

EMPIRE PARK

2ND PLATTING LOTS 41-54 INCLUSIVE

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, SECOND PLATTING, Lots 41 through 54, inclusive, being a replat of Lots 35 through 40, Empire Park, as surveyed and platted, and a part of the SW of Section 5, T14N, R12E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the southwest corner of Lot 34, Empire Park, a subdivision as surveyed, platted and recorded; thence N89°54'48"W, along a line 100.00 feet north of and parallel to the south line of said SW, 418.50 feet, to a point on the easterly right-of-way line of Interstate Highway No. 80; thence N14°52'06"E on said easterly right-of-way line, 1158.48 feet; thence N41°59'42"E on the southeasterly right-of-way line of said Interstate Highway No. 80, 417.75 feet; thence S00°03'42"E along the westerly property line of Empire Park, Lots 35 through 40, 1090.07 feet to a point on the north right-of-way line of "P" Street; thence continuing S00°03'42"E across the "P" Street right-of-way and along the westerly property line of Empire Park, Lot 34, 385.61 feet to the point of beginning. Bearing assumed along south line of said SW.

Empire Park - Second Platting, calculated totally to include 18.071 acres.

Date 9/19/74 C. E. Finkbeiner, S. Reg. No. 276

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Empire Park, Second Platting, on this 29 day of OCTOBER, 1974.

APPROVAL OF CITY PLANNING BOARD

This plat of Empire Park, Second Platting, was approved by the City Planning Board of the City of Omaha, this 23 day of NOVEMBER, 1974.

APPROVAL OF OMAHA CITY COUNCIL

This plat of Empire Park, Second Platting, was approved and accepted by the City Council of Omaha this 22 day of SEPTEMBER, 1974.

APPROVAL BY DOUGLAS COUNTY SURVEYOR

This plat of Empire Park, Second Platting, was approved and accepted by the Douglas County Surveyor's Office on this 21st day of April, 1974.

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 2 day of NOVEMBER, 1974.

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS

On this 20 day of SEPTEMBER, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared FRANK B. HEINTZE, 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 aforesaid.

My commission expires on JULY 5 1975.

Notary Public

DEDICATION

Know all men by these presents: that we, Ronald J. Abboud and JoAnn M. Abboud, Husband & Wife; and Frank B. Heintze, Mortgagee; and Gene P. Spence, President of Fidelity Title Insurance Company, Trustee; being respectively, 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 - SECOND PLATTING. And we do hereby ratify and approve of the disposition of our property as shown; 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 favor of and granted to the Omaha Public Power District and the Northwestern Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and poles with the necessary instrumentalities, and to extend thereon wires for the carrying and transportation of electric current for light, heat, and power, and for all telephone and telegraph and message service, over, upon, or under a five (5) foot strip of land adjoining the rear and side boundary lines of said lots, 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 specific condition that if both of said utility companies fail to construct poles, wires or conduits along any said side lines within 16 months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate, and become void as to such unused or abandoned easement ways. No permanent building, 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 used or rights herein granted.

JoAnn M. Abboud Frank B. Heintze
JoAnn M. Abboud Frank B. Heintze
Ronald J. Abboud Gene P. Spence
Ronald J. Abboud Gene P. Spence, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS
On this 25 day of SEPTEMBER, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared RONALD J. ABBLOUD and JOANN M. ABBLOUD, husband and wife, both personally known by me to be the identical persons whose names are affixed above, and they did acknowledge this execution of the foregoing dedication to be their voluntary act and deed.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on JULY 5 1975.

Notary Public

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS

On this 19 day of SEPTEMBER, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared GENE P. SPENCE, President of Fidelity Title Insurance Company, a Nebraska Corporation, as Trustee, 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 and the voluntary act and deed of said corporation as Trustee.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on AUGUST 19 1978.

Notary Public

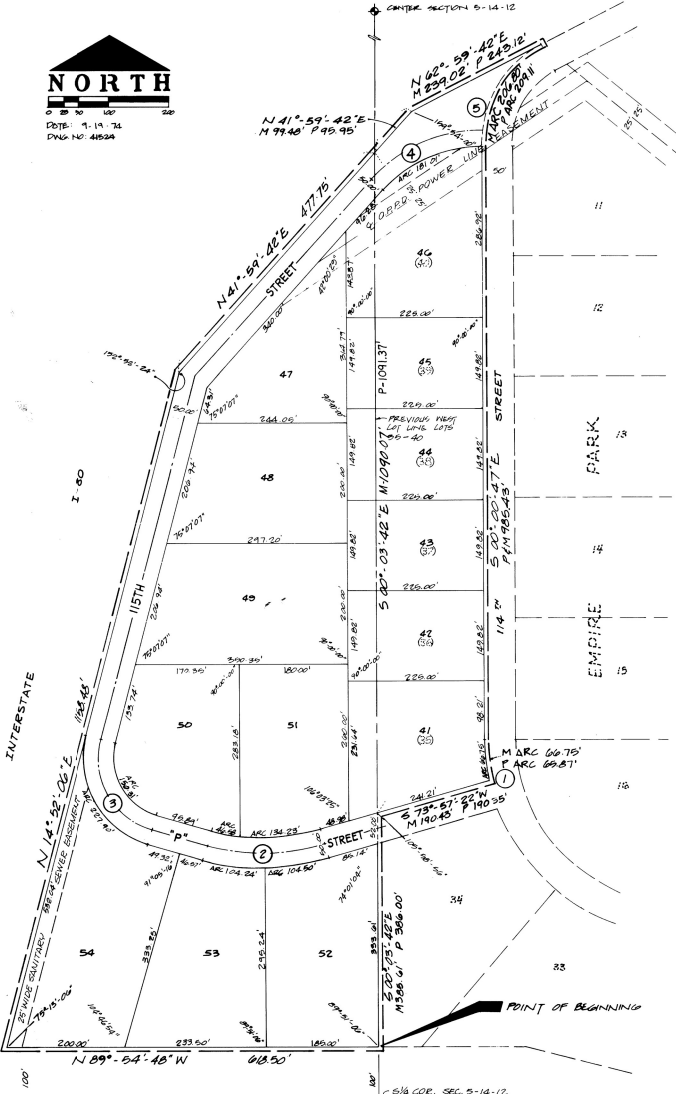
CURVE NO.	RADIUS	TANGENT	Δ	CHORD	ARC	CURVE POSITION
①	300.00'	5.544'	11°46'02"	66.03'	66.75'	PROPERTY LINE
②	340.74'	100.00'	32°00'00"	192.26'	194.77'	CENTER LINE
③	121.85'	119.88'	86°08'18"	170.69'	181.11'	CENTER LINE
④	281.05'	107.34'	46°00'00"	190.10'	201.90'	CENTER LINE
⑤	190.10'	114.70'	62°18'34"	190.70'	200.80'	PROPERTY LINE

LEGEND:
 * PROPERTY LINE
 + PROPERTY PLANNING
 • SECTION AND 1/4 SECTION CORNER

M MEASURED DISTANCE
 P PLATTED DISTANCE



DATE: 7-19-74
 DRAWING NO: 48524



ROXBURY ADDITION

DATE: 7-19-74
 SCALE: 1"=100'
 PROJECT NO: 48524
 REVISIONS:

OMAHA ENGINEERING COMPANY
 772 SOUTH 72ND STREET
 OMAHA, NEBRASKA 68114
 PHONE 402/397-7173
 "SPECIALISTS IN LAND PLANNING"

EMPIRE PARK SECOND PLATTING

Lots 41 thru 54 inclusive

Deed Book: 83/590

Mortgage Book: 83/585

PLAT IN BACK OF BOOK

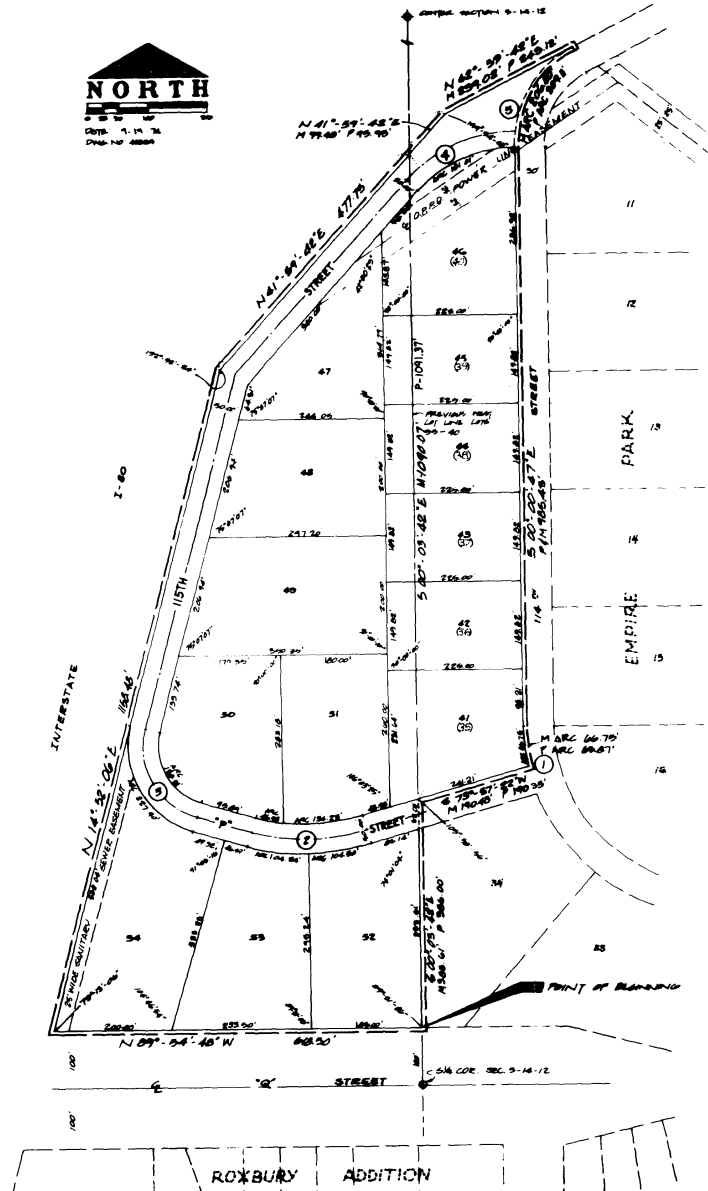
4

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
29 DAY OF Apr 1976 AT 9:44 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

8 25

EMPIRE PARK

2ND PLATTING LOTS 41-54 INCLUSIVE



WARRANTY

Know all men by these presents, that we, Ronald J. Arndt and John M. Arndt, husband & wife, and Frank B. Heintze, Mortgagee; and Gene P. Spence, President of Fidelity Title Insurance Company, Trustee, being, respectively, the main 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 subdivided and named as shown, said subdivision to be hereafter known as EMPIRE PARK - SECOND PLATTING, and we do hereby ratify and approve of the disposition of our property as shown; 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 favor of and granted to the Omaha Public Power District and the Omaha Western Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other apparatus, for the carrying and transportation of electric current for light, heat, and power, and for all telephone and telegraph and message service, over, upon, or under a five (5) foot strip of land adjoining the rear and side boundary lines of said lots, 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 specific condition that if both said utility companies fail to construct poles, wires or conduits along any said utility easement within 36 months of the date hereof, or if any poles, wires 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 ways. 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 use or rights herein granted.

John M. Arndt *Frank B. Heintze*
John M. Arndt Frank B. Heintze
Gene P. Spence *Gene P. Spence*
Gene P. Spence, President
FIDELITY TITLE INSURANCE COMPANY,
Trustee

ACKNOWLEDGMENT OF MORTGAGE

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
On this 25 day of September, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared RONALD J. ARNDT and JOHN M. ARNDT, husband and wife, both personally known by me to be the identical persons whose names are affixed above, and they did acknowledge this execution of the foregoing dedication to be their voluntary act and deed.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.
My commission expires on July 5 1975
Arthur J. Arndt
Notary Public

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS
On this 15 day of September, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared GENE P. SPENCE, President of Fidelity Title Insurance Company, a Nebraska Corporation, as Trustee, who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the act and deed of said corporation as Trustee.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.
My commission expires on August 19 1975
Arthur J. Arndt
Notary Public

CURVE NO.	ARC/CHORD	TANGENT	Δ	CHORD	ARC	CURVE POSITION
1	300.00'	53.44'	11° 46' 02"	66.63'	66.75'	PROPERTY LINE
2	280.74'	80.00'	25° 00' 00"	192.26'	196.77'	CORNER LINE
3	140.00'	34.00'	12° 30' 00"	70.00'	69.11'	CORNER LINE
4	2.00'	102.00'	88° 00' 00"	100.00'	200.00'	PROPERTY LINE
5	100.00'	64.00'	36° 00' 00"	70.00'	200.00'	PROPERTY LINE

LEGEND:
● PROPERTY LINE
○ CORNER LINE
○ CENTER LINE
○ SUBDIVISION LINE

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 of said subdivision to be known as EMPIRE PARK, SECOND PLATTING, the interior of said subdivision to be known as EMPIRE PARK, SECOND PLATTING, Lots 41 through 54, inclusive, being a replat of Lots 39 through 48, Empire Park, as surveyed and platted, and a part of the SW 1/4 of Section 5, Township 18E, Range 6E, Douglas County, Nebraska, more particularly described as follows: Beginning at the southeast corner of Lot 34, Empire Park, a subdivision as surveyed, platted and recorded; thence S89°54' 48" W, along a line 100.00 feet north of and parallel to the south line of said SW 1/4, 611.55 feet; to a point on the southeasterly right-of-way line of Interstate Highway No. 80, 477.75 feet; thence S00°03' 42" E along the westerly property line of Empire Park, Lots 35 through 48, 1890.07 feet to a point on the north right-of-way line of Interstate Highway No. 80, 477.75 feet; thence S00°03' 42" E along the westerly property line of Empire Park, Lot 34, 38.43 feet to the point of beginning. Bearing assumed along south line of said SW 1/4.
Empire Park - Second Platting, calculated to include 18.071 acres.

Date 9/19/74 *D. G. Bittman* Reg. No. 276
D. G. Bittman, L.L.C.

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Empire Park, Second Platting, on this 29 day of October, 1974.
D. G. Bittman
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Empire Park, Second Platting, was approved by the City Planning Board of the City of Omaha, this 29 day of November, 1974.
D. G. Bittman
Chairman

APPROVAL OF OMAHA CITY COUNCIL

This plat of Empire Park, Second Platting, was approved and accepted by the City Council of Omaha this 29 day of November, 1974.
D. G. Bittman
City Clerk

APPROVAL BY DOUGLAS COUNTY SURVEYOR

This plat of Empire Park, Second Platting, was approved and accepted by the Douglas County Surveyor's Office on this 21 day of April, 1974.
James J. Jankovic
Douglas County Surveyor

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, the 29 day of November, 1974.
D. G. Bittman
Deputy *James J. Jankovic*
Douglas County Treasurer

STATE OF NEBRASKA)

COUNTY OF DOUGLAS) SS
On this 20 day of September, 1974, before me, a Notary Public, duly commissioned and qualified in and for said County, appeared FRANK B. HEINTZE, 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 aforesaid.
My commission expires on July 5 1975
Arthur J. Arndt
Notary Public



H.A. ENGINEERING COMPANY
 714 76th STREET
 NEBRASKA 68134
 PHONE 382-3971-7373