



PREMIER PLACE LOTS 1 THROUGH 45 (INCLUSIVE)

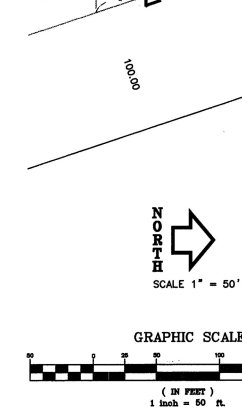
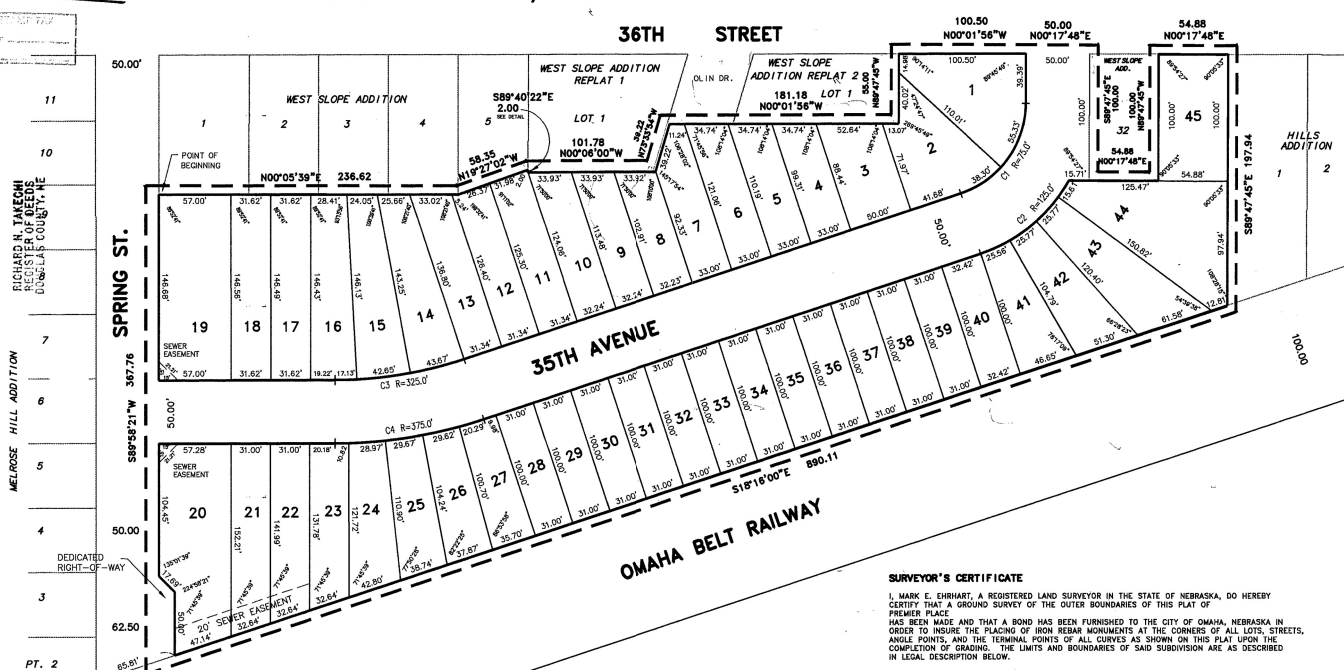
(A CLUSTER SUBDIVISION)
BEING A REPLAT OF

**LOT 2 OF WEST SLOPE ADDITION REPLAT 1, LOT 2 OF WEST SLOPE ADDITION REPLAT 2,
AND LOTS 9 THRU 24 INCLUSIVE, LOTS 27 THRU 31 INCLUSIVE, AND LOT 33,
OF WEST SLOPE ADDITION, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY;
TOGETHER WITH VACATED OAK CIRCLE AND PART OF VACATED OLIN DRIVE,
ALL LOCATED IN THE NW 1/4 OF SECTION 33 T15N R13E OF THE 6TH P.M.**

12464
21-43301 New
21-43305
FEE 1.00 FB 21-43302
BKP C/O COMP
DEL M SCAN JCV



RECEIVED
Sep 21 3 35 PM '97
RICHARD A. EHRHART
REGISTERED SURVEYOR
DOUGLAS COUNTY, NE



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	53.83'	54.00'	87.87'	S54°03'33"E	71°34'40"
C2	125.00'	92.71'	48.80'	90.80'	S39°30'33"E	42°29'48"
C3	325.00'	103.46'	52.17'	103.02'	S09°08'50"E	181°42'1"
C4	375.00'	119.37'	60.20'	118.67'	S09°08'50"E	181°42'1"

- 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.

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 PREMIER PLACE HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON MARK 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 DESCRIBED IN LEGAL DESCRIPTION BELOW.

LOT 2 OF WEST SLOPE ADDITION REPLAT 1, LOT 2 OF WEST SLOPE ADDITION REPLAT 2, AND LOTS 9 THRU 24 INCLUSIVE, LOTS 27 THRU 31 INCLUSIVE, AND LOT 33, OF WEST SLOPE ADDITION, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, TOGETHER WITH VACATED OAK CIRCLE AND PART OF VACATED OLIN DRIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 1 OF SAID WEST SLOPE ADDITION; THENCE N0° 05' 39" E A DISTANCE OF 236.62 FEET TO THE NE CORNER OF LOT 4, WEST SLOPE ADDITION; THENCE N11° 27' 02" W A DISTANCE OF 58.23 FEET TO THE NE CORNER OF LOT 5, WEST SLOPE ADDITION; THENCE S89° 40' 22" E A DISTANCE OF 2.00 FEET TO THE EAST LINE OF LOT 1, WEST SLOPE ADDITION; THENCE N0° 06' 00" W ALONG SAID EAST LINE OF LOT 1, WEST SLOPE ADDITION; THENCE N73° 33' 54" W ALONG THE LINE 2' NORTH OF AND PARALLEL TO THE NORTHERLY LINE OF LOT 1, OF WEST SLOPE ADDITION REPLAT 1, A DISTANCE OF 39.22 FEET; THENCE N0° 01' 58" W ALONG THE EAST LINE OF LOT 1, WEST SLOPE ADDITION REPLAT 2 EXTENDED A DISTANCE OF 181.18 FEET TO THE NE CORNER OF SAID LOT 1, WEST SLOPE ADDITION REPLAT 2; THENCE N89° 47' 45" W ALONG THE NORTH LINE OF SAID LOT 1, WEST SLOPE ADDITION REPLAT 2, A DISTANCE OF 54.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF 36TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF 36TH STREET, THENCE N0° 17' 48" E A DISTANCE OF 50.00 FEET TO THE SW CORNER OF LOT 32 OF WEST SLOPE ADDITION; THENCE S89° 47' 45" E ALONG THE SOUTH LINE OF LOT 32 OF WEST SLOPE ADDITION, A DISTANCE OF 100.00 FEET; THENCE N17° 06" E ALONG THE EAST LINE OF LOT 32 OF WEST SLOPE ADDITION, A DISTANCE OF 54.88 FEET; THENCE N89° 47' 45" W ALONG THE NORTH LINE OF LOT 32 OF WEST SLOPE ADDITION A DISTANCE OF 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE N0° 17' 48" E ALONG THE WEST RIGHT-OF-WAY LINE OF 35TH AVENUE, THENCE N0° 17' 48" E ALONG THE WEST LINE OF LOT 33; THENCE S89° 47' 45" E ALONG THE NORTH LINE OF THE NE CORNER OF LOT 31 OF WEST SLOPE ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE OMAHA BELT RAILWAY, THENCE N0° 18' 00" E ALONG SAID RIGHT-OF-WAY LINE OF SPRING STREET, THENCE S89° 48' 11" E ALONG SAID RIGHT-OF-WAY LINE OF SPRING STREET, THENCE S89° 48' 11" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 367.76 FEET TO THE POINT-OF-BEGINNING.

WESTERLY RIGHT-OF-WAY LINE OF OMAHA BELT RAILWAY IS ASSUMED TO BEAR S18° 16' 00" E.
TRACT CONTAINS 5.248 ACRES MORE OR LESS.

Mark E. Ehrhart L.S. 440 6/13/97 DATE



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 5th DAY OF August 1997, A.D.

COUNTY TREASURER *[Signature]*



APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF PREMIER PLACE WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 2nd DAY OF August 1997, A.D.

CHAIRMAN *[Signature]*

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PREMIER PLACE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 9th DAY OF September 1997, A.D.

MAYOR *[Signature]*

CITY CLERK *[Signature]*

CITY COUNCIL PRESIDENT *[Signature]*



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF PREMIER PLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 8th DAY OF August 1997, A.D.

COUNTY ENGINEER *[Signature]*

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PREMIER PLACE AS TO THE DESIGN STANDARDS.

THIS 5th DAY OF August 1997, A.D.

CITY ENGINEER *[Signature]*

CITY ENGINEER *[Signature]*

DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT I, WE, PREMIER-REPLAT, BEING SOLE OWNER(S) AND PROPRIETOR(S) 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 PREMIER PLACE. THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 45, INCLUSIVE), AND I/WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I/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 ERCT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, CUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR 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 LOTS 19, 20 & 45 AND THE COMMON SIDE BOUNDARY LINES BETWEEN LOTS 28, 48, 67, 98, 108, 111, 128, 151, 148, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIORS LOTS. I/WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CURB-TO-SIDE 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.

IN WITNESS WHEREOF, I/WE DO HEREBY SET MY/OUR HAND(S) THIS 17th DAY OF June 1997, A.D.

[Signature]

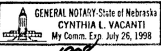
CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 17th DAY OF June 1997, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED *[Signature]* Rod Sadotsky WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) ARE

APFIED TO THE INSTRUMENT AS *[Signature]* VICE PRESIDENT OF PREMIER-REPLAT OWNERS(S) OF SAID PROPERTY, AND I/HE/IT ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNES MY HAND AND OFFICIAL SEAL ON THE LAST DATE AFORESAID.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 26th DAY OF July 1998, A.D.



PROJECT NO. 940279FF

REVISIONS	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

3915 Cuning Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PREMIER PLACE
FINAL PLAT
LOTS 1 THROUGH 45 (INCLUSIVE)
OMAHA, NEBRASKA**

DATE: 2/7/97
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:

SHEET NO. 1 OF 1