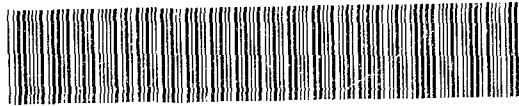


BK 2228 PG 111-156



DEED 2002 17315

Nebr Doc
Stamp Tax

12-3-02

Date

\$ Ex #41

By JWC

RICHARD M. JACOB
REGISTER OF DEEDS
STATE OF NEBRASKA

2002 DEC -3 AM 8:16

RECEIVED

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PAGE DOWN FOR BALANCE OF INSTRUMENT

deed D-
 46 FEE 429.00 New-07-39966
 398 BKP 15-15-13 CIO 03-80000-old
FB01-60000-old
 DEL MD SCAN CR FV MD
BK 15-15-13 MD yr

UNION PACIFIC PLACE

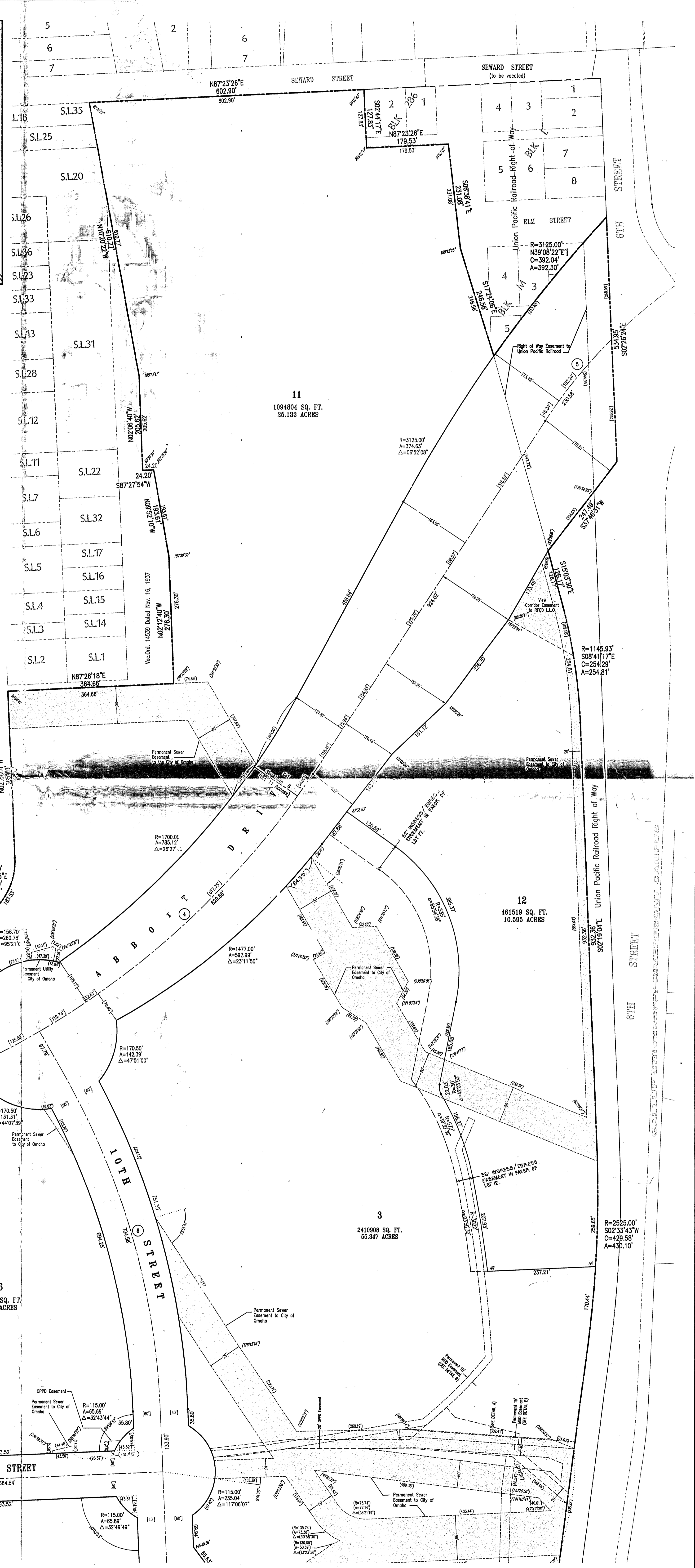
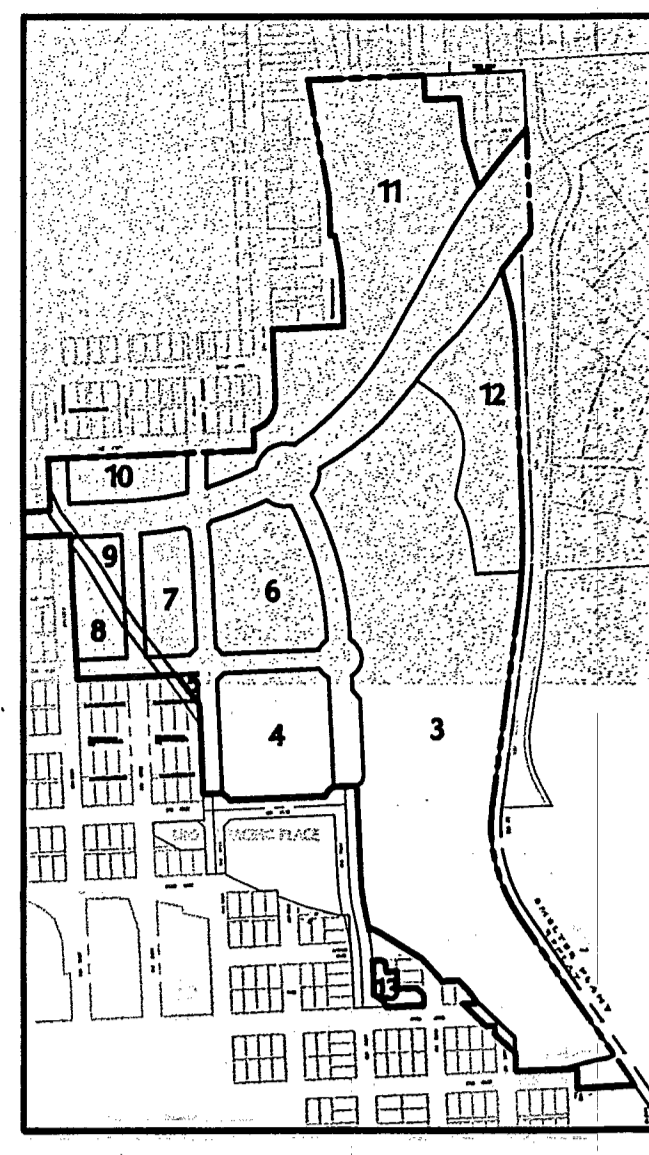
Lots 3 through 13, inclusive being a replatting of Blocks 2, 3, 4, 5, 30, 31, 35, 36, 64, 94, 299, 300, 311, 312, 313, 314, 315, 316, 322, 323, 324, 325, 326, 327, 329, 330, 331, 332, 333, 334, 354, 355, 356, 357, 358, and 359, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 1, 6, 28, 29, 63, 65, 69, 70, 95, 286, 317, 321, 328, 335, 360, C, M, N, O, P, and Q, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, Dodge, Capitol, Davenport, Chicago, Cass, California, Webster, Burt, Cuming, Izard, Nicholas, Napoleon, Chestnut and Elm Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA AND ALSO TOGETHER WITH part of Abbott Drive as acquired for right of way; AND ALSO TOGETHER WITH Tax Lot 4, in the Northeast Quarter of Section 15, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED, (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 11 SHALL HAVE ONE FULL ACCESS TO ABBOTT DRIVE LOCATED 770 FEET NORTHEAST OF THE CENTERLINE OF 10TH STREET AND ABBOTT DRIVE MEASURED ALONG THE CENTERLINE OF ABBOTT DRIVE.
- BRACKETED DISTANCES SHOWN ALONG OR NORMAL TO CENTERLINE ARE PROVIDED TO REESTABLISH RIGHTS OF WAY.

CENTERLINE CURVE DATA

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1800.00' | 19.27' | 19.27' | N87°19'32"E | 00°36'48" |
| C2 | 1800.00' | 352.81' | 352.35' | N81°24'58"E | 111°41'01" |
| C3 | 1800.00' | 488.11' | 486.53' | N87°51'28"E | 15°51'19" |
| C4 | 1800.00' | 829.88' | 822.53' | N46°43'21"E | 26°24'55" |
| C5 | 1125.00' | 230.38' | 230.18' | N39°23'11"E | 11°44'36" |
| C6 | 1000.00' | 74.55' | 74.55' | N08°21'02"W | 04°18'20" |
| C7 | 1000.00' | 106.00' | 105.95' | N05°22'01"W | 06°04'23" |
| C8 | 1625.00' | 784.98' | 776.98' | N16°14'18"W | 27°35'49" |



drawn by: **CAF**
 designed by: **FAK**
 reviewed by: **RDP**
 path filename: **00006_C:\G\00067101.dwg**

| revisions | reference |
|-----------|-----------|
| | 0000100 |
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| | 0000100 |
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| | 0000100 |

lamp, ryneason & associates, inc.
 engineers, surveyors, planners
 14710 west dodge road, suite 100
 omaha, nebraska 68164 2029
 ph 402 496 2488
 fax 402 496 2790

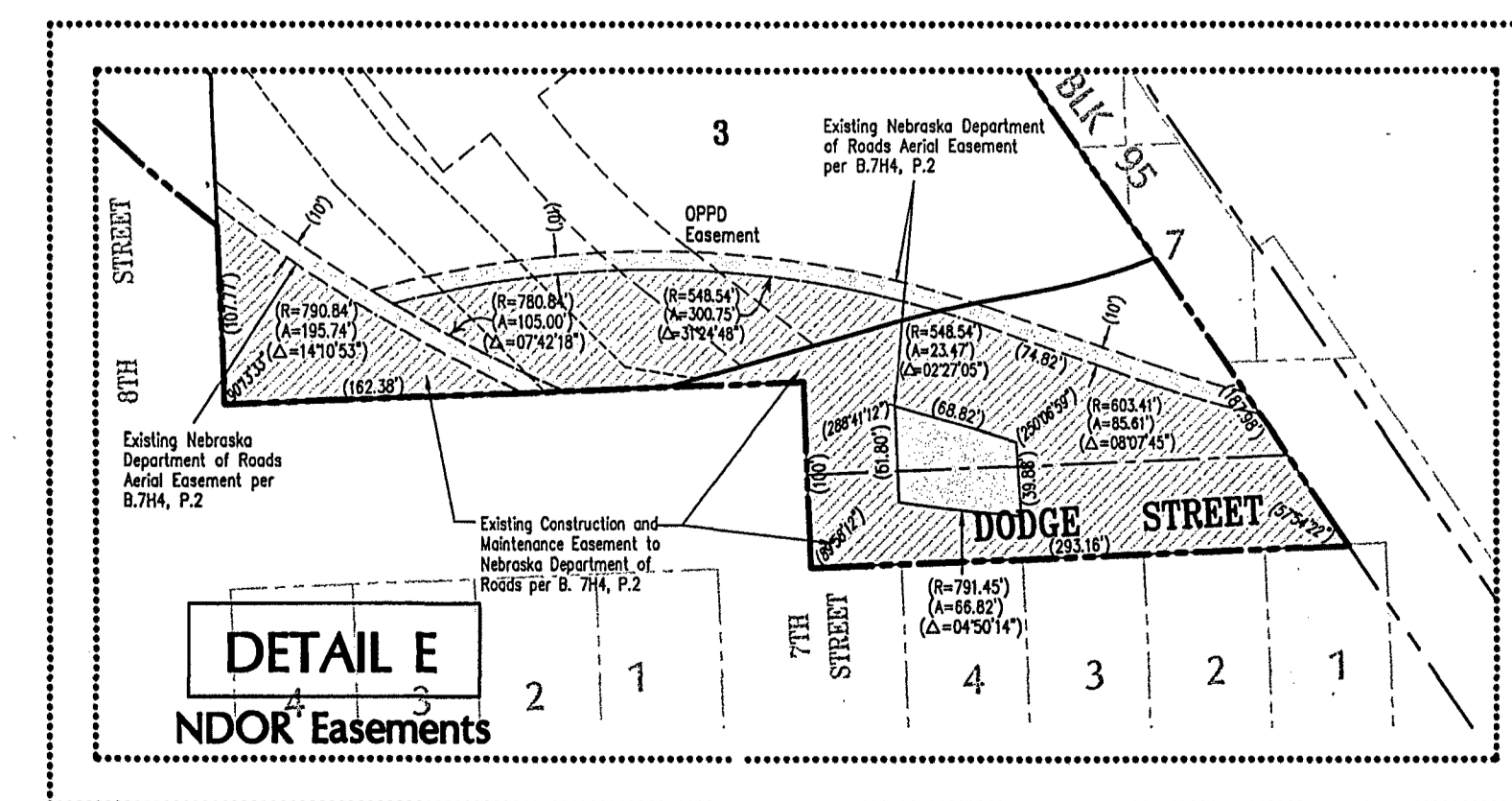
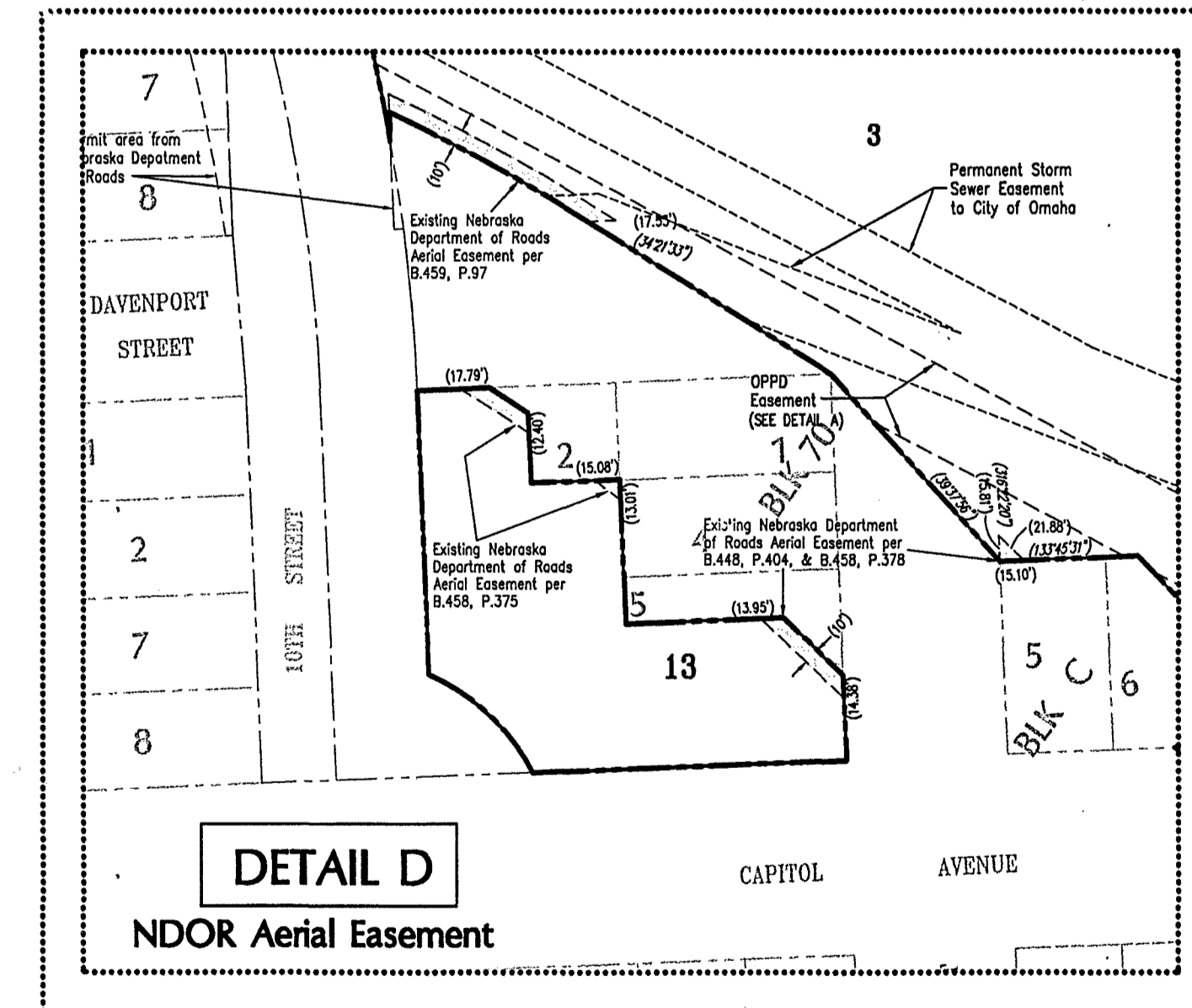
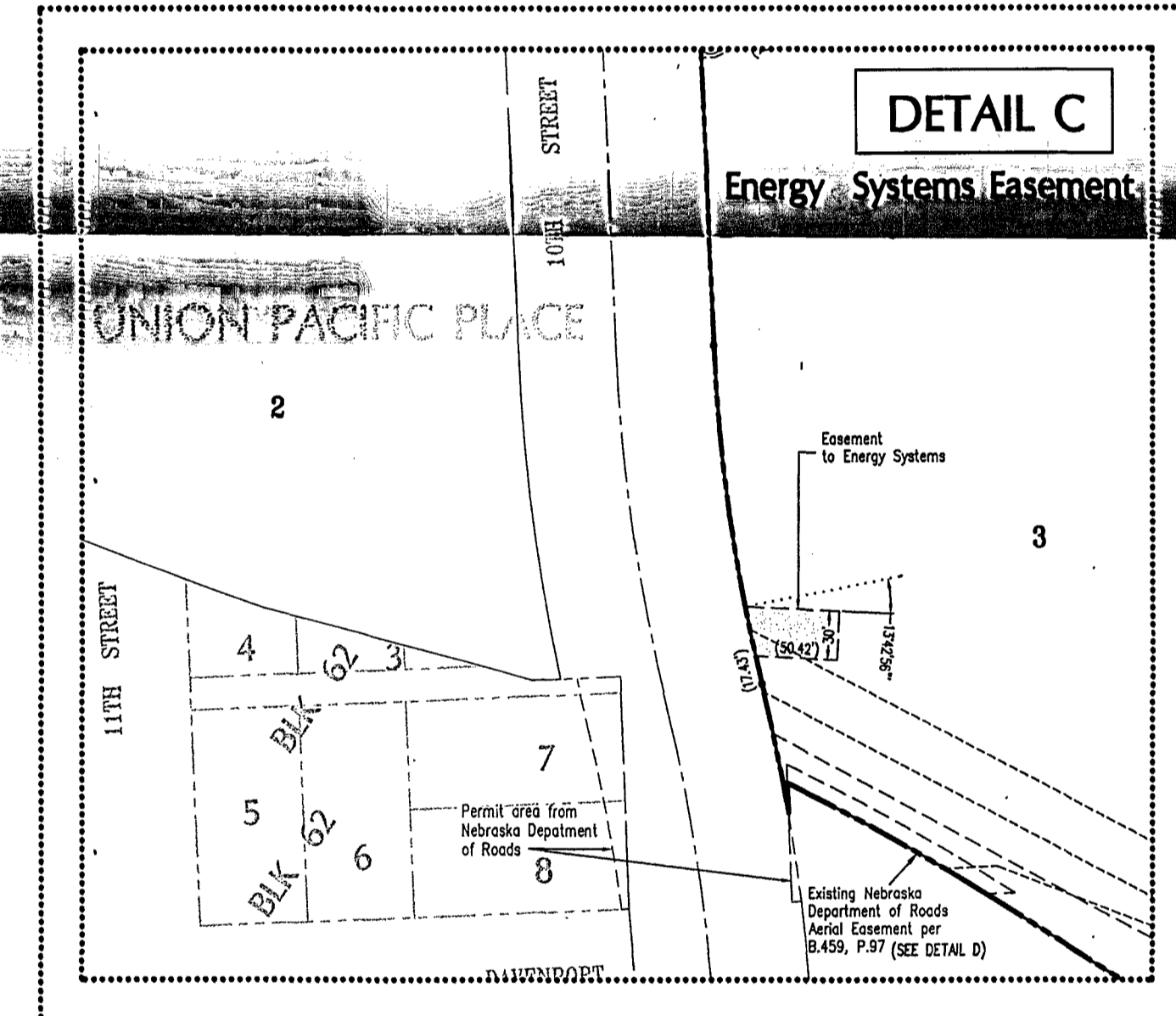
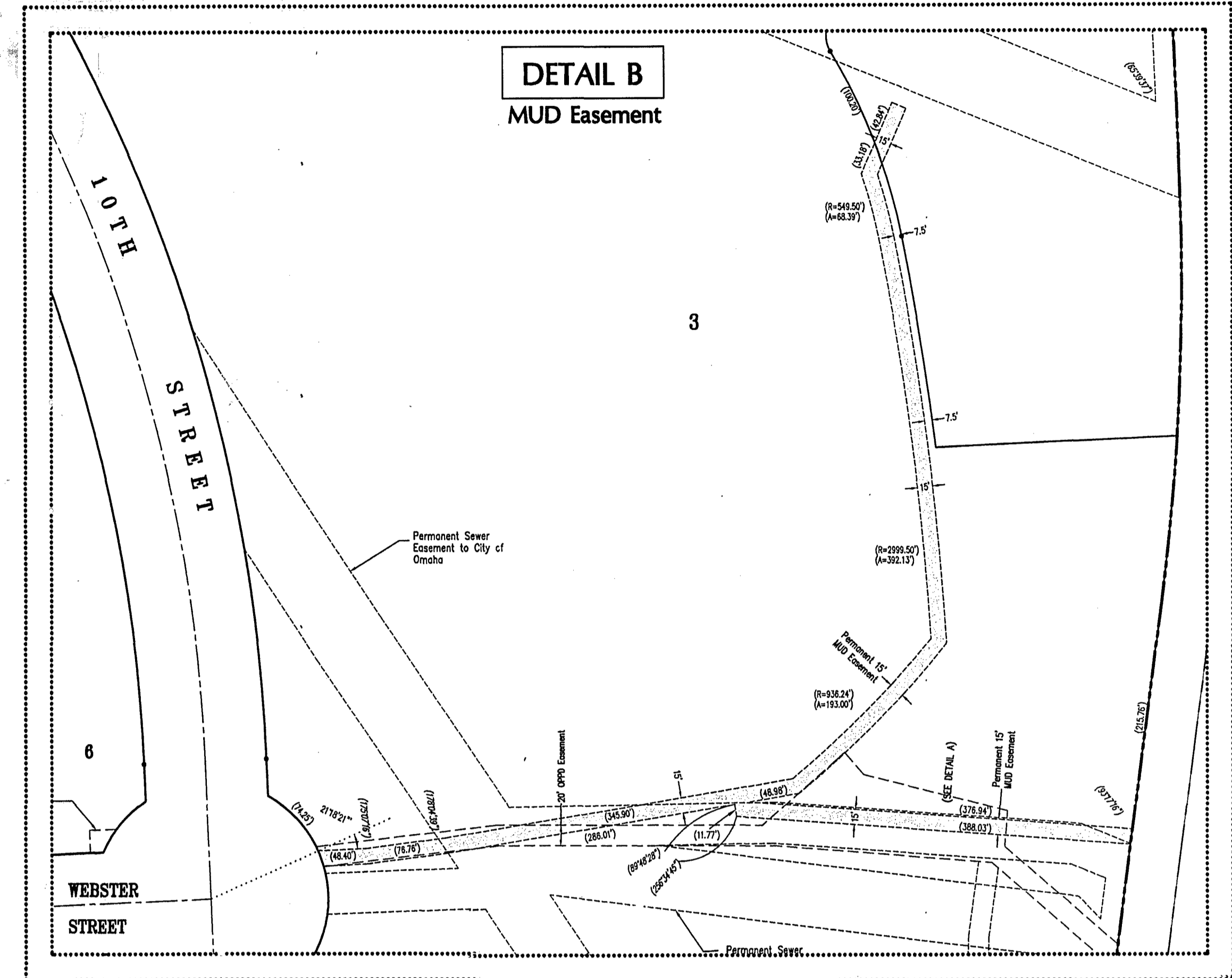
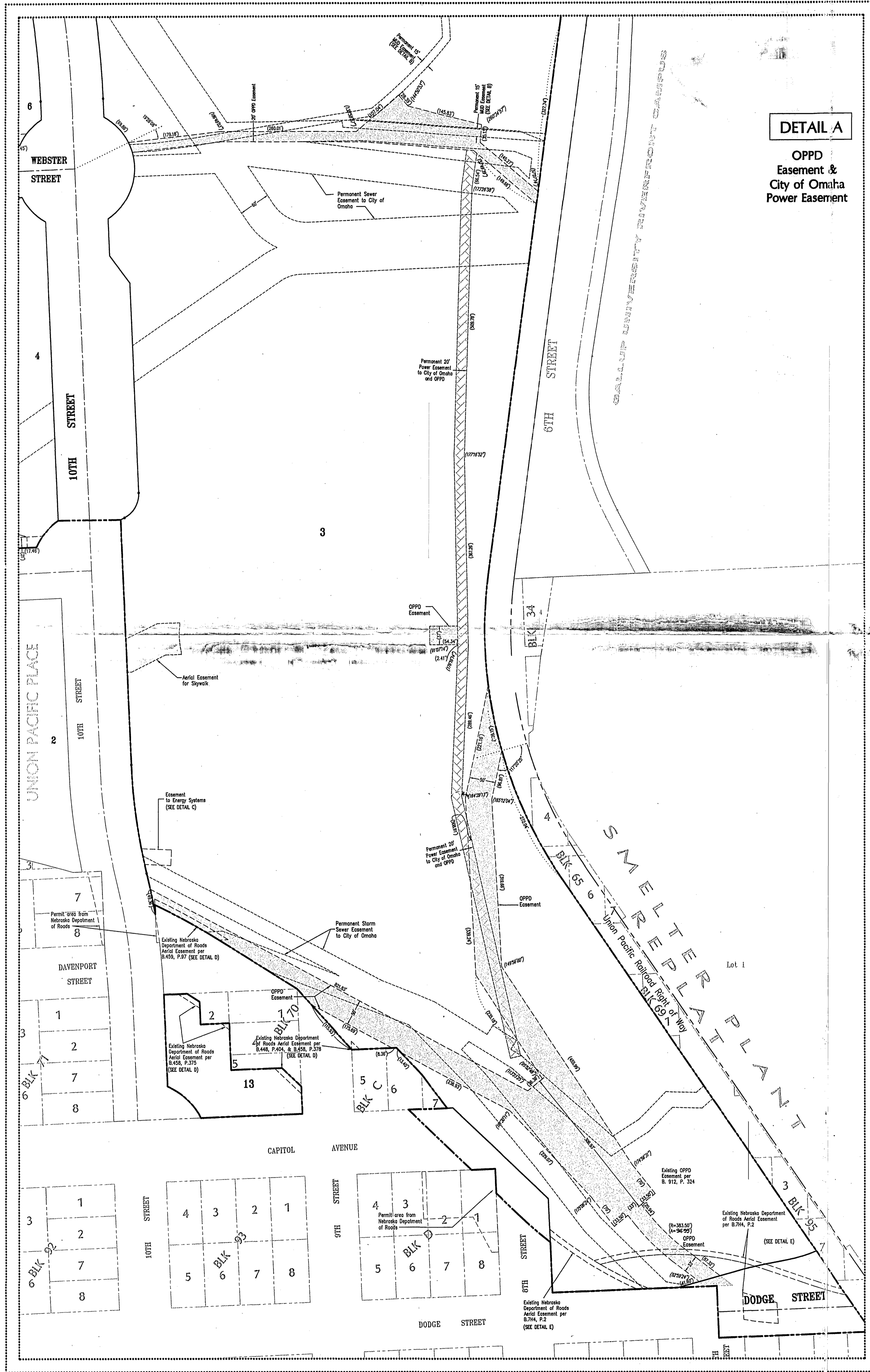
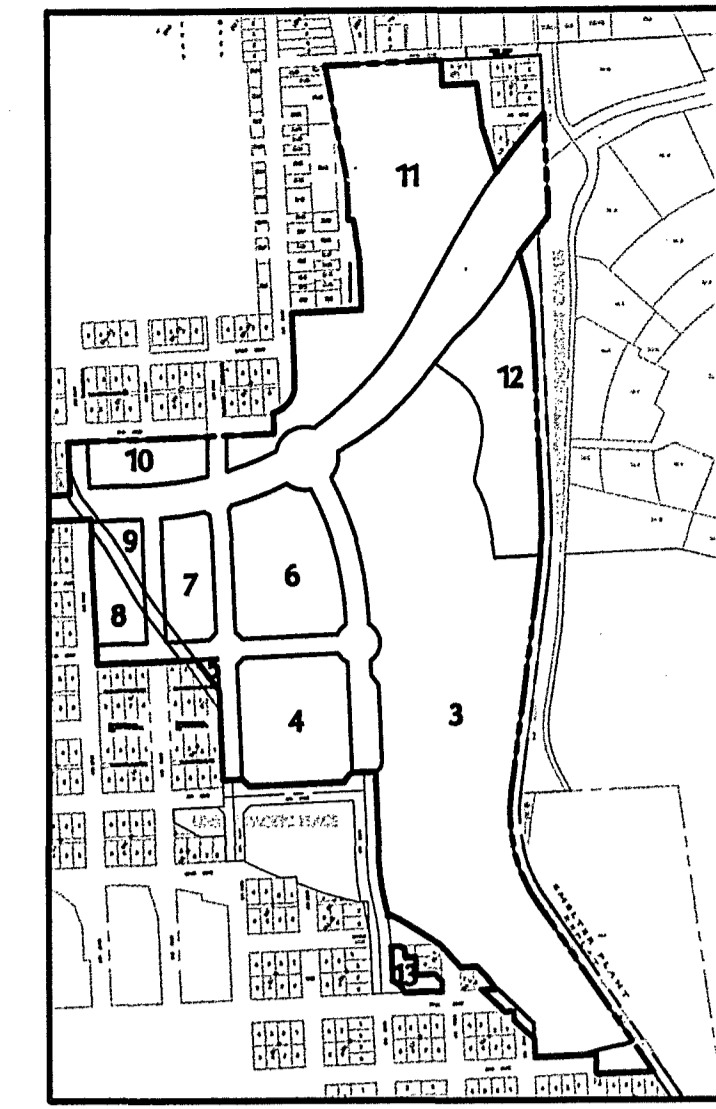
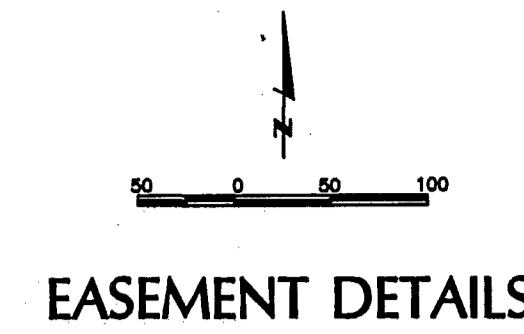
UNION PACIFIC PLACE (LOTS 3 THROUGH 13)
 CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-task: **00006.01-216**
 book page:
 date: **MAY 10, 2002**
 sheet: **1 of 3**

UNION PACIFIC PLACE

Lots 3 through 13, inclusive being a replatting of Blocks 2, 3, 4, 5, 30, 31, 35, 36, 64, 94, 299, 300, 311, 312, 313, 314, 315, 316, 322, 323, 324, 325, 326, 327, 329, 330, 331, 332, 333, 334, 354, 355, 356, 357, 358, and 359, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 1, 6, 28, 29, 63, 65, 69, 70, 95, 286, 317, 321, 328, 335, 360, C, M, N, O, P, and Q, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, Dodge, Capitol, Davenport, Chicago, Cass, California, Webster, Burt, Cuming, Izard, Nicholas, Napoleon, Chestnut and Elm Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA AND ALSO TOGETHER WITH part of Abbott Drive as acquired for right of way; AND ALSO TOGETHER WITH Tax Lot 4, in the Northeast Quarter of Section 15, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.



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| drawn by | col |
| designed by | FAK |
| reviewed by | RSP |
| path filename | 00006.Dwg, 00006.r101.dwg |
| revisions | reference |
| | 00006.01 |
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| | |

lamp, rynearson & associates, inc.
engineers
surveyors
planners

14710 west dodge road, suite 100
omaha, nebraska 68164-2028

UNION PACIFIC PLACE (LOTS 3 THROUGH 13)
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

ph 402.496.2488
fax 402.496.2730

FINAL
PLAT

job number-tasks
00006.01-216
book page
date
MAY 10, 2002
sheet
3 of 3

UNION PACIFIC PLACE

Lots 3 through 13, inclusive being a replatting of Blocks 2, 3, 4, 5, 30, 31, 35, 36, 64, 94, 299, 300, 311, 312, 313, 314, 315, 316, 322, 323, 324, 325, 326, 327, 329, 330, 331, 332, 333, 334, 354, 355, 356, 357, 358, and 359, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH Part of Blocks 1, 6, 28, 29, 63, 65, 69, 70, 95, 286, 317, 321, 328, 335, 360, C, M, N, O, P, and Q, ORIGINAL CITY OF OMAHA; AND ALSO TOGETHER WITH Part of 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, Dodge, Capitol, Davenport, Chicago, Cass, California, Webster, Burt, Cuming, Izard, Nicholas, Napoleon, Chestnut and Elm Streets and the alleys through the aforesaid Blocks, as dedicated in the ORIGINAL CITY OF OMAHA AND ALSO TOGETHER WITH part of Abbott Drive as acquired for right of way; AND ALSO TOGETHER WITH Tax Lot 4, in the Northeast Quarter of Section 15, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, and UNION PACIFIC RAILROAD COMPANY, a Delaware Corporation, being the sole OWNERS, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown herein, and we do hereby dedicate to the public the streets as shown on this plat and do hereby grant a perpetual easement to the Omaha Public Power District, their successors and assigns, for ingress and egress AND for the transmission of power across the street to be subdivided, and to erect, operate, maintain, repair and renew towers, poles, wires, crossarms, downspouts and conductors, 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 thereon; over, through, under and across all OPPD easements as shown hereon. In addition to the aforesaid rights, OPPD shall also have the right to trim, remove and control the growth of all weeds, trees, and brush along the easement area. Grantor may enjoy, and otherwise use the land within the easement area, including the right of ingress and egress across the easement area, provided that such use(s) shall not, in the reasonable opinion of OPPD, endanger or be a hazard to or interfere with the hereinafore granted rights. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across their easements as shown hereon. The grantor will place no permanent buildings, trees, retaining walls, or loose rock walls in the above described easement ways, but the same may be used for gardens, arbors, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. Grantor shall not change or alter the grade of the easement area, without the prior written approval from OPPD, which approval shall not be unreasonably withheld.

CITY OF OMAHA, OWNER
Mike Foley
 Mike Foley, Mayor
 City Clerk
 [Seal]

UNION PACIFIC RAILROAD COMPANY, OWNER
 R.D. Ulrich, Assistant Vice-President Real Estate
 [Seal]

PETITION

KNOW ALL MEN BY THESE PRESENTS that we the CITY OF OMAHA, a Municipal Corporation in the State of Nebraska, and UNION PACIFIC RAILROAD COMPANY, a Delaware Corporation, by the sole OWNERS of the land described within the Land Surveyor's Certificate, HEREBY PETITION the City Council of Omaha, Nebraska, to vacate as previously platted streets, lots, blocks and alleys within the boundaries of this plat UNION PACIFIC PLACE.

CITY OF OMAHA, OWNER
Mike Foley
 Mike Foley, Mayor
 City Clerk
 [Seal]

UNION PACIFIC RAILROAD COMPANY, OWNER
 R.D. Ulrich, Assistant Vice-President Real Estate
 [Seal]

ACKNOWLEDGMENT OF J JAMES

State of Nebraska }
 County of Douglas } SS
 On this 7th day of October, 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Mike Foley, who is personally known to me to be the identical person whose name is affixed to the above instrument as Mayor of CITY OF OMAHA, OWNER, and he did acknowledge his execution of the foregoing Dedication and Petition to be voluntary and not coerced and as such Officer and the voluntary act and deed of said City.
 Witness my hand and official seal the date last aforesaid.
Christine E. Ind
 Notary Public
 [Seal]

COUNTY ENGINEER'S CERTIFICATE

This plat of UNION PACIFIC PLACE has been reviewed by the Douglas County Engineer, and it is hereby certified that it conforms to the provisions of the Statutes of the State of Nebraska.
 Date: *5/13/2002*
 Douglas County Engineer
 [Seal]

CITY ENGINEER'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 7th day of OCTOBER, 2002.
 Douglas County Treasurer
 [Seal]

APPROVAL OF CITY ENGINEER OF OMAHA

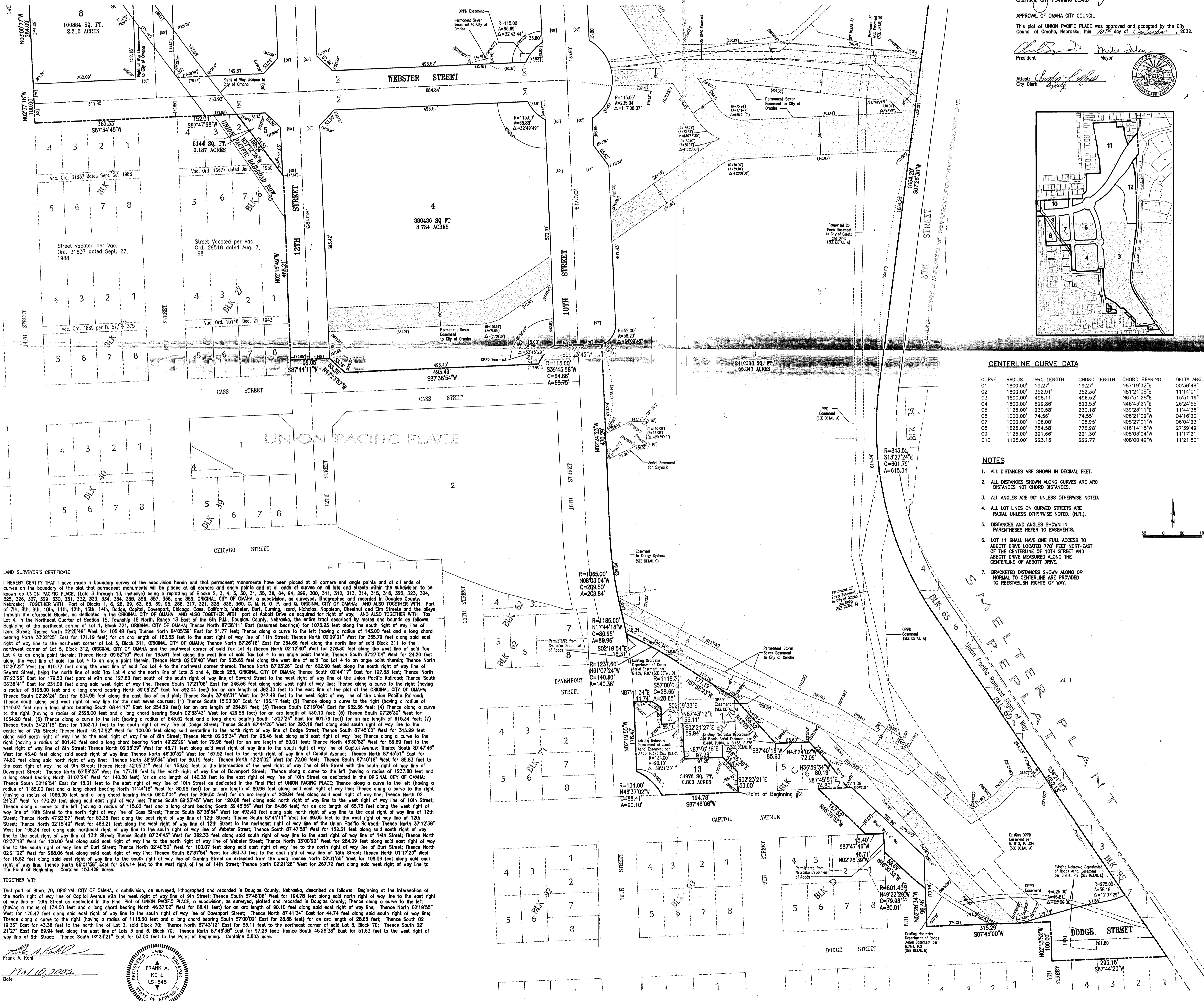
I HEREBY APPROVE this plat of UNION PACIFIC PLACE as to the design standards this 16 day of June 2002.
John Veragen
 City Engineer
 [Seal]

APPROVAL OF CITY PLANNING BOARD

This plat of UNION PACIFIC PLACE was approved by the CITY PLANNING BOARD, this 5th day of June 2002.
John Lee Hopfel
 Chairman, CITY PLANNING BOARD
 [Seal]

APPROVAL OF OMAHA CITY COUNCIL

This plat of UNION PACIFIC PLACE was approved and accepted by the City Council of Omaha, Nebraska, this 28th day of September, 2002.
Mike Foley
 Mayor
 [Seal]



drawn by dsl
designed by ZAK
reviewed by ROP
path filename 00006.DWG(08/101.dwg)
 revisions: 0009100
 0008910
 0008700
 0008500
 0008300
 0008100

lamp, ryneerson & associates, inc.
 14770 west cody road, suite 100
 omaha, nebraska 68136 2035
 ph. 402.488.2488
 fax. 402.488.2788
 e-mail: lamp@lampri.com

UNION PACIFIC PLACE (LOTS 3 THROUGH 13)
 CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL
 PLAT