

MONMOUTH PARK 1st REPLAT

LOTS 1 THRU 40 (INCLUSIVE)

A REPLAT OF LOTS 13 THRU 24, INCLUSIVE, BLOCK 3, TOGETHER WITH LOTS 1 THRU 24, INCLUSIVE, BLOCK 6 TOGETHER WITH LOTS 4 THRU 12, AND PARTS OF LOTS 1, 2, AND 3, INCLUSIVE, BLOCK 7, MONMOUTH PARK, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE VACATED PARTS OF FOWLER AVENUE, MEREDITH AVENUE, AND ALLEYS ADJOINING

PROJECT NO. 891118

REVISIONS

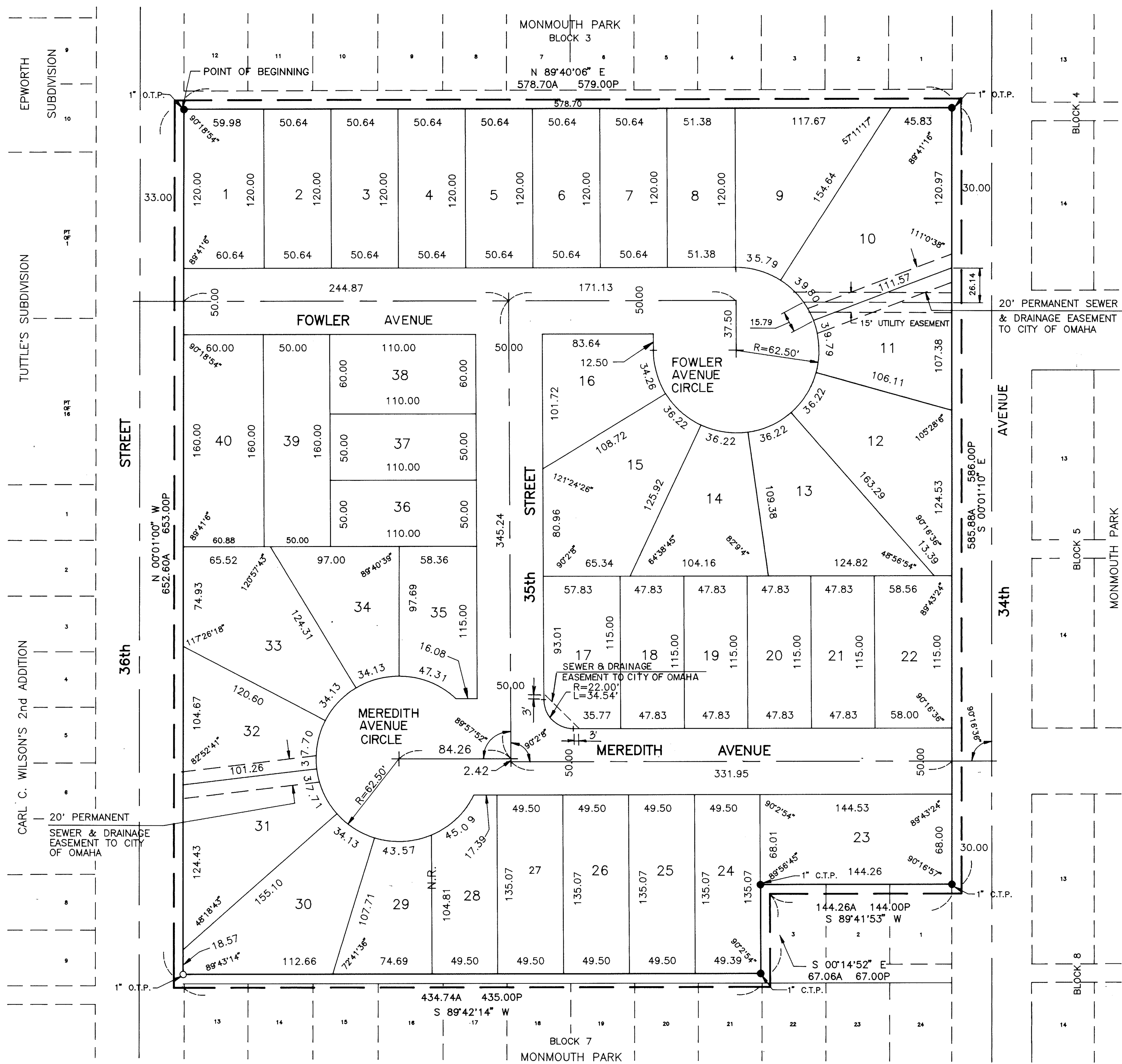
NO.	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

3913 Cuming Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

MONMOUTH PARK 1st REPLAT
FINAL PLAT
OMAHA, NEBRASKA



DEDICATION

KNOW ALL MEN THESE PRESENTS:

That we, Holy Name Housing Corporation, being sole Owners and proprietors of the land embraced within this plat and described in the Surveyor's Certificate, have caused the same to be subdivided into lots and streets, said subdivision to be known as MONMOUTH PARK 1st REPLAT, the lots to be numbered as shown (Lots 1 through 40, inclusive), and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for the public use of the streets, circles and avenues as shown herein and we do also grant the easements shown on the plat to the agencies designated and their assigns for the purposes noted. We do further grant a perpetual easement in favor of and granting to the Omaha Public Power District, and any company which has been granted a franchise to provide a Cable Television System within the boundaries of this plat, and the U.S. West Communications Inc. Company their successors and assigns, to erect and operate, maintain, repair and renew underground cables or conduits, poles with the necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and extend thereon wire for the carrying and the transmission of signals and sounds for all kinds including signals provided by a Cable Television System, and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of all lots, and eight (8) foot wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the described addition. The 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, water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sacs, avenues, and streets. No permanent building or retaining walls shall be placed in 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.

SURVEYOR'S CERTIFICATE

I, Mark E. Ehrhart, a Registered Land Surveyor in the State of Nebraska, do hereby certify that a ground survey of the outer boundaries of this plat of "MONMOUTH PARK 1st REPLAT" has been made and that a bond has been furnished to the City of Omaha, Nebraska in order to insure the placing of iron pipe monuments at the corners of all lots, streets, angle points, and the terminal points of all curves as shown on this plat upon the completion of grading. The limits and boundaries of said subdivision are as follows:

A tract of land being replat of Lots 13 thru 24, inclusive, of Block 3, together with Lots 1 thru 24, inclusive, of Block 6, together with Lots 4 thru 12, inclusive, and parts of Lots 1, 2, and 3 of Block 7, Monmouth Park, a subdivision as platted and recorded in Douglas County, Nebraska, together with those parts of vacated Fowler Avenue, Meredith Avenue, and alleys adjoining. Said tract of land is more particularly described as follows:

Beginning at the Northwest corner of said Lot 13 of Block 3; thence North 89° 40' 06" East (assumed bearing) along the northerly line of said Lots 13 thru 24 of Block 3, a distance of 578.70 feet to a point on the westerly Right-of-Way (R.O.W.) line of 34th Avenue; thence South 00° 01' 10" East along said R.O.W. line a distance of 585.88 feet to a point; thence South 89° 41' 53" W, a distance of 144.26 feet to a point on the westerly line of said Lot 3 of Block 7; thence South 00° 14' 52" East along said westerly line of said Lot 3 of Block 7 a distance of 67.06 feet to the centerline of vacated alley (abutting said Lots 4 thru 12, inclusive, of Block 7); thence South 89° 42' 14" West along said centerline of the vacated alley, a distance of 424.74 feet to a point on the easterly R.O.W. line of 36th Street; thence North 00° 01' 00" W along said R.O.W. line a distance of 652.80 feet to the Point of Beginning. Said tract of land containing 8.45 acres more or less.

Date: 7/12/90
 Mark E. Ehrhart, L.S. 445



IN WITNESS WHEREOF, we do hereby set our hands this day of July, 1990, A.D.

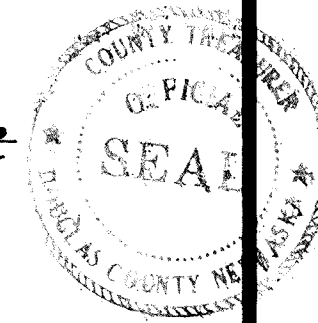
FOR: Holy Name Housing Corporation

Sister Marilyn Ross
 Sister Marilyn Ross

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 the plat as shown by the records of this office.

Dated this 12 day of Sept, 1990, A.D.
Sam J. Howell
 Sam J. Howell, County Treasurer



COUNTY ENGINEER'S CERTIFICATE

This plat of MONMOUTH PARK 1st REPLAT was reviewed by the Douglas County Engineer's Office on this 17 day of July, 1990, A.D.

Philip A. Bunde
 Philip A. Bunde, County Engineer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of MONMOUTH PARK 1st REPLAT, as to the Design Standards this 23 day of July, 1990, A.D.

Samuel R. Schumann
 Samuel R. Schumann, City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code this day of December, 1990, A.D.

Deanna J. Wilson
 Deanna J. Wilson, City Engineer

APPROVAL OF THE CITY PLANNING BOARD

This plat of MONMOUTH PARK 1st REPLAT, was approved by the City Planning Board of Omaha this 1st day of August, 1990, A.D.

Michael G. Jaley
 Michael G. Jaley, Chairman

OMAHA CITY COUNCIL ACCEPTANCE

This plat of MONMOUTH PARK 1st REPLAT was approved and accepted by the City Council of Omaha this 1st day of October, 1990, A.D.

Mayor
City Clerk

City Council President

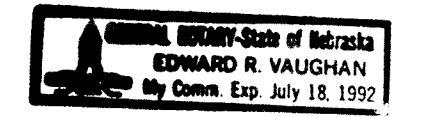
CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

On this 12 day of July, 1990, A.D., before me a Notary Public in and for said County, personally came the above named Sister Marilyn Ross of Holy Name Housing Corporation, a Nebraska Corporation, who is personally known to me to be the identical person whose name is affixed to the instrument as Secretary of said Corporation, and she acknowledges the execution thereof to be her voluntary act and deed as such officer and voluntary act and deed of said Corporation and the Corporate Seal of said Corporation was hereto affixed by its authority.

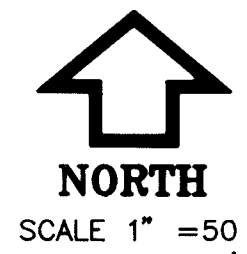
Witness my hand and official seal the last date aforesaid.
Edward R. Vaughan
 Edward R. Vaughan, Notary Public

My commission expires on the 18th day of July, 1992, A.D.



- LEGEND:
- - FOUND SURVEY POINT
 - - SET SURVEY POINT
 - P - PLAT DISTANCE
 - A - ACTUAL DISTANCE
 - R - RECORDED DISTANCE
 - C.T.P. - CRIMPED TOP PIPE
 - O.T.P. - OPEN TOP PIPE

- NOTES:
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
 - ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.



RECEIVED
 FEB 8 2 55 PM '91
 GEORGE BUGLEWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE

BK 1892 N _____ C/O _____ FEE 49
 PG 297 N _____ DEL _____ MC _____
 OF Deed COMP _____ F/B _____

MONMOUTH PARK 1st REPLAT

FEB 14 1991

F# 31