

PICKARD SCHOOL SQUARE

LOTS 1 thru 11 INCLUSIVE

BEING A REPLATTING OF PART OF BLOCK 4, WEST LAWN, AN ADDITION
TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, TOGETHER
WITH A REPLATTING OF THE PART OF BLOCK 4, WESTWOOD ADDITION
TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

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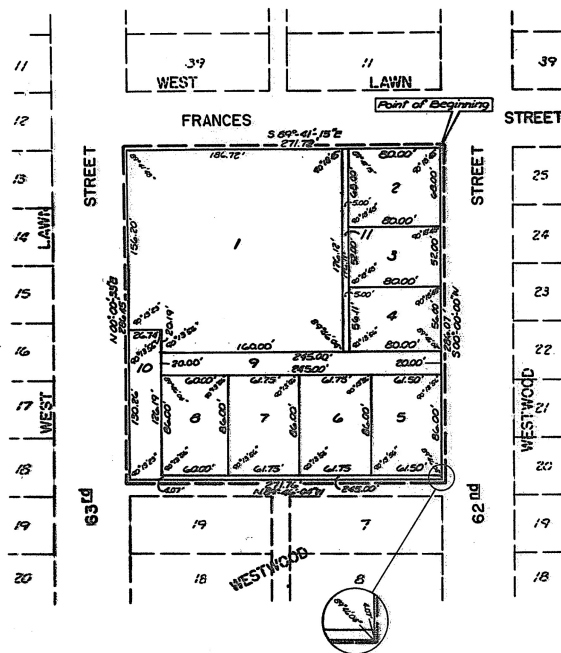
PLAT BOOK 1693 PAGE 539

CABINET 3-2

ROLODEX

PICKARD SCHOOL SQUARE

Lots 1 thru 11, inclusive
Being a Replatting of Part of Block 4, West Lawn, an Addition to the City of Omaha, Douglas County, Nebraska, Together
With a Replatting of Part of Block 4, Westwood Addition to the City of Omaha, Douglas County, Nebraska.



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the Subdivision herein and that iron pins have been placed at all angle points on the boundary of the plat and at all corners of all lots, streets, angle points and ends of all curves; said Subdivision to be known as PICKARD SCHOOL SQUARE (Lots 1 thru 11, inclusive) being a replatting of lots 34, 35, 36 and 37, Block 4, WEST LAWN, an Addition to the City of Omaha, Douglas County, Nebraska, together with the West half of vacated alley adjoining said lots 34, 35, 36 and 37 on the East; and except the West 8 feet of said lots 34, 35, 36 and 37 taken for 62nd Street; Lots 1, 2, 3, 4, 5 and the North 36 feet of lot 6, Block 4, WESTWOOD ADDITION to the City of Omaha, Douglas County, Nebraska, together with 1/2 vacated alley adjoining said lots on the West; the North 36 feet of lot 20 and all of lot 21, Block 4, WESTWOOD ADDITION to the City of Omaha, Douglas County, Nebraska, together with 1/2 vacated alley adjoining said lots on the East, being more particularly described as follows: Beginning at the Northwest corner of lot 1, Block 4, WESTWOOD ADDITION; thence South (assumed bearing) for 286.07 feet along the East line of lots 1, 2, 3, 4, 5 and 6, Block 4, WESTWOOD ADDITION; thence S89°46'04"W for 271.76 feet to the West line of lot 20, Block 4, WESTWOOD ADDITION; thence S89°46'04"W for 271.76 feet to the West line of lots 20 and 21, Block 4, WESTWOOD ADDITION and lots 34, 35, 36 and 37, Block 4, WEST LAWN, to the North line of said lot 37; thence S89°41'15"W for 271.72 feet to the Point of Beginning. Contains 77,787 square feet.

6-8-82
Date

Gerald B. Rager, Jr.
Gerald B. Rager, Jr., Registered Land Surveyor #222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That We, Restorers, Inc. (a Nebraska Corporation) being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as PICKARD SCHOOL SQUARE, 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 grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and 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, downguts 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 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; and 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" is herein defined as those lots forming the outer perimeter of the above described subdivision. 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 if said (16') foot easement is not occupied by utility facilities, and if required by the Owner.

No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the said 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.

RESTORERS, INC. (A Nebraska Corporation)

Sarah Seidlin
Sarah Seidlin, President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA ss

COUNTY OF DOUGLAS)

On this 8 day of June, 1982, before me, a Notary Public, duly commissioned and qualified for said County, appeared Sarah Seidlin, who is personally known to me to be the President of Restorers, Inc., (a Nebraska Corporation) she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed and the voluntary act and deed of said Corporation.

Witness my hand and official seal the day last aforesaid.

David M. Bost
Notary Public

My Commission expires on Aug 22, 1984

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, this 13 day of June, 1982.

David M. Bost
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of PICKARD SCHOOL SQUARE (Lots 1 thru 11, inclusive) as to the design standard this 13 day of July, 1982.

Larry L. Neumann
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Larry L. Neumann
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of PICKARD SCHOOL SQUARE was approved by the City Planning Board of the City of Omaha this 9 day of June, 1982.

Allen C. Bost
Chairman

APPROVAL OF OMAHA CITY COUNCIL

This plat of PICKARD SCHOOL SQUARE was approved and adopted by the City Council of the City of Omaha this 13 day of June, 1982.

David M. Bost
Mayor

Michael Bost
Mayor



#40 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
13 DAY OF October 1982 AT 1:47 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

Final Plat

lamp, rymarch & associates, inc.
civil engineers
400 387-5000
6800 west dodge road
omaha, nebraska 68144

Pickard School Square

designer
draftsman DLW
revisions
job number 82000
date 6-7-82
sheet 1 of 1