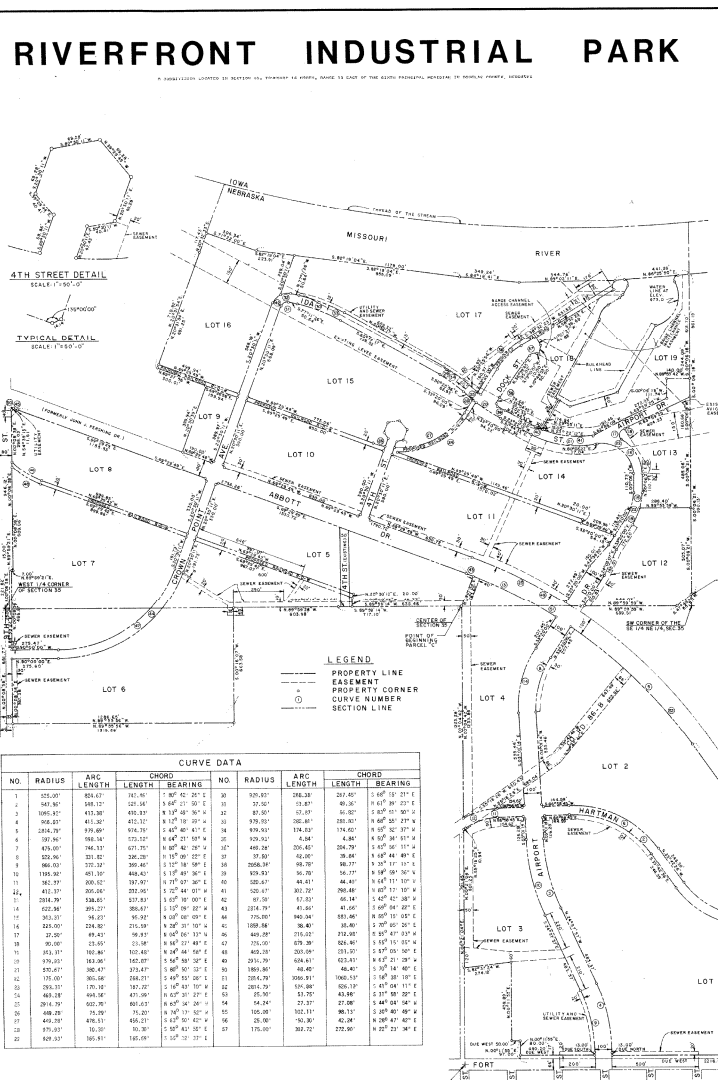
RIVERFRONT INDUSTRIAL PARK

A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 16 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN DOUGLAS COUNTY, NEBRASKA



CURVE DATA

NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	525.00'	824.67'	741.96'	S 89° 42' 25" E
2	567.96'	548.12'	527.56'	S 64° 21' 50" E
3	1095.92'	413.38'	410.83'	N 33° 08' 36" W
4	908.87'	411.36'	407.72'	N 17° 19' 09" W
5	2814.79'	939.69'	934.75'	S 44° 40' 41" E
6	397.96'	988.14'	723.72'	N 64° 21' 59" W
7	475.00'	746.13'	671.75'	N 89° 42' 25" W
8	522.96'	321.82'	320.28'	S 15° 09' 23" E
9	560.03'	270.32'	269.48'	S 17° 18' 58" E
10	1195.92'	481.39'	468.42'	S 19° 49' 36" E
11	362.39'	200.52'	197.97'	N 71° 57' 36" E
12	412.39'	205.66'	203.56'	S 72° 44' 01" W
13	2814.79'	538.65'	537.83'	S 69° 18' 00" E
14	522.96'	393.22'	384.67'	S 12° 19' 22" W
15	363.39'	94.83'	94.56'	S 09° 00' 09" E
16	225.00'	224.82'	215.58'	N 28° 21' 10" W
17	27.50'	69.43'	52.93'	S 68° 05' 13" W
18	90.00'	23.65'	23.58'	N 86° 27' 49" E
19	363.39'	162.86'	161.48'	N 24° 44' 56" E
20	979.03'	163.06'	162.87'	S 54° 58' 52" E
21	570.67'	380.47'	373.47'	S 80° 30' 33" E
22	175.00'	301.58'	268.75'	S 48° 53' 26" E
23	293.31'	170.10'	167.72'	S 16° 43' 10" W
24	469.28'	494.56'	471.99'	N 62° 31' 27" E
25	2914.79'	602.75'	601.63'	N 67° 34' 26" W
26	469.28'	75.29'	75.20'	N 74° 13' 52" W
27	469.28'	478.53'	458.23'	N 43° 50' 42" W
28	979.03'	10.38'	10.38'	S 58° 41' 35" E
29	829.03'	169.91'	169.58'	S 52° 52' 33" E
30	929.03'	248.38'	247.60'	S 68° 53' 21" E
31	57.50'	53.87'	49.36'	S 61° 39' 23" E
32	82.50'	53.87'	54.92'	S 80° 01' 50" E
33	979.03'	260.66'	259.80'	N 86° 55' 27" W
34	979.93'	174.63'	174.40'	N 55° 52' 37" W
35	929.93'	4.84'	4.84'	N 60° 36' 57" W
36	448.28'	206.45'	204.79'	S 45° 56' 11" W
37	37.50'	62.00'	55.04'	S 48° 44' 49" E
38	2656.39'	98.70'	98.77'	N 39° 11' 15" E
39	929.93'	96.70'	96.77'	S 58° 09' 36" W
40	520.67'	44.41'	44.40'	S 64° 11' 10" W
41	520.67'	302.72'	298.48'	S 80° 17' 10" W
42	81.50'	57.83'	56.14'	S 42° 42' 38" W
43	2814.79'	41.66'	41.66'	S 69° 54' 27" E
44	775.00'	940.94'	883.66'	N 80° 15' 05" E
45	1888.86'	38.40'	38.40'	S 70° 05' 26" E
46	469.28'	215.03'	213.08'	N 85° 47' 31" W
47	775.00'	675.39'	654.61'	S 65° 15' 35" W
48	403.28'	203.09'	201.01'	S 87° 05' 56" E
49	2931.79'	604.61'	603.61'	N 63° 21' 29" W
50	1869.86'	48.45'	48.45'	S 30° 14' 48" E
51	2814.79'	1086.91'	1080.13'	S 14° 38' 10" E
52	2814.79'	534.08'	826.19'	S 45° 04' 11" E
53	25.50'	53.75'	43.98'	S 31° 58' 32" E
54	54.24'	27.37'	27.08'	S 44° 04' 54" W
55	106.28'	102.11'	98.13'	S 28° 40' 49" W
56	25.00'	40.30'	42.28'	N 28° 47' 40" E
57	175.00'	362.72'	272.90'	N 25° 23' 34" E

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that:

1. I have accurately surveyed the tract of land described below, and I shall install iron markers at all corners of the boundary of the land subdivided and at the ends of all curves upon the completion of the grades, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on the plat of Riverfront Industrial Park.

2. That said Riverfront Industrial Park is a subdivision of a tract of land, consisting of three parcels, located in Section 35, Township 16 North, Range 13 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

PARCEL A

Commencing at the southeast corner of the SE 1/4 of the NE 1/4 of said Sec. 35; thence N. 0° 09' 21" E., along the east line of the NE 1/4 of said NE 1/4, 57.19 feet to the POINT OF BEGINNING; thence S. 47° 49' 04" W., for a distance of 85.97 ft. to a point on the south line of the SE 1/4 of said NE 1/4; thence N. 89° 59' 56" W., along said south line, 638.51 feet to a point on the northeasterly right-of-way line of John J. Pershing Drive; thence northwesterly, along said Pershing Drive, 674.61 feet along the arc of a curve to the right, said curve having a radius of 2914.79 feet, a chord bearing of N. 67° 34' 26" W., a chord distance of 673.11 feet, and a central angle of 13° 15' 42"; thence N. 60° 56' 57" W., continuing along said Pershing Drive, 1796.73 feet to a point; thence N. 29° 03' 03" E., for a distance of 25.00 feet to a point; thence N. 60° 56' 57" W., for a distance of 380.01 feet to a point; thence S. 29° 03' 03" W., for a distance of 25.00 feet to a point on the northeasterly right-of-way line of said Pershing Drive; thence N. 60° 56' 57" W., for an approximate distance of 300 feet to the "thread-of-the-stream" of said River; thence southeasterly, along said "thread-of-the-stream", approximately 2700 feet to a point on the east line of the NW 1/4 of the NE 1/4 of said Sec. 35; thence S. 0° 08' 38" E., along said east line, for an approximate distance of 980 feet, to a point on the right bank of the Missouri River; thence southeasterly, along said right bank, 1,100 feet, more or less, to a point; thence S. 0° 08' 38" E., along said east line, 967.46 feet to a point on the southeasterly right-of-way line of Abbott Drive; thence S. 47° 49' 04" W., along said southeasterly right-of-way line, 1,190.13 feet to the point of beginning containing 41,666,192.23 sq. ft. (956.904 A.) more or less.

PARCEL B

Commencing at the southeast corner of said Sec. 35; thence N. 0° 07' 13" E., along the east line of the SE 1/4 of said Sec. 35, 52.00 feet to a point; thence for west 908.13 feet to the POINT OF BEGINNING, which point is on the northerly right-of-way line of Fort Street; thence due west, along said northerly right-of-way line, 1216.81 feet to a point; thence N. 0° 11' 50" E. for a distance of 93.00 feet to a point; thence due west for a distance of 1,320.00 feet to a point; thence S. 0° 11' 50" W., for a distance of 93.00 feet to a point on the north line of Tax Lot 12 in the SE 1/4 of said Sec. 35; thence S. 89° 57' 26" W. for a distance of 274.15 feet to a point on the east bank of the Missouri River; thence continuing N. 89° 57' 26" W., for an approximate distance of 300 feet to the "thread-of-the-stream" of said River; thence southeasterly, along said "thread-of-the-stream", approximately 2700 feet to a point on the east line of the NW 1/4 of the NE 1/4 of said Sec. 35; thence S. 0° 08' 38" E., along said east line, for an approximate distance of 980 feet, to a point on the right bank of the Missouri River; thence southeasterly, along said right bank, 1,100 feet, more or less, to a point; thence S. 0° 08' 38" E., along said east line, 967.46 feet to a point on the southeasterly right-of-way line of Abbott Drive; thence southeasterly, 506.06 feet along said southeasterly right-of-way line, which is the arc of a circular curve to the right having a radius of 2814.79 feet and a chord, the length and bearing of which are 506.12 feet and S. 41° 04' 11" E., respectively, to a point of tangency; thence S. 35° 53' 00" E., along said southeasterly right-of-way line, 1,190.13 feet to a point; thence S. 54° 07' 00" W., along the west line of the NW 1/4 of the SE 1/4 of said Sec. 35, 863.58 feet to the southwest corner of the NW 1/4 of the SE 1/4 of said Sec. 35; thence S. 89° 57' 26" W., along the south line of the SW 1/4 of said Sec. 35, 1,320.00 feet to the southwest corner of said Sec. 35; thence N. 0° 08' 38" W., along the west line of said SW 1/4, 1,320.00 feet to the southwest corner of the NW 1/4 of said SW 1/4; thence N. 89° 57' 26" E., along the south line of said NW 1/4, 25.00 feet to a point; thence N. 0° 08' 38" E., along a line parallel to and 25.00 feet easterly of the west line of the SW 1/4 of said Sec. 35, 271.83 feet to a point; thence N. 44° 51' 21" E., for a distance of 35.36 feet to a point; thence N. 0° 08' 38" E., along a line parallel to and 25.00 feet easterly of the west line of the NW 1/4 of said Sec. 35, 1,048.17 feet to a point on the southerly right-of-way line of John J. Pershing Drive; thence southeasterly 46.40 feet, along said southerly right-of-way line, which is the arc of a circular curve to the right having a radius of 1859.86 feet and a chord, the length and bearing of which are 46.40 feet and S. 29° 14' 48" E., respectively, to a point of tangency; thence S. 29° 03' 03" W., along said southerly right-of-way line, 1,060.13 feet to a point; thence S. 60° 56' 57" E., for a distance of 1,320.00 feet to a point; thence southeasterly 1060.91 feet, continuing along said southerly right-of-way line, which is the arc of a circular curve to the right, tangent to the last described course, said curve having a radius of 2814.79 feet and a chord, the length and bearing of which are 1060.53 feet and S. 48° 36' 18" E. respectively, to a point on the westerly right-of-way line of Harlan Drive; thence southeasterly, 278.28 feet, along said westerly right-of-way line, which is the arc of a circular curve to the right, tangent to the last described course, said curve having a radius of 225.00 feet and a chord, the length and bearing of which are 261.00 feet and S. 12° 19' 22" W., respectively, to a point of tangency; thence S. 47° 49' 04" W., along said west line 1123.38 feet to the point of beginning containing 3,400,637.22 sq. ft. (78.26 A.) more or less and subject to a 33.0 feet strip of right-of-way for 24th Street as shown on the plat.

PARCEL C

Beginning at the center of said Sec. 35; thence S. 89° 58' 14" W., along the south line of the SE 1/4 of the NW 1/4 of said Sec. 35, 717.15 feet to a point; thence N. 89° 57' 26" W., continuing along said south line, 603.86 feet to the southwest corner of the SE 1/4 of said NW 1/4; thence S. 0° 16' 07" W., along the west line of the SW 1/4 of the SW 1/4 of said Sec. 35, 863.58 feet to the southwest corner of the W 1/2 of the SW 1/4 of said SW 1/4; thence S. 54° 07' 00" E., along the east line of that tract of land as conveyed to Omaha Public Power District, Book 1708, Page 108, 1,059.60 feet to the northeast corner of said tract; thence S. 0° 08' 38" E., along the east line of said SW 1/4, which line is also the centerline of 24th Street, 661.77 feet to the northwest corner of said SW 1/4; thence N. 89° 57' 26" E., along the north line of said SW 1/4, 25.00 feet to a point; thence N. 0° 08' 38" E., along a line parallel to and 25.00 feet easterly of the west line of the SW 1/4 of said Sec. 35, 271.83 feet to a point; thence N. 44° 51' 21" E., for a distance of 35.36 feet to a point; thence N. 0° 08' 38" E., along a line parallel to and 25.00 feet easterly of the west line of the NW 1/4 of said Sec. 35, 1,048.17 feet to a point on the southerly right-of-way line of John J. Pershing Drive; thence southeasterly 46.40 feet, along said southerly right-of-way line, which is the arc of a circular curve to the right having a radius of 1859.86 feet and a chord, the length and bearing of which are 46.40 feet and S. 29° 14' 48" E., respectively, to a point of tangency; thence S. 29° 03' 03" W., along said southerly right-of-way line, 1,060.13 feet to a point; thence S. 60° 56' 57" E., for a distance of 1,320.00 feet to a point; thence southeasterly 1060.91 feet, continuing along said southerly right-of-way line, which is the arc of a circular curve to the right, tangent to the last described course, said curve having a radius of 2814.79 feet and a chord, the length and bearing of which are 1060.53 feet and S. 48° 36' 18" E. respectively, to a point on the westerly right-of-way line of Harlan Drive; thence southeasterly, 278.28 feet, along said westerly right-of-way line, which is the arc of a circular curve to the right, tangent to the last described course, said curve having a radius of 225.00 feet and a chord, the length and bearing of which are 261.00 feet and S. 12° 19' 22" W., respectively, to a point of tangency; thence S. 47° 49' 04" W., along said west line 1123.38 feet to the point of beginning containing 3,400,637.22 sq. ft. (78.26 A.) more or less and subject to a 33.0 feet strip of right-of-way for 24th Street as shown on the plat.

Registered Land Surveyor
Registration No. L.S. 219
Date of Survey February 27, 1974

NOTES

1. COUNTY ROAD #M-8 IS TO BE RELOCATED AS HARTMAN AVENUE AND VACATED UPON CONSTRUCTION AND ACCEPTANCE OF EXISTING ON 9TH AVENUE BRIDGE AND APPROVAL BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS.

2. UNLESS OTHERWISE SHOWN, ALL STREET RIGHT-OF-WAY WIDTHS ARE 80.00 FEET

PETITION TO PLAT AND DEDICATE RIVERFRONT INDUSTRIAL PARK

KNOW ALL MEN BY THESE PRESENTS, that the Omaha Industrial Foundation, a Nebraska non-profit corporation, being the sole owner and proprietor of the land embraced within this Plat and described in the Surveyor's Certificate hereon, has caused the same to be subdivided into lots, streets and a barge channel, said subdivision to be known as Riverfront Industrial Park, the lots and streets to be numbered and named as shown; and the Omaha Industrial Foundation approves the disposition of the property as shown on this Plat and it hereby dedicates to the public for public use the streets, barge channel access easement and sewer easements as shown hereon.

The Omaha Industrial Foundation does further dedicate to the public for public navigation the barge channel shown hereon reservoir, however, to the owners of the property abutting said channel, their successors and assigns, as the same may exist from time to time, a permanent right and easement over, upon, under and across that portion thereof lying between the shoreline and a line designated on the Plat as the Building Line, to construct, maintain, operate, repair, remove and replace docks, piers, slips, floating structures, buildings, utility systems, pipelines and related facilities and appurtenances necessary or convenient for the loading and unloading of ships and barges, for the transportation of material to and from the barge channel and for access to and from the barge channel and the abutting properties.

The Omaha Industrial Foundation does further grant to any governmental subdivision having jurisdiction a perpetual easement for access to a strip of land abutting said barge channel and designated on this Plat as the Levee Maintenance Easement, for the purpose of maintaining, repairing, replacing, relocating and removing all existing or future levee, levee gutting, riprap and other shoreline protective facilities necessary to maintain the barge channel. No permanent building shall be placed in said maintenance easement but the same may be paved or used for any other purpose that will not interfere with this easement.

The Omaha Industrial Foundation does further grant a perpetual license in favor of and granted to Omaha Public Power District, Northwestern Bell Telephone Company and Metropolitan Utilities District, their successors and assigns, to erect and operate, maintain, repair and renew water lines and mains, cables, conduits and related appurtenances and to extend wires for the carriage and transmission of electric current for light, heat and power and for all telephone, telegraph and message services under a 10.00 foot wide strip of land adjoining the rear and side lot lines of all lots, and under a 5.00 foot wide strip of land adjoining the front lot lines of all lots; provided, however, said license is granted upon the specific condition that if any of said utility companies fails to construct such water lines or mains, cables, conduits or wires under any part of the easement area within 24 months of the date hereof or if any water lines and mains, cables, conduits or wires once constructed are thereafter removed without replacement within 60 days after written notice to do so, then this grant shall terminate and be forever void insofar as the unused or abandoned license way. No permanent buildings, trees or retaining walls shall be placed in any such license way but the same may be paved or used for any other purpose that will not interfere with the uses or rights granted herein.

IN WITNESS WHEREOF, Omaha Industrial Foundation has caused the due execution of this Dedication this 22nd day of February, 1974.

OMAHA INDUSTRIAL FOUNDATION
A Corporation

By _____ President

_____ Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified in said county, personally came Sydney L. Cate and Richard D. Holmes, President and Secretary of Omaha Industrial Foundation, respectively, to be personally known by me to be the President and Secretary, and the identical persons who signed the foregoing Dedication and each of them acknowledged the execution thereof to be his voluntary act and deed on such officer, and the voluntary act and deed of said corporation, and that its corporate seal was thereof affixed by its authority.

WITNESS my hand and notarial seal on this 22nd day of February, 1974.

_____ Notary Public

My Commission Expires March 11, 1976

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.

DATE FEB 27 1974

_____ County Treasurer

APPROVAL OF OMAHA CITY PLANNING BOARD

This Plat of Riverfront Industrial Park was approved by the City Planning Board of the City of Omaha this 6th day of MARCH, A.D. 1974.

_____ Chairman of City Planning Board

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve the Plat of Riverfront Industrial Park this 26th day of February, A.D. 1974.

_____ Acting City Engineer

OMAHA CITY COUNCIL ACCEPTANCE

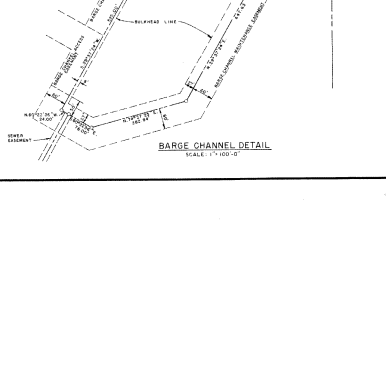
This Plat of Riverfront Industrial Park was approved and accepted by the City Council of the City of Omaha on the _____ day of _____, A.D. 1974.

_____ Mayor

_____ President of Council

ATTEST

_____ City Clerk



BARGE CHANNEL DETAIL
SCALE: 1"=100'-0"

ARCHITECTURE PLANNING ENGINEERING
LEO A DALY
OMAHA

RIVERFRONT INDUSTRIAL PARK
NEBRASKA

DESIGNED	
DRAWN	
TRACED	
CHECKED	
DATE	
SCALE	
JOB NO.	

FINAL PLAT

SHEET