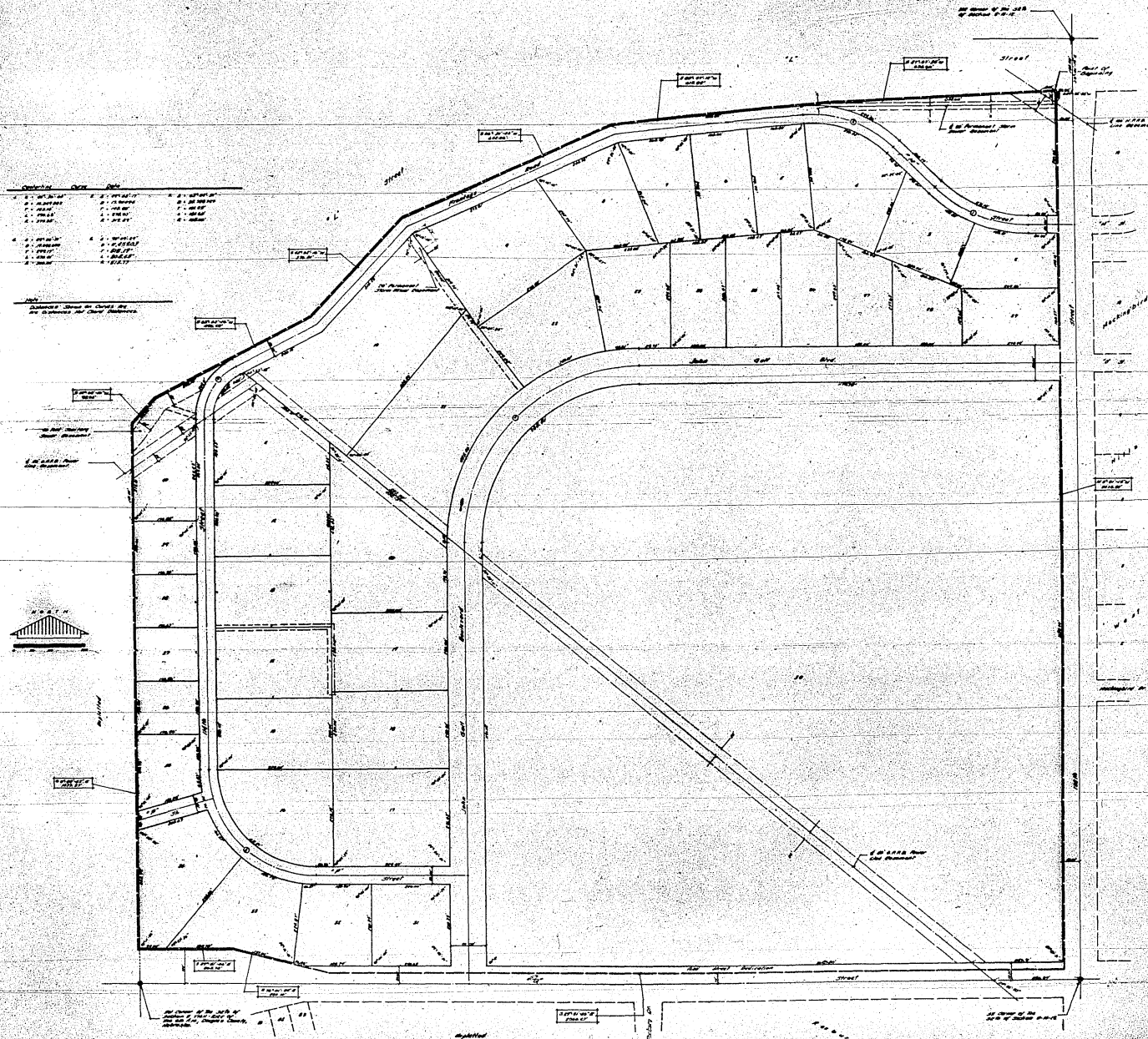
EMPIRE PARK

Lots 1 Through 40, Inclusive

Being A Platting Of Part Of The SE¼ Of Section 5, T14N-R13E Of The 6th P.M., Douglas County, Nebraska.



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed at all corners on the boundary of this plat and that permanent markers will be placed on the interior; said subdivision to be known as Empire Park, Lots 1 through 40 inclusive, being a platting of part of the NE¼ of Section 5, T14N, R13E of the 6th P.M., Douglas County, Nebraska to wit: That part of the SE¼ of Section 5, T14N, R13E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the SE corner of said SE¼; thence N 00°-01'-16" E on the East line of said SE¼, 150.00 feet; thence S 89°-58'-44" W, 50.00 feet to the point of beginning, said point being on the southerly right of way line of "L" Street; thence S 89°-07'-39" W on the southerly right of way line of "L" Street 633.60 feet; thence S 84°-51'-46" W on the southerly right of way line of "L" Street 514.05 feet; thence S 45°-07'-16" W on the southerly right of way line of "L" Street 141.42 feet; thence S 89°-07'-39" W on the southerly right of way line of "L" Street 895.58 feet; thence N 00°-52'-21" W, 95.95 feet to a point on the northerly right of way line of "L" Street; thence N 89°-07'-39" E on the northerly right of way line of "L" Street 1,737.97 feet to a point on the north line of said SE¼; thence N 89°-51'-16" E on the northerly right of way line of "L" Street 263.19 feet to the corner of said SE¼; thence S 00°-01'-16" W on the northerly right of way line of "L" Street 283.10 feet to a point on the northerly right of way line of "L" Street; thence N 89°-58'-44" E on a line 31.07 feet North of the South line of said SE¼; thence N 00°-01'-16" E on a line 33.03 feet North of and parallel to the West line of said SE¼, 2675.87 feet; thence N 89°-51'-16" E on a line 50.00 feet West of and parallel to the East line of said SE¼, 2465.53 feet to the point of beginning.

Date August 18, 1972 — REGISTERED LAND SURVEYOR — Reg. No. LS-217

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FIDELITY TITLE INSURANCE COMPANY, TRUSTEE, AND RONALD J. ARNOLD, JOSEPH, AND D.J. WITHERSPOON, W.W. CLAY, RENTAL SERVICE, INC., A NEBRASKA CORPORATION, AND BUILDER'S SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED WITHIN THE SURROUNDING CIRCUMFERENCE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND ON BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOW AS EMPIRE PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL LICENSE IN EATON OF AND UNTO TO THE OMAHA PUBLIC POWER DISTRICT AND THE WESTERN ELECTRIC TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, AND POLES WITH THE NECESSARY ANCHORS, SUPPORTS, SUPERFLUOUS WIRES, CROSS-ARMS, GUYS AND ANCHORS, AND OTHER APPURTENANT FIXTURES AND DO EXTEND THEREON WIRES FOR THE DISTRIBUTION AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE, OVER, UPON, OR UNDER A 5-FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS, EXCEPT FOR THE WEST LINE OF LOTS 18, 35, 36, 37, 38, 39, AND 40, WHERE SAID LICENSE FOR A 10-FOOT STRIP OF LAND IS GIVEN, SAID LICENSE SHALL BE GIVEN FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION; PROVIDED, HOWEVER, THAT SAID SIDE LOT LINE EASEMENT IS CONTINGENT UPON SAID COMPANIES INSTALLING THEIR CONDUITS, CABLES, WIRES OR CONDUITS ALONG ANY OF SAID SIDE LINES WITHIN 36 MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 30 DAYS AFTER SUCH REMOVAL, THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED FACILITIES AND SHALL, IN ADDITION, BECOME VOID AS TO ANY SUCH FACILITIES NOT THEREAFTER PLACED IN SAID EASEMENTWAYS, 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.

FIDELITY TITLE INSURANCE COMPANY, TRUSTEE

RONALD J. ARNOLD

JOSEPH D. WITHERSPOON

W.W. CLAY

RENTAL SERVICE, INC.

BUILDER'S SUPPLY COMPANY, INC.

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS _____ DAY OF _____, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED

Louis A Simmons, Russell J. Ahlvers, and M.M. Yates

WHO ARE PERSONALLY KNOW BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THAT DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOKEN.

MY COMMISSION EXPIRES ON July 5 1976 — NOTARY PUBLIC

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 1st DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED

OF FIDELITY TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOW BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOKEN.

MY COMMISSION EXPIRES ON July 5 1976 — NOTARY PUBLIC

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 1st DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED

OF RENTAL SERVICE, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOW BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOKEN.

MY COMMISSION EXPIRES ON July 5 1976 — NOTARY PUBLIC

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 1st DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED

OF BUILDER'S SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, EXECUTION AND PRIVATE CLIENTS PLAN, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOKEN.

MY COMMISSION EXPIRES ON July 5 1976 — 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 BY THE RECORDS OF THIS OFFICE THIS 27th DAY OF Oct, 1972.

DEPUTY — COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF EMPIRE PARK, ON THIS 19th DAY OF Sept, 1972.

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF EMPIRE PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 20TH DAY OF SEPTEMBER, 1972.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS _____ DAY OF _____, 1972.

CLERK — PRESIDENT

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR THIS 26th DAY OF JANUARY 1973.

George E. Ehlert

DOUGLAS COUNTY SURVEYOR

5 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE OF DOUGLAS COUNTY, NEBRASKA
23 DAY OF February 1973 AT 8:34 A.M. AND NOTED ON FIRE RECORDS 1325

Empire Park

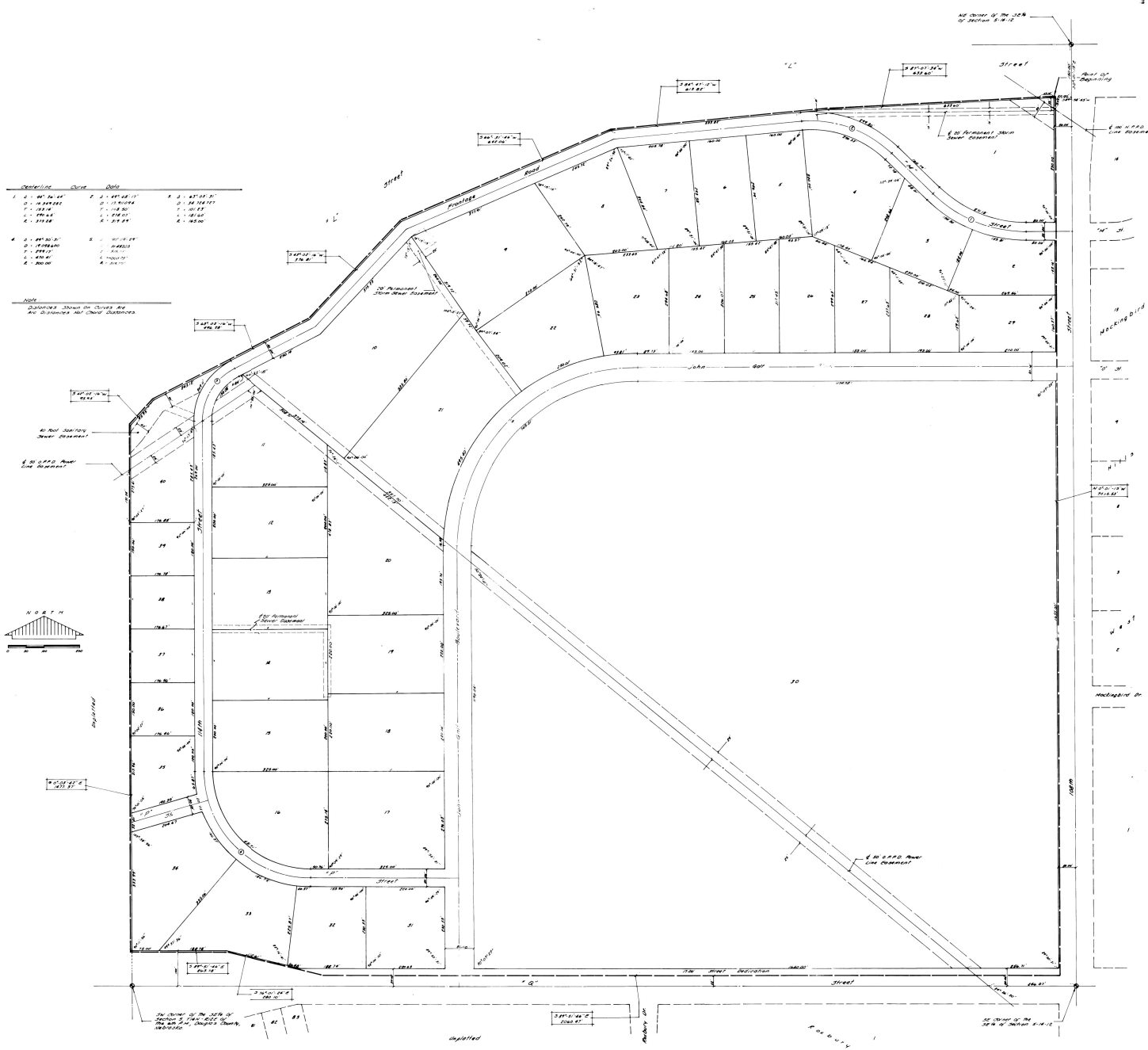
Final Plat

BOOK 1474 PAGE 59

EMPIRE PARK

Lots 1 Through 40, Inclusive

Being A Platting Of Part Of The SE¼ Of Section 5, T14N-R12E Of The 6th P.M., Douglas County, Nebraska.



Note
Distances Shown On Curves Are Arc Distances Not Chord Distances

Centerline	Curve	Data
1	C1	Δ = 44°34'48"
		D = 19.894395
		T = 19.14
		L = 38.91
		R = 57.58
2	C2	Δ = 44°48'15"
		D = 15.91094
		T = 14.50
		L = 27.91
		R = 35.99
3	C3	Δ = 87°07'31"
		D = 34.154777
		T = 101.53
		L = 181.40
		R = 165.00
4	C4	Δ = 89°30'16"
		D = 11.936410
		T = 299.17
		L = 490.81
		R = 300.00
5	C5	Δ = 90°13'44"
		D = 45.8313
		T = 300.00
		L = 314.70
		R = 300.00

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed at all corners on the boundary of this plat and that permanent markers will be placed on the intersection, said subdivision is known as Empire Park, Lots 1 thru 40 inclusive, being a platting of part of the SE¼ of Section 5, T14N, R12E of the 6th P.M., Douglas County, Nebraska to wit: That part of the SE¼ of Section 5, T14N, R12E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the NE corner of said SE¼; thence S 00°01'15" E on the East line of said SE¼, 150.00 feet; thence S 89°58'-45" W, 50.00 feet to the Point of Beginning, said point being on the southerly right of way line of "L" Street; thence S 87°07'31" W on the southerly right of way line of "L" Street 633.60 feet; thence S 89°-01'37" W on the southerly right of way line of "L" Street 513.82 feet; thence S 60°11'46" W on the south-erly right of way line of "L" Street 134.05 feet; thence S 43°07'16" W on the southerly right of way line of "L" Street 177.71 feet; thence S 23°07'16" W on the southerly right of way line of "L" Street 895.78 feet; thence S 45°07'31" E on the southerly right of way line of "L" Street 99.99 feet to a point on the northerly right of way line of "L" Street; thence N 23°07'16" E on the West line of said SE¼, 1477.37 feet to a point on the northerly right of way line of "L" Street, said point being 100.00' northerly from the SW corner of said SE¼; thence N 89°01'37" E on the northerly right of way line of "L" Street, 263.78 feet; thence S 70°-00'00" E on the northerly right of way line of "L" Street, 380.10 feet to a point 33.00 feet North of the South line of said SE¼; thence S 89°01'37" E on a line 33.00 feet North of and parallel to the South line of said SE¼, 1475.07 feet; thence N 00°01'15" W on a line 50.00 feet West of and parallel to the East line of said SE¼, 1475.03 feet to the point of beginning.

Date August 18, 1972 — Nebraska Land Surveyor William P. Dorner — Reg. No. LS-242

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FIDELITY TITLE INSURANCE COMPANY, TRUSTEE, AND RONALD J. ABBOUD, OWNERS, AND D.J. WITHERSPOON, W.W. UDEN, ~~EMPIRE INC., W.E.V. WITHERSPOON~~ A NEBRASKA CORPORATION, W.A. HOCK, TRUSTEES, ROB BUILDERS SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, PENSION AND PROFIT SHARING PLAN, ~~BENEFICIARY~~, THE ~~SOLE~~ OWNERS AND MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE 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, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EMPIRE PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL LICENSE TO ENTER ON AND CONSTRUCT IN THE OMAHA PUBLIC POWER DISTRICT AND THE WESTERN ELECTRIC TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, AN EQUAL AND UNDIVIDED, NON-EXCLUSIVE RIGHT TO ERECT, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, AND POLES WITH THE NECESSARY SUPPORTS, SUSPENSION WIRES, CROSS ARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES, AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICES, OVER, UPON, OR UNDER A 6-FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS, EXCEPT FOR THE WEST LINE OF LOTS 34, 35, 36, 37, 38, 39, AND 40, WHERE SAID LICENSE FOR A 10-FOOT STRIP OF LAND IS GIVEN, SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION PROVIDED, HOWEVER, THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE EXPRESS CONDITION THAT IF BOTH SAID UTILITY COMPANIES FAIL TO CONSTRUCT CABLES OR CONDUITS ALONG ANY OR ALL OF SAID SIDE LINES WITHIN 24 MONTHS OF THE DATE HEREOF, OR IF ANY POLES, CABLES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT OR PART THEREOF. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENTWAYS, 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.

_____

_____

_____

_____

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS ____ DAY ____, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED _____

TO ME PERSONALLY KNOW BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOREMAID.

MY COMMISSION EXPIRES ON July 5 1975 — NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS ____ DAY OF ____, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED _____ OF FIDELITY TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOW BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOREMAID.

MY COMMISSION EXPIRES ON July 5 1975 — NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS ____ DAY OF ____, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED _____ OF PANIDA, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOREMAID.

MY COMMISSION EXPIRES ON July 5 1975 — NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS) ON THIS ____ DAY OF ____, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED _____ OF ROB BUILDERS SUPPLY COMPANY, INC., A NEBRASKA CORPORATION, PENSION AND PROFIT SHARING PLAN, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APOREMAID.

MY COMMISSION EXPIRES ON July 5 1975 — 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 BY THE RECORDS OF THIS OFFICE THIS 27th DAY OF Oct., 1972.

_____
COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF EMPIRE PARK, ON THIS 19th DAY OF Sept., 1972.

_____
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF EMPIRE PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 20TH DAY OF SEPTEMBER, 1972.

_____
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS ____ DAY OF _____, 1972.

_____ _____ _____
MAYOR — PRESIDENT — CITY CLERK

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF EMPIRE PARK WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS ____ DAY OF JANUARY 19th, 1973.

_____
DOUGLAS COUNTY SURVEYOR

TD² THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 OLD MILL RD. OMAHA, NEBRASKA 68154
TELEPHONE (402) 330-8860

Empire Park
Scale: 1"=100'
Date: 8-7-72
Final Plat