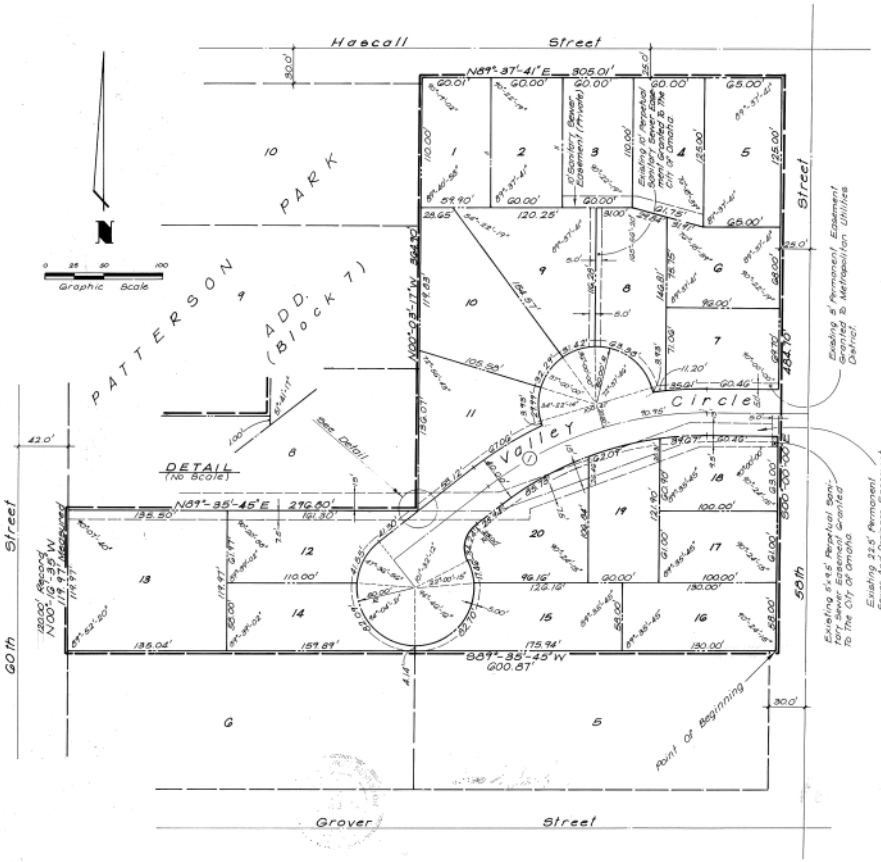
SCHWALB'S 4TH ADD. REPLAT

Lots 1 Through 20, Inclusive

Being A Replatting Of All Of Lots 1 Through 19, Inclusive, Schwalb's 4th Addition, And A Replatting Of Lot 7, Block 7, Patterson Park Addition To The City Of Omaha, Except The East 151.30 Feet Thereof And Except The West 900 Feet Thereof, All As Surveyed, Platted And Recorded In Douglas County, Nebraska.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER



Centerline Curve Data
① Δ = 38°-22'-00"
D = 19.098G
T = 104.37'
L = 200.69'
R = 300.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED AT ALL LOT CORNERS, ANGLE POINTS AND ENDS OF ALL CURVES ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS SCHWALB'S 4TH ADDITION REPLAT, LOTS 1 THROUGH 20 INCLUSIVE, BEING A REPLATTING OF ALL OF LOTS 1 THROUGH 19, INCLUSIVE, SCHWALB'S 4TH ADDITION AND A REPLATTING OF LOT 7, BLOCK 7, PATTERSON PARK ADDITION TO THE CITY OF OMAHA, EXCEPT THE EAST 151.30 FEET THEREOF AND EXCEPT THE WEST 9.00 FEET THEREOF, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE S 89° 35' 45" W ON THE SOUTH LINE OF SAID LOTS 13, 14 and 19 AND SAID LOT 7, BLOCK 7, 600.87 FEET; THENCE N 00° 16' 35" W ON A LINE 9.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 7, BLOCK 7, 119.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7, BLOCK 7; THENCE N 89° 35' 45" E ON THE NORTH LINE OF SAID LOT 7, BLOCK 7 AND THE NORTH LINE OF SAID LOT 12, 296.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE N 00° 03' 17" W ON THE WEST LINE OF SAID LOTS 11, 10 AND 1, 364.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N 89° 37' 41" E ON THE NORTH LINE OF SAID LOTS 1 THROUGH 5, INCLUSIVE, 305.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S 00° 00' 00" E ON THE EAST LINE OF SAID LOTS 5, 6, 7, 17, 18 AND 19, 484.70 FEET TO THE POINT OF BEGINNING.

DATE JANUARY 14, 1982 — James D. Warner, REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SCHWALB HOMES, INC., A NEBRASKA CORPORATION, GARY H. HANSON, AND LINDA A. HANSON, OWNERS, AND OCCIDENTAL SAVINGS & LOAN ASSOCIATION, A NEBRASKA CORPORATION, MORTGAGE HOLDER 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 SCHWALB'S 4TH ADDITION REPLAT, 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 AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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, GUYS 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 AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, EXCEPT LOTS 9,10,11 AND 20 WHERE NO EASEMENT FOR THE ABOVE MENTIONED COMPANIES WILL BE GRANTED ALONG THE SIDE BOUNDARY LOT LINES; AN 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. THE TERM EXTERIOR LOTS IS 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 IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED 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.

SCHWALB HOMES, INC.
Walter Schwalb, PRESIDENT
Gary H. Hanson, GARY H. HANSON
Linda A. Hanson, LINDA A. HANSON

OCCIDENTAL SAVINGS & LOAN ASSOCIATION
Robert A. Armstrong, PRESIDENT
Lois V. Bagge, SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS COUNTY OF Douglas) ON THIS 7th DAY OF July, 1982 BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Walter Schwalb AND IS PERSONALLY KNOWN BY ME TO BE THE PRESIDENT OF SCHWALB HOMES, INC., (A NEBRASKA CORPORATION), AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
MY COMMISSION EXPIRES July 6, 1984 — GENERAL NOTARY State of Nebraska DUDLEY H. ANDERSON My Comm. Exp. July 6, 1984 — NOTARY PUBLIC Dudley H. Anderson

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS COUNTY OF Douglas) ON THIS 7th DAY OF July, 1982 BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Gary H. Hanson AND Linda A. Hanson, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, 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.
MY COMMISSION EXPIRES July 6, 1984 — GENERAL NOTARY State of Nebraska DUDLEY H. ANDERSON My Comm. Exp. July 6, 1984 — NOTARY PUBLIC Dudley H. Anderson

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS COUNTY OF Douglas) ON THIS 6th DAY OF July, 1982 BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Robert A. Armstrong AND Lois V. Bagge, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE PRESIDENT AND SECRETARY OF OCCIDENTAL SAVINGS & LOAN ASSOCIATION, (A NEBRASKA CORPORATION), AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
MY COMMISSION EXPIRES July 6, 1984 — GENERAL NOTARY State of Nebraska DUDLEY H. ANDERSON My Comm. Exp. July 6, 1984 — NOTARY PUBLIC Dudley H. Anderson

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 2nd DAY OF July, 1982.
DEPUTY — DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF SCHWALB'S 4TH ADDITION REPLAT ON THIS 8th DAY OF July, 1982.
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 53 OF THE OMAHA MUNICIPAL CODE.
DATE Sept 1, 1982 — CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF SCHWALB'S 4TH ADDITION REPLAT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 12 DAY OF MAY, 1982.
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SCHWALB'S 4TH ADDITION REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 10th DAY OF August, 1982.
MAYOR — PRESIDENT — CITY CLERK

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF SCHWALB'S 4TH ADDITION REPLAT WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 11 DAY OF MAY, 1982.
DOUGLAS COUNTY SURVEYOR

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

SCALE: as shown
DATE: 1-14-82
DRAWN BY: J.P.
CHECKED BY:
REVISION:

Schwalb's 4th Addition Replat

Final Plat

P2 THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

217-102

RECEIVED 1982 SEP 14 AM 11:31

N18#17

SCHWALBS 4th ADD REPLAT