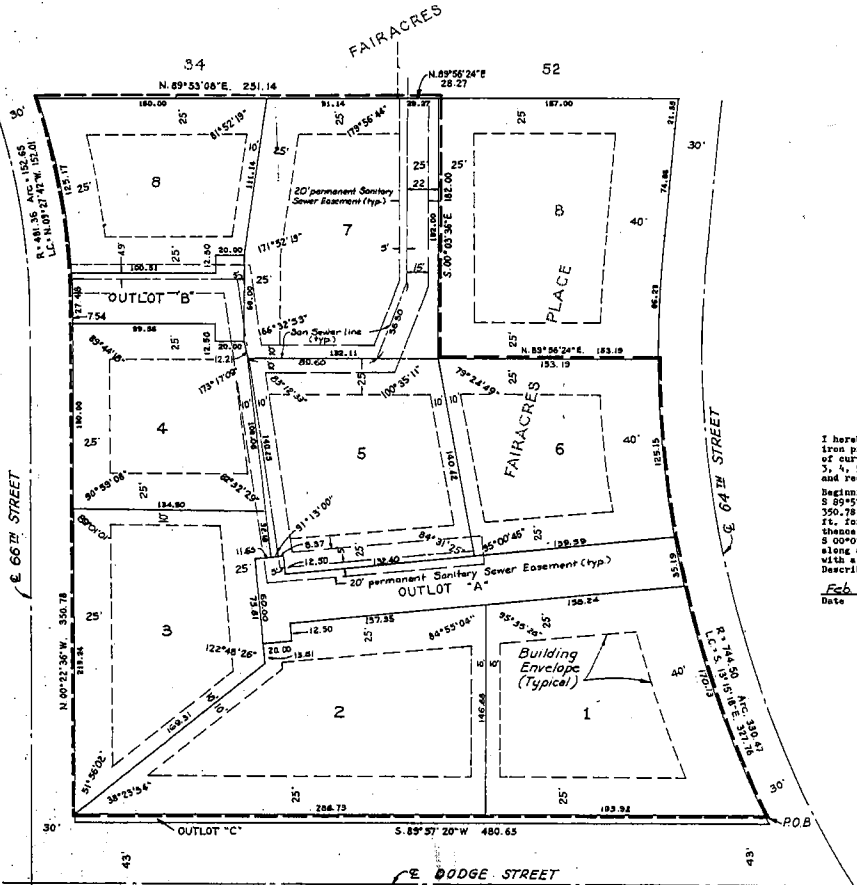


# FAIRACRES PLACE REPLAT

LOTS 1 THRU 8 INCLUSIVE AND OUTLOTS A & B  
A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10 AND PART  
OF OUTLOTS A & B, FAIRACRES PLACE AS SURVEYED,  
PLATTED AND RECORDED, DOUGLAS COUNTY, NEBRASKA



70  
1630  
62  
8.25  
86-189  
86-189

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points and points of curvature in FAIRACRES PLACE REPLAT, being a replat of lots 1, 2, 3, 4, 5, 6, 7, 9, 10, and outlots A & B, FAIRACRES PLACE, as platted and recorded, Douglas County, Nebraska, as follows:  
Beginning at the S.E. Corner of lot 11 FAIRACRES PLACE, thence S 89°57'20"W 480.65 ft., thence N 00°22'30"W 350.78 ft., thence along a curve 60' to the left with a Radius of 681.36 ft., for 152.65 ft., with a chord bearing N 09°27'42"W for 152.01 ft., thence N 89°55'08"E 251.14 ft., thence N 89°56'24"E 28.27 ft., thence S 00°03'56"W 182.00 ft., thence N 89°56'24"E 153.19 ft., thence along a curve to the left with a Radius of 741.50 ft., for 320.27 ft., with a chord bearing S 15°15'18"E 327.75 ft., to the point of beginning. Described tract contains 4.25 Acres, more or less.

Feb 16, 1979  
Date

William A. Farrell, L.S. No. 350  
Surveyor



**DEDICATION**

Know all men by these presents: THAT Reeder Development Inc., a Nebraska corporation, sole owner and proprietor of the property described in the Surveyor's Certificate and embraced within this plat, has caused said land to be subdivided into lots, to be numbered and named as shown, said Subdivision to be hereafter known as FAIRACRES PLACE REPLAT, and does hereby ratify and approve of the disposition of its property as shown on this plat, and does hereby grant to the City of Omaha the permanent Sanitary Sewer easement as shown hereon, and also grants to the City of Omaha, permanent utility easements on, over and under Outlot "A" and "B", and does further grant perpetual easements to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, 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 and for the transmission of signals and sounds of all kinds and the reception on, over, through, under, and across outlots "A" & "B", and also on, over, through, under, and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary line of all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The town exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted, and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garages, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

And does further grant perpetual easements to 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 Out Lots "A" and "B", and a ten foot (10') wide strip of land abutting Outlots "A" and "B". No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for garages, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do hereby set my hand this 16th day of February, 1979.

Bernard Reeder  
Reeder Development Inc.  
Bernard Reeder, President

*Bernard Reeder*  
Reeder Development Inc.  
Bernard Reeder, President

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS)

On this 16th day of Feb, 1979, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Bernard Reeder, personally known to me to be the individual person whose name is attached to the Dedication of this Plat, and he acknowledged the execution thereof to be his voluntary act and deed of the corporation.

Witness my hand and notarial seal the date last aforesaid.

My commission expires 12/31/82  
Jan 2, 1979  
Notary Public

**APPROVAL OF CITY ENGINEER**

I hereby approve this plat of FAIRACRES PLACE REPLAT as to the design standards this 16th day of Feb, 1979.

Joseph A. Reeder  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 56 of the Omaha Municipal Code.

March 15, 1979  
Date  
Joseph A. Reeder  
City Engineer

**APPROVAL OF CITY PLANNING BOARD**

This plat of FAIRACRES PLACE REPLAT was approved by the City Planning Board of the City of Omaha, this 14th day of March, 1979.

William A. Farrell  
Chairman, City Planning Board

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of FAIRACRES PLACE REPLAT was approved by the City Council of Omaha, this 27th day of Feb, 1979.

Mayor  
City Clerk

**APPROVAL OF COUNTY SURVEYOR**

I hereby reviewed the plat of FAIRACRES PLACE REPLAT on this 20th day of Feb, 1979.

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, this 27th day of Feb, 1979.

County Treasurer

L. Black & Associates, Inc.  
11414 W. Center Rd. - Suite 200  
Omaha, Nebraska, 68144

FINAL PLAT