

# MISSION PARK

LOTS 172 THROUGH 333, INCLUSIVE, AND OUTLOTS 2 & 3 BEING A PLATTING OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

## Easement Detail "B"

Permanent Sundry Sewer Easement to City of Omaha

See Easement Detail "A"

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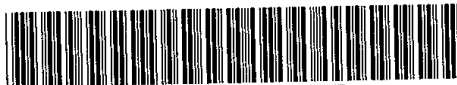
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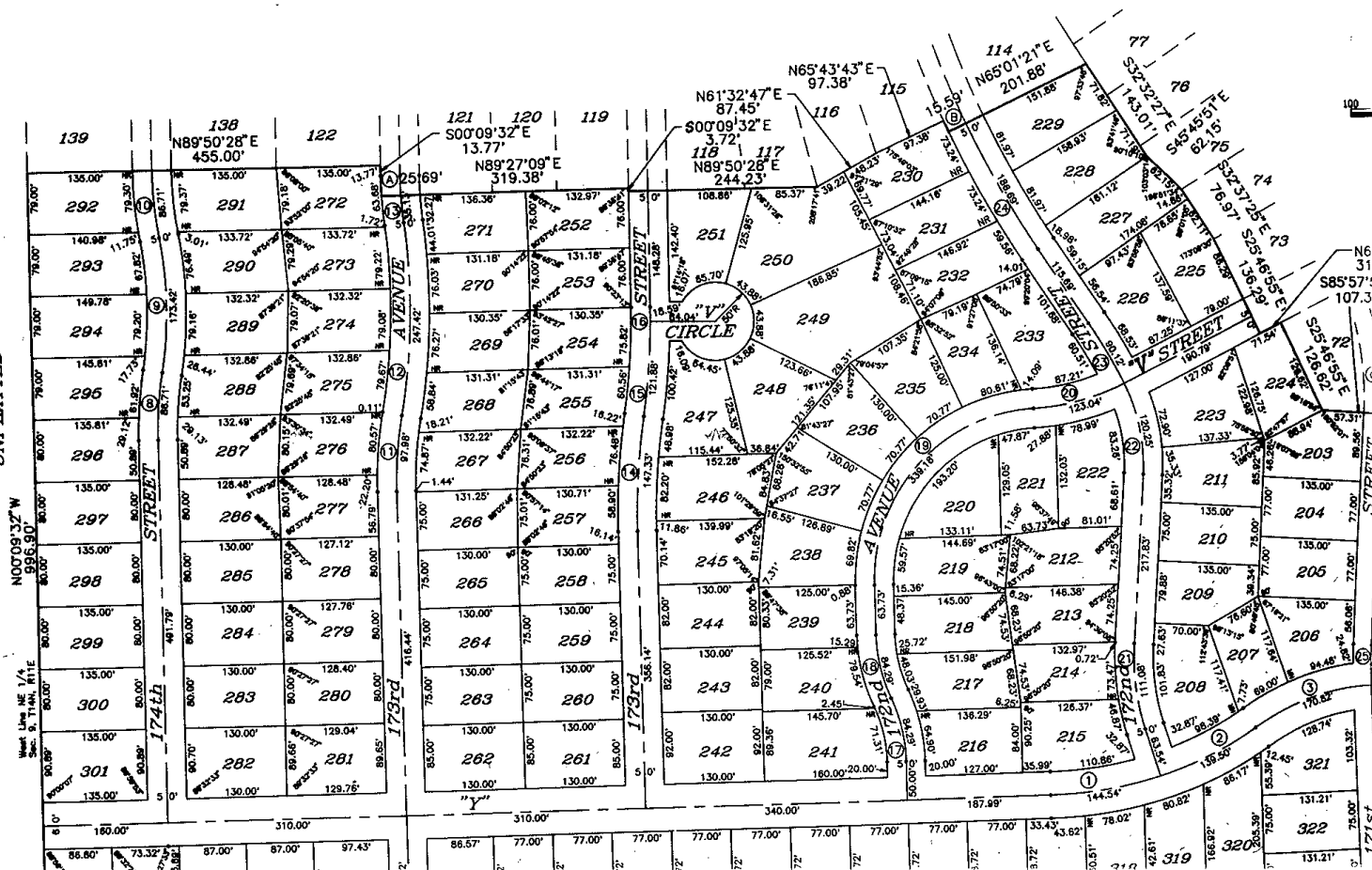
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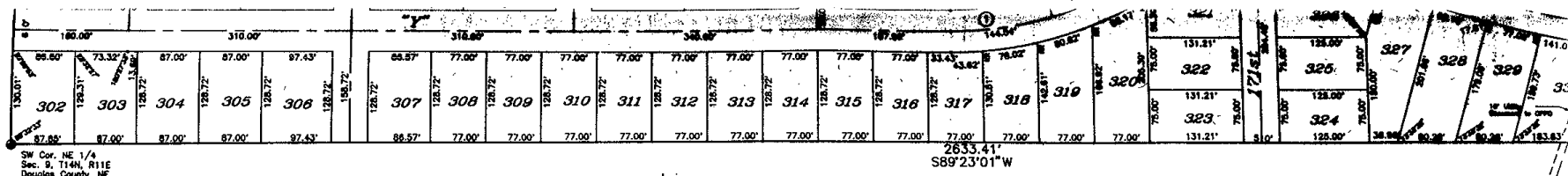
MAY 5 4 23 PM '94

# MISSION PARK

LOTS 172 THROUGH 333, INCLUSIVE, AND OUTLOTS 2 & 3 BEING A PLATTING OF THAT PART  
OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 11 EAST  
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

UNPLATTED





# UNPLATTED

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of said plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on all lots and streets in the subdivision to be known as MISSION PARK, Lots 172 through 333, inclusive, and Outlots 2 and 3, being a platting of that part of the Northeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the southeast corner of the said NE 1/4 of Section 9; Thence South 89°23'01" West (bearings referenced to the Final Plat of MISSION PARK, a subdivision, as surveyed, and recorded in Douglas County, Nebraska) for 2633.41 feet to the southwest corner of the said NE 1/4 of Section 9; Thence North 00°09'32" West for 996.90 feet along the west line of the said NE 1/4 of Section 9 to the southeast corner of Lot 139, MISSION PARK; Thence North 89°50'28" East for 455.00 feet to the southeast corner of Lot 122, MISSION PARK; Thence South 00°09'32" East for 13.77 feet along the existing right-of-way line of 173rd Avenue; Thence along a curve to the left (having a radius of 525.00 feet and a long chord bearing South 01°32'38" East for 28.68 feet) for an arc length of 25.69 feet to the southwest corner of the existing right of way of 173rd Avenue; Thence North 89°27'09" East for 319.38 feet to the southeast corner of Lot 119, MISSION PARK; Thence South 00°09'32" East for 3.72 feet to the southwest corner of the existing right of way of 173rd Street; Thence North 89°50'28" East for 244.23 feet to the southeast corner of Lot 117, MISSION PARK; Thence North 61°32'47" East for 67.45 feet to the southeast corner of Lot 116, MISSION PARK; Thence North 65°43'43" East for 97.38 feet to the southeast corner of Lot 115, MISSION PARK; Thence along a curve to the left (having a radius of 1264.73 feet and a long chord bearing South 24°37'28" East for 15.59 feet) for an arc length of 15.59 feet to the southwest corner of the existing right of way of 172nd Street; Thence North 65°01'21" East for 201.88 feet to the southeast corner of Lot 114, MISSION PARK; Thence South 32°32'27" East for 143.01 feet to the angle point in the rear line of Lot 75, MISSION PARK; Thence South 45°45'51" East for 62.15 feet to the southwest corner of Lot 75, MISSION PARK; Thence South 32°37'25" East for 76.97 feet to the southwest corner of Lot 74, MISSION PARK; Thence South 25°46'55" East for 136.29 feet to the southwest corner of the existing right of way of "V" Street; Thence North 64°13'05" East for 31.53 feet to the northwest corner of Lot 72, MISSION PARK; Thence South 25°46'55" East for 126.62 feet to the southwest corner of Lot 72, MISSION PARK; Thence South 85°57'50" East for 107.31 feet to the southeast corner of the existing right of way of 171st Street; Thence along a curve to the left (having a radius of 412.23 feet and a long chord bearing North 03°30'25" West for 108.23 feet) for an arc length of 108.54 feet to the southwest corner of Lot 71, MISSION PARK; Thence North 78°57'00" East for 144.52 feet to the southeast corner of Lot 71, MISSION PARK; Thence South 25°46'55" East for 19.43 feet to the southwest corner of Lot 52, MISSION PARK; Thence North 67°15'27" East for 75.11 feet to the southeast corner of Lot 52, MISSION PARK; Thence North 75°31'40" East for 114.22 feet to the southeast corner of the existing right of way of 170th Street; Thence along a curve to the left (having a radius of 568.40 feet and a long chord bearing North 10°30'58" West for 78.99 feet) for an arc length of 79.06 feet to the southwest corner of Lot 50, MISSION PARK; Thence North 75°29'58" East for 217.50 feet to the southeast corner of Lot 50, MISSION PARK; Thence North 05°40'25" West for 137.10 feet to the northeast corner of Lot 50, MISSION PARK; Thence North 64°13'05" East for 17.77 feet along the existing south right of way line of "V" Street; Thence along a curve to the right (having a radius of 385.00 feet and a long chord bearing North 73°55'08" East for 129.75 feet) for an arc length of 130.37 feet along the existing south right of way line of "V" Street; Thence North 85°45'42" East for 28.78 feet along the existing south right of way line of "V" Street; Thence North 82°29'49" East for 54.87 feet along the existing south right of way line of "V" Street; Thence along a curve to the right (having a radius of 610.00 feet and a long chord bearing North 86°44'57" East for 66.60 feet) for an arc length of 66.63 feet along the existing south right of way line of "V" Street; Thence North 89°52'43" East for 50.00 feet to the east line of the said NE 1/4 of Section 9; Thence South 00°07'17" East for 1125.05 feet to the Point of Beginning. Contains 56.94 acres including 0.85 acre of existing county roadway easement.

Apr. 12, 1993

DATE

Robert D. Proett, L.S. #379



## NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. CUL-DE-SACS RADII ARE 50° UNLESS OTHERWISE NOTED.
7. WITNESS MONUMENTS WILL BE SET AT THE DRAINAGE EASEMENT LINE FOR LOTS 172 THROUGH 190 INCLUSIVE, AND 330 AND 331.
8. LOTS 172 THROUGH 182 AND 333 AND OUTLOTS 2 AND 3 WILL NOT HAVE PERMANENT DIRECT ACCESS TO 168TH STREET.
9. SIDE YARD EASEMENT DIMENSIONS REFERENCE THE PERMANENT DRAINAGE EASEMENT TO SID 376.

## DEDICATION AND PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, BHI DEVELOPMENT, INC., A Nebraska Corporation; OWNER; WILLIS H. ARMBRUST and E. DOLORES ARMBRUST (husband and wife), BENEFICIARIES under a Deed of Trust; and RONALD C. JENSEN, Attorney-at-Law, TRUSTEE under a Deed of Trust; being the sole Owner, Beneficiaries, and Trustee 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 MISSION 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 the streets as shown on this plat; and we also do hereby grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and anchors, 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 including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five-(5) foot-wide strip of land abutting all front and side boundary lot lines; an eight-(8) foot-wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen-(16) foot-wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots are herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen-(16) foot-wide easement will be reduced to an eight-(8) foot-wide strip when the adjacent land is surveyed, platted and recorded. 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 a five-(5) foot-wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed on the above-described easement ways, 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.

BHI DEVELOPMENT, INC.  
A Nebraska Corporation, OWNER

By: *David L. Torlon*  
David L. Torlon, President

By: *E. Dolores Armbrust*  
E. DOLORES ARMBRUST, BENEFICIARY

By: *Willis H. Armbrust*  
WILLIS H. ARMBRUST, BENEFICIARY

By: *Ronald C. Jensen*  
RONALD C. JENSEN, Attorney-at-Law, TRUSTEE

State of Nebraska  
County of Douglas

On this 12<sup>th</sup> day of April, 1993, I, *E. Dolores Armbrust*, duly commissioned, is personally known above instrument and he did acknowledge voluntary act and Corporation.

Witness my hand and seal.

State of Nebraska  
County of Douglas

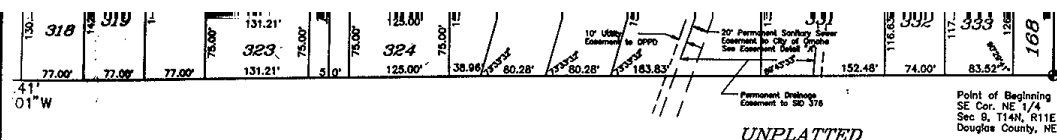
On this 12<sup>th</sup> day of April, 1993, I, *E. Dolores Armbrust*, duly commissioned, is personally known above instrument and he did acknowledge their and deed.

Witness my hand and seal.

State of Nebraska  
County of Douglas

On this 12<sup>th</sup> day of April, 1993, I, *E. Dolores Armbrust*, duly commissioned, Attorney-at-Law name is affixed to the foregoing Deed

Witness my hand and seal.



FEET.  
 E ARC DISTANCES NOT CHORD DISTANCES.  
 NOTED.  
 RADIAL UNLESS OTHERWISE NOTED (N.R.).  
 THESE REFER TO EASEMENTS.  
 OTHERWISE NOTED.  
 DRAINAGE EASEMENT LINE FOR LOTS 172  
 131.  
 LOTS 2 AND 3 WILL NOT HAVE PERMANENT  
 THE PERMANENT DRAINAGE EASEMENT TO

**PETITION**

asked Corporation; OWNER: WILLIS H. ARMBRUST and E. DOLORES ARMBRUST  
 NSEM, Attorney-at-Law, TRUSTEE under a Deed of Trust; being the sole  
 or's Certificate and embraced within this plat, have caused said land  
 a, said subdivision to be hereafter known as MISSION PARK, and we do  
 in this plat; and we do hereby dedicate to the public the streets as  
 ents as shown on this plat. We do further grant a perpetual easement  
 any which has been granted a franchise to provide a cable television  
 erect, operate, maintain, repair and renew poles, wires, crossarms,  
 to extend thereon wires or cables for the carrying and transmission  
 of signals and sounds of all kinds including signals provided by a  
 er, and across a five-(5) foot-wide strip of land abutting all front  
 ing the rear boundary lines of all interior lots; and a sixteen-(16)  
 rior lots. The term exterior lots are herein defined as those lots  
 en-(16) foot-wide easement will be reduced to an eight-(8) foot-wide  
 to further grant a perpetual easement to the Metropolitan Utilities  
 to, maintain, repair and renew, pipelines, hydrants, and other related  
 water on, through, under and across a five-(5) foot-wide strip of land  
 or loose rock walls shall be placed on the above-described easement  
 ther purposes that do not then or later interfere with the aforesaid

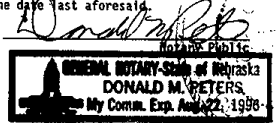
*W. H. Armbrust*  
 ARMBRUST, BENEFICIARY  
*R. C. Jensen*  
 NSEM, Attorney-at-Law, TRUSTEE

**ACKNOWLEDGEMENT OF NOTARIES**

State of Nebraska }  
 County of Douglas } SS

On this 12 day of April, 1993, A.D., before me, a Notary Public,  
 duly commissioned and qualified for said County, appeared GERALD L. TORCZON who  
 is personally known to me to be the identical person whose name is affixed to the  
 above instrument as President of BHI DEVELOPMENT, INC., a Nebraska Corporation,  
 and he did acknowledge his execution of the foregoing Dedication to be his  
 voluntary act and deed as such Officer and the voluntary act and deed of said  
 Corporation.

Witness my hand and official seal the date last aforesaid.

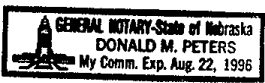


State of Nebraska }  
 County of Douglas } SS

On this 12 day of April, 1993, A.D., before me, a Notary Public,  
 duly commissioned and qualified for said County, appeared WILLIS H. ARMBRUST and  
 E. DOLORES ARMBRUST (husband and wife) who are personally known to me to be the  
 identical persons whose names are affixed to the above instrument and they did  
 acknowledge their execution of the foregoing Dedication to be their voluntary act  
 and deed.

Witness my hand and official seal the date last aforesaid.

*Donald M. Peters*  
 Notary Public

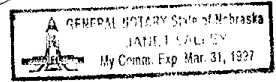


State of Nebraska }  
 County of Douglas } SS

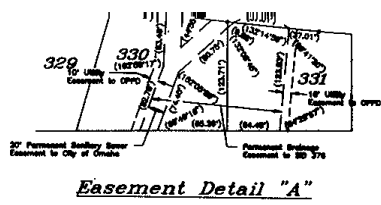
On this 12 day of April, 1993, A.D., before me, a Notary Public,  
 duly commissioned and qualified for said County, appeared RONALD C. JENSEN,  
 Attorney-at-Law who is personally known to me to be the identical person whose  
 name is affixed to the above instrument, and he did acknowledge the execution of  
 the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

*Ronald C. Jensen*  
 Notary Public



Mission  
 153  
 Ridge



**COUNTY ENGINEER'S CERTIFICATE**

This plat of MISSION PARK was reviewed by the Douglas County Engineer's office.  
April 21, 1993  
*Ronald L. Sur*  
 Douglas County Engineer

**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 21 day of April,  
 1993  
April 21, 1993  
*John A. Sur*  
 Douglas County Treasurer

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE this plat of MISSION PARK (Lots 172 through 333, inclusive and  
 Outside 2 and 3) as to the design standards, this 12 day of May,  
 1993  
*Randy L. Steumann*  
 City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with  
 Chapter 53 of the Omaha Municipal Code.  
April 28, 1994  
*Randy L. Steumann*  
 City Engineer

**APPROVAL OF CITY PLANNING BOARD**

This plat of MISSION PARK was approved by the City Planning Board of the City of  
 Omaha this 30 day of May, 1993  
*Barclay T. Jeffries*  
 Chairman, City Planning Board

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of MISSION PARK was approved and accepted by the City Council of Omaha  
 on this 12 day of April, 1993  
*President*  
*City Clerk*  
*Mayor*



**lamp, ryneason & assoc.**  
 architects  
 14747 saffern street  
 omaha, nebraska 68154

**designer**  
 JLR/NPW  
**draftsman**  
 CRB

**revisions**

**job number**  
 91042-6197

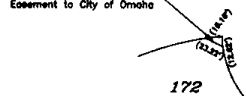
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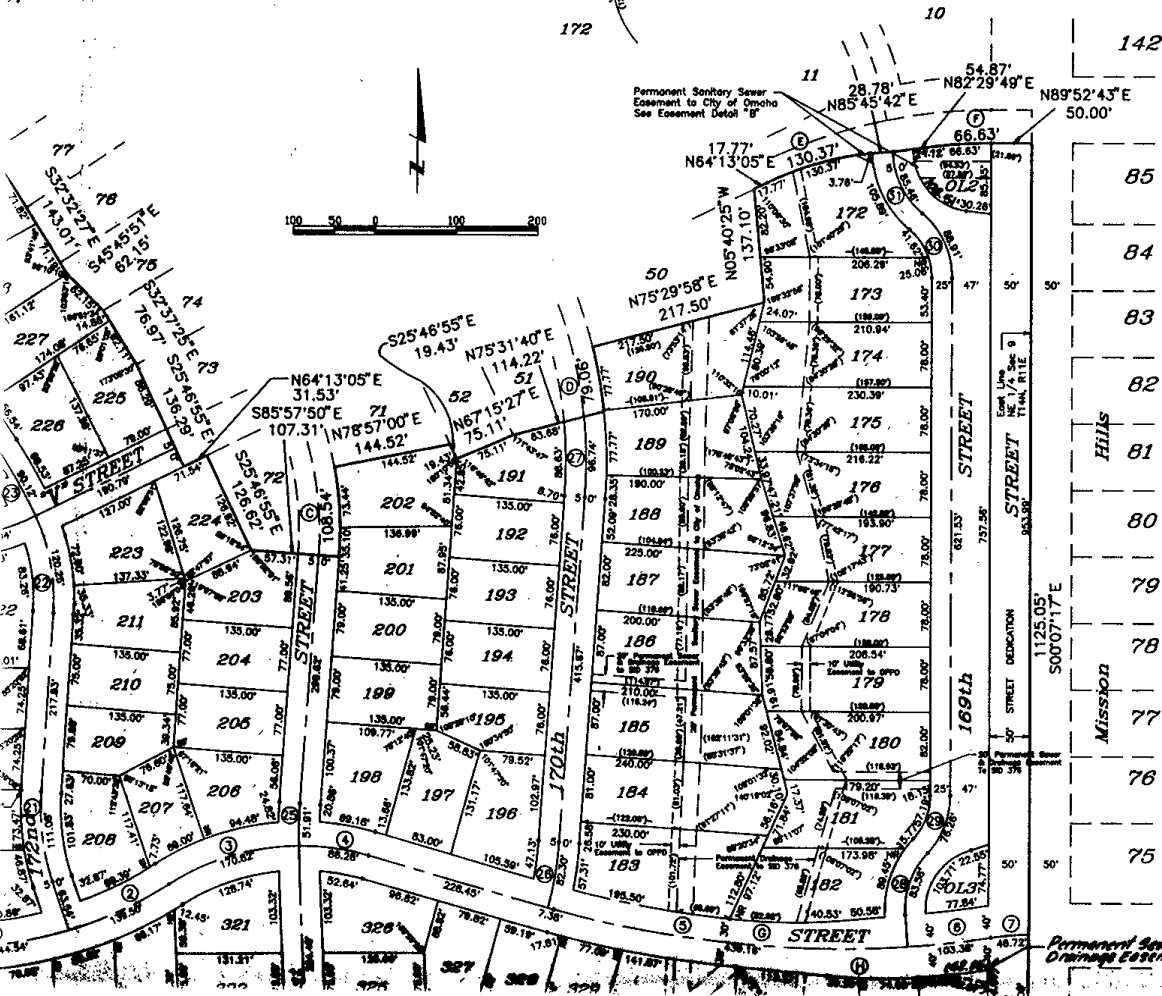
**MISSION PARK (LOTS 172-333)**  
 168th & "Q" STREET, DOUGLAS COUNTY, NEBRASKA

# Easement Detail "B"

Permanent Sanitary Sewer  
Easement to City of Omaha



PART  
ST



STREET CENTERLINE CURVE DATA

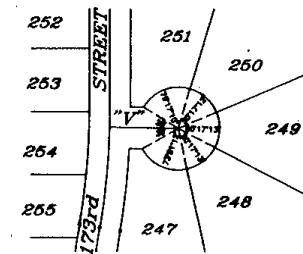
No.	Radius	Delta	Arc	Chord
1	500.00'	16°33'47"	144.54'	144.04'
2	500.00'	15°59'08"	139.50'	138.05'
3	300.69'	32°32'55"	170.82'	168.53'
4	300.69'	16°28'28"	86.28'	85.89'
5	1250.00'	20°07'47"	439.18'	436.81'
6	1250.00'	04°44'19"	103.38'	103.35'
7	300.00'	08°55'20"	46.72'	46.67'
8	500.00'	09°58'11"	86.71'	86.80'
9	500.00'	19°52'22"	173.42'	172.55'
10	500.00'	09°58'11"	86.71'	86.80'
11	500.00'	11°13'40"	97.90'	97.83'
12	800.00'	17°43'13"	247.42'	246.44'
13	500.00'	04°01'32"	35.13'	35.12'
14	880.00'	08°48'55"	147.33'	147.15'
15	860.00'	08°07'11"	121.88'	121.77'
16	860.00'	01°14'18"	18.58'	18.58'
17	200.00'	24°08'49"	64.29'	63.87'
18	200.00'	26°08'48"	64.28'	63.87'
19	220.00'	08°20'03"	33.18'	32.57'
20	300.00'	23°29'59"	123.04'	122.18'
21	300.00'	21°12'56"	111.08'	110.48'
22	231.07'	28°48'05"	120.25'	118.80'
23	880.00'	07°48'28"	80.12'	80.05'
24	1238.73'	08°37'42"	186.89'	186.52'
25	639.25'	04°38'08"	51.81'	51.80'
26	400.00'	11°47'20"	82.30'	82.16'
27	543.40'	10°11'59"	96.74'	96.61'
28	100.00'	47°52'35"	83.58'	81.15'
29	100.00'	43°41'54"	78.59'	74.42'
30	100.00'	50°58'27"	88.91'	86.01'
31	100.00'	48°57'57"	85.46'	82.86'

BOUNDARY CURVE DATA

No.	Radius	Chord Bearing	Chord	Arc
A	825.00'	S01°33'36"E	25.88'	25.88'
B	1264.73'	S24°37'28"E	15.59'	15.59'
C	412.23'	N03°30'25"W	108.23'	108.54'
D	568.40'	N10°30'58"W	78.99'	78.06'
E	355.00'	N73°58'08"E	129.75'	130.37'
F	810.00'	N68°44'57"E	66.60'	66.63'

NON-CONCENTRIC STREET RIGHT OF WAY CURVE DATA

No.	Radius	Delta	Arc	Chord
G	708.12'	1° 21' 18"	140.53'	140.30'
H	643.54'	10° 05' 27"	113.34'	113.19'



"V" CIRCLE

Words  
SE 1/4 }  
SW 1/4 } NE 1/4

FINAL PLAT

ciates, inc.  
402-498-8488