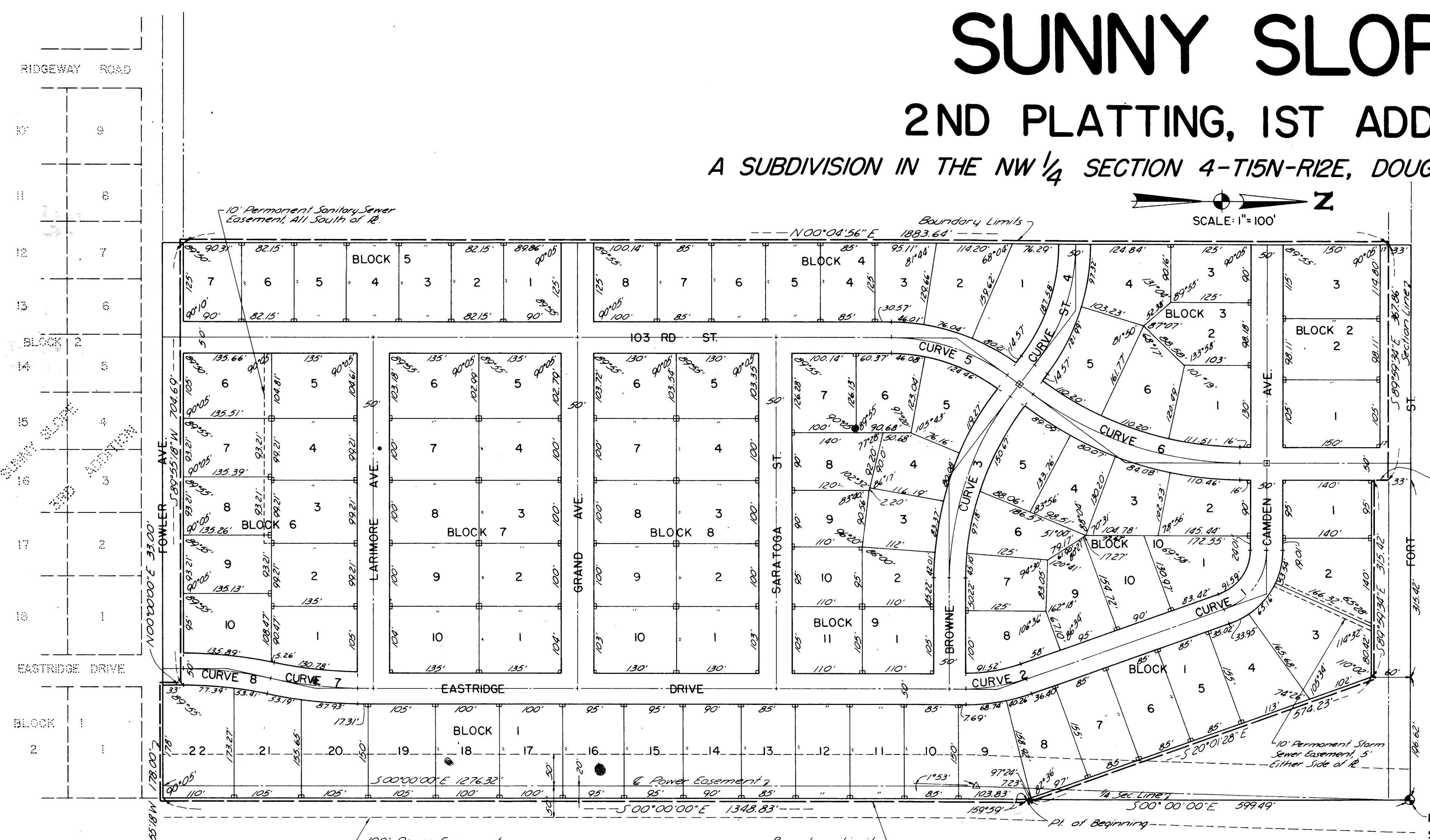


# SUNNY SLOPE

## 2ND PLATTING, 1ST ADDITION

A SUBDIVISION IN THE NW 1/4 SECTION 4-T15N-R12E, DOUGLAS COUNTY, NEBRASKA



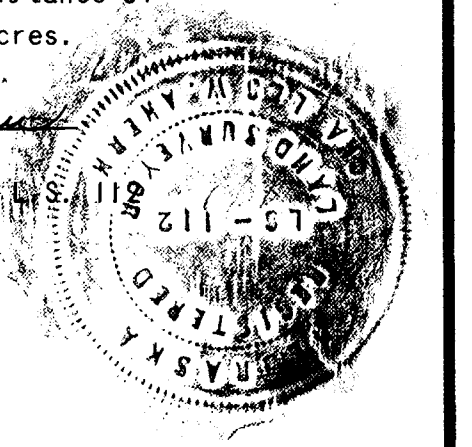
I, Charles W. Ahern, Registered Land Surveyor in the State of Nebraska do hereby certify that I have accurately surveyed and staked with iron pipe, all corners of all lots, streets, and angle points, as shown on this plat of SUNNY SLOPE, SECOND PLATTING, 1ST ADDITION: the limits and boundaries of said addition are as follows:

A tract of land lying wholly within the NW 1/4 of Section 4, T15N-R12E of the 6th P.M., Douglas County, Nebraska and more particularly described as follows:

Beginning at a point on the east line of said NW 1/4, said point being 599.49 feet south of the NW 1/4 corner of said Section 4; thence due South (assumed) along the east line of said NW 1/4 a distance of 1,348.83 feet to a point; said point lies on the extended centerline of Fowler Avenue thence S89°55'18"W along the extended centerline of Fowler Avenue a distance of 178.00 feet to a point; thence N00°00'00"E a distance of 33.00 feet to a point; thence S89°55'18"W along the north R.O.W. line of Fowler Avenue a distance of 704.69 feet to a point; thence N00°04'56"E a distance of 1,883.64 feet to a point on the south R.O.W. line of Fort Street; thence S89°59'34"E along the south R.O.W. line of Fort Street a distance of 367.87 feet to a point; thence S00°00'26"W a distance of 27.00 feet to a point; thence S89°59'34"E a distance of 315.42 feet to a point; thence S20°01'28"E a distance of 574.23 feet to the point of beginning. Said tract contains approximately 36.7 acres.

Date November 13, 1963

*Charles W. Ahern*  
Registered Land Surveyor



### DEDICATION

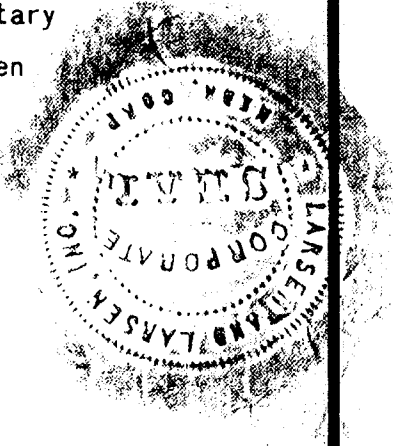
Know All Men By These Presents:

That we, Howard C. Larsen, President, and Maxine Jort Larsen, Secretary, of Larsen and Larsen, Inc., a Nebraska Corporation, sole owners and proprietors; Lily M. Christopherson, Mortgagee of the land described in the Surveyor's Certificate and embraced within this plat have caused the same to be subdivided into lots, blocks and streets, said subdivision to be known as SUNNY SLOPE 2ND PLATTING 1ST ADDITION the blocks and lots numbered as shown and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for public use the streets as shown herein. We do further grant a perpetual license in favor of and granting to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat and power, and for all telephone and telegraph and message service over, upon or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said Subdivision) said license being granted for the use and benefit of all present and future owners of lots in said Subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both utility companies fail to construct poles and wires along any of said side lot lines within 36 months of the date hereof; or if any poles or wires are constructed but hereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

In witness whereof, we do hereunto set our hands this 14 day November, 1963 A.D.

For Larsen and Larsen, Inc.  
*Howard C. Larsen* President and *Maxine Jort Larsen* Secretary  
Howard C. Larsen Maxine Jort Larsen

Mortgagee:  
*Lily M. Christopherson*  
Lily M. Christopherson

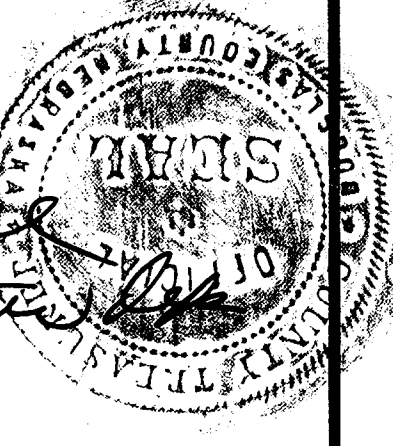


### COUNTY TREASURER'S CERTIFICATE

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 records of this office.

Dated this 18 day of November, 1963 A.D.

*Sam J. Howell*  
County Treasurer



Note: All curve data is based on the arc definition.

### CURVE DATA

No.	Radius	Delta	Arc	Tang.	Degree
1	100.00'	69°58'06"	122.12'	69.98'	57°17'48"
2	286.88'	20°01'28"	100.26'	50.65'	19°58'20"
3	485.88'	36°25'07"	308.84'	159.84'	11°47'31"
4	320.11'	36°24'41"	203.43'	105.28'	17°53'55"
5	293.92'	36°20'11"	186.40'	96.46'	19°29'37"
6	547.29'	36°24'41"	347.80'	180.00'	10°28'28"
7	657.73'	11°50'34"	135.95'	68.22'	8°42'40"
8	657.73'	11°50'34"	135.95'	68.22'	8°42'40"

I hereby certify that the streets within this plat are graded to the grades approved by the City Engineer and filed with the City.

Dated this 14 day of November, 1963 A.D.

*Carl J. Nussfallah*  
Carl J. Nussfallah P.E.

### APPROVAL OF CITY PLANNING BOARD

This plat of SUNNY SLOPE, SECOND PLATTING, 1ST ADDITION, was approved by the City Planning Board of the City of Omaha this 14 day of DECEMBER, 1963 A.D.

*Wallace Hopkins*  
Chairman City Planning Board

### CORPORATION ACKNOWLEDGEMENT

State of Nebraska }  
County of Douglas } ss

On this 14 day of November, 1963 A.D. before me a Notary Public, in and for said County, personally came the above named Howard C. Larsen, President, and Maxine Jort Larsen Secretary, of Larsen and Larsen, Inc., a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the above instrument as President and Secretary of said Corporation, and they acknowledge the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said Corporation and the Corporate seal of said Corporation was thereunto affixed by its authority.

Witness my hand and official seal the last date afore said.

*Richard J. Johnson*  
Notary Public

My commission expires on the 15 day of Sept., 1967 A.D.

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of SUNNY SLOPE, SECOND PLATTING, 1ST ADDITION this 26th day of November, 1963 A.D.

*D.P. Adams*  
City Engineer

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of SUNNY SLOPE, SECOND PLATTING, 1ST ADDITION, was approved and accepted by the City Council of the City of Omaha this 7th day of Jan., 1964 A.D.

*James J. Marshall* Mayor  
*Mary F. Salway*

### ACKNOWLEDGEMENT OF NOTARY

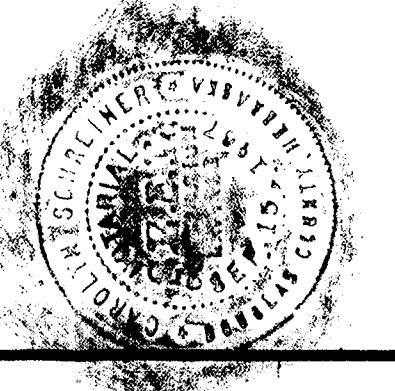
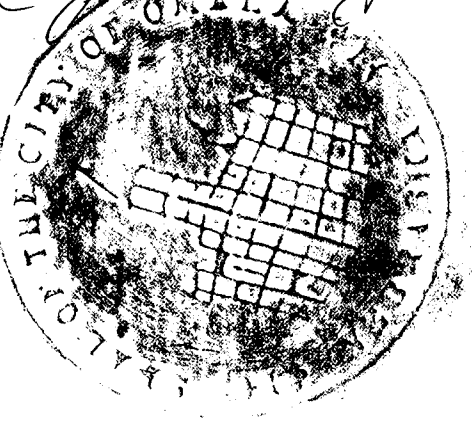
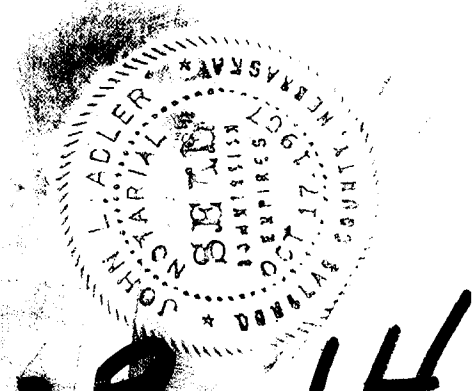
State of Nebraska }  
County of Douglas } ss

On this 14 day of November, 1963 A.D., before me a Notary Public in and for said county came Lily M. Christopherson, who is personally known to me to be the identical person whose name is affixed to the dedication on this plat and she acknowledges the signing of said dedication to be her voluntary act and deed.

Witness my hand and official seal the last date afore said.

*John L. Adler*  
Notary Public

My commission expires on the 17 day of October, 1967 A.D.



DOUGLAS COUNTY SURVEYOR'S OFFICE

PREPARED BY  
**KIRKHAM, MICHAEL & ASSOCIATES**  
ENGINEERS — ARCHITECTS  
OMAHA RAPID CITY FARGO

4-9-14