MISC. BOOK 1189 AT PAGE 288 OF THE DOUGLAS COUNTY RECORDS.
- EASEMENT GRANTED TO DOUGLAS COUNTY RECORDED IN MISC. BOOK 768 AT PAGE 135 OF THE DOUGLAS COUNTY RECORDS.
- 20 FOOT WIDE SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 654 AT PAGE 382 OF THE DOUGLAS COUNTY RECORDS.
- 160 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 470 AT PAGE 565 OF THE DOUGLAS COUNTY RECORDS.
- PAPILLION CREEK CHANNEL AND LEVEE EASEMENT AGREEMENT RECORDED IN MISC. BOOK 716 AT PAGE 193 OF THE DOUGLAS COUNTY RECORDS.
- PERMANENT SEWER & DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- PERMANENT SEWER EASEMENT (SEE RECORDED DOCUMENT)



LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION LYING WITHIN SAID NE 1/4 TO BE KNOWN AS ROFFMAN'S ADDITION REPLAT, LOTS 1 THRU 9, INCLUSIVE, BEING A PLATTING OF PART OF SAID NE 1/4 AND A REPLATTING OF LOT 1, ROFFMAN'S ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4; THENCE S02°38'50"E (ASSUMED BEARING) 295.20 FEET ON THE EAST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 970 AT PAGE 99 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER REFERRED TO AS TRACT "A"; THENCE S87°57'55"W 52.00 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE WEST LINE OF 72ND STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S87°57'55"W 243.20 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SW CORNER OF SAID TRACT "A"; THENCE N02°38'50"W 123.57 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE SOUTHERLY LINE OF "L" STREET; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF "L" STREET ON THE FOLLOWING DESCRIBED 8 COURSES; THENCE S87°57'55"W 83.85 FEET ON A LINE 171.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4; THENCE N02°38'50"W 35.16 FEET; THENCE N38°36'46"W 20.25 FEET; THENCE N75°09'43"W 25.82 FEET; THENCE N83°32'45"W 106.37 FEET; THENCE S87°57'55"W 114.50 FEET ON A LINE 97.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4; THENCE N85°08'42"W 250.60 FEET; THENCE S87°57'55"W 403.68 FEET ON A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE EAST LINE OF VACATED 75TH STREET; THENCE S02°39'20"E 275.02 FEET ON THE EAST LINE OF VACATED 75TH STREET SAID EAST LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NE 1/4; THENCE N87°57'55"E 698.56 FEET ON A LINE 355.00 FEET SOUTH OF AND PARALLEL WITH THE WEST LINE OF SAID NE 1/4; THENCE S02°02'05"E 341.79 FEET; THENCE N87°21'10"E 43.64 FEET; THENCE S02°38'50"E 521.85 FEET ON A LINE 550.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE BIG PAPILLION CREEK; THENCE NORTHEASTERLY ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BIG PAPILLION CREEK ON A TANGENT 1007.37 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N89°14'25"E, CHORD DISTANCE 58.59 FEET, AN ARC DISTANCE OF 58.60 FEET; THENCE N87°34'25"E 441.44 FEET ON THE NORTHERLY LINE OF THE BIG PAPILLION CREEK RIGHT-OF-WAY TO THE WEST LINE OF 72ND STREET; THENCE N02°38'50"W 901.88 FEET ON THE WEST LINE OF 72ND STREET AND SAID WEST LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4; THENCE N08°30'37"W 19.55 FEET ON THE WEST LINE OF 72ND STREET TO THE POINT OF BEGINNING.



JULY 1, 1997
DATE:

DEDICATION FRANK A. HOLSTEIN AND SHIRLEY A. HOLSTEIN, HUSBAND AND WIFE, DAVID H. NEEF NEBRASKA R.L.S. 475

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROBERT ROFFMAN AND LEE ROFFMAN, HUSBAND AND WIFE, JACOBS SPORTS, INC., AN IOWA CORPORATION BEING THE OWNERS AND NORWEST BANK NEBRASKA NATIONAL ASSOCIATION BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ROFFMAN'S ADDITION REPLAT, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER, 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, 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 ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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.

Robert Roffman
ROBERT ROFFMAN

Lee Roffman
LEE ROFFMAN

Frank A. Holstein
FRANK A. HOLSTEIN

JACOBS SPORTS, INC. AN IOWA CORPORATION

Shirley A. Holstein
SHIRLEY A. HOLSTEIN

NORWEST BANK NEBRASKA, NATIONAL ASSOCIATION

BY: *David Jacobs, President*
DAVID JACOBS, PRESIDENT

BY: *Terry L. Zahrad*
TITLE: Vice President

- NOTES:**
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 72ND STREET FROM LOTS 6, 7, AND 8.
 - ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO "L" STREET FROM LOTS 1, 2, 3, AND 4 EXCEPT VIA FRONTAGE ROAD.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas)
JSS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 1997
BY Terry L. Zahrad, Vice President OF NORWEST BANK NEBRASKA,
NATIONAL ASSOCIATION ON BEHALF OF SAID BANK.

Victoria Brovack
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 ON THE RECORDS OF THIS OFFICE, THIS 11th DAY OF July, 1997.

Debra M. Haney
DEPUTY
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF ROFFMAN'S ADDITION REPLAT ON THIS 30th DAY OF July, 1997.

Ray A. Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
12-30-97
DATE

Ray A. Neumann
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF ROFFMAN'S ADDITION REPLAT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 7th DAY OF May, 1997.

Kathleen Jeffries
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF ROFFMAN'S ADDITION REPLAT WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 9th DAY OF September, 1997.

Hal Daub PRESIDENT
Paul Ben CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF ROFFMAN'S ADDITION REPLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 17th DAY OF July, 1997.

Frank A. Neumann
DOUGLAS COUNTY ENGINEER

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
JSS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1997
BY FRANK A. HOLSTEIN AND SHIRLEY A. HOLSTEIN, HUSBAND AND WIFE.

Joseph C. Franco
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska)
COUNTY OF Douglas)
JSS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 1997
BY DAVID JACOBS, PRESIDENT OF JACOBS SPORTS, INC., AN IOWA CORPORATION, ON BEHALF OF SAID CORPORATION.

Victoria Brovack
NOTARY PUBLIC

AS SHOWN JULY 1, 1997

scale: JKZ DHN

FINAL PLAT

ROFFMAN'S ADDITION REPLAT

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

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A114111A.DWG