BOOK 1955 PAGE 66

BOOK 1955 PAGE 67

CROWN PARK

BEING A REPLAT OFPART OF TAX LOT 20, LOCATED IN THE EAST 1/2 OF SEC. 34,T16N,R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA

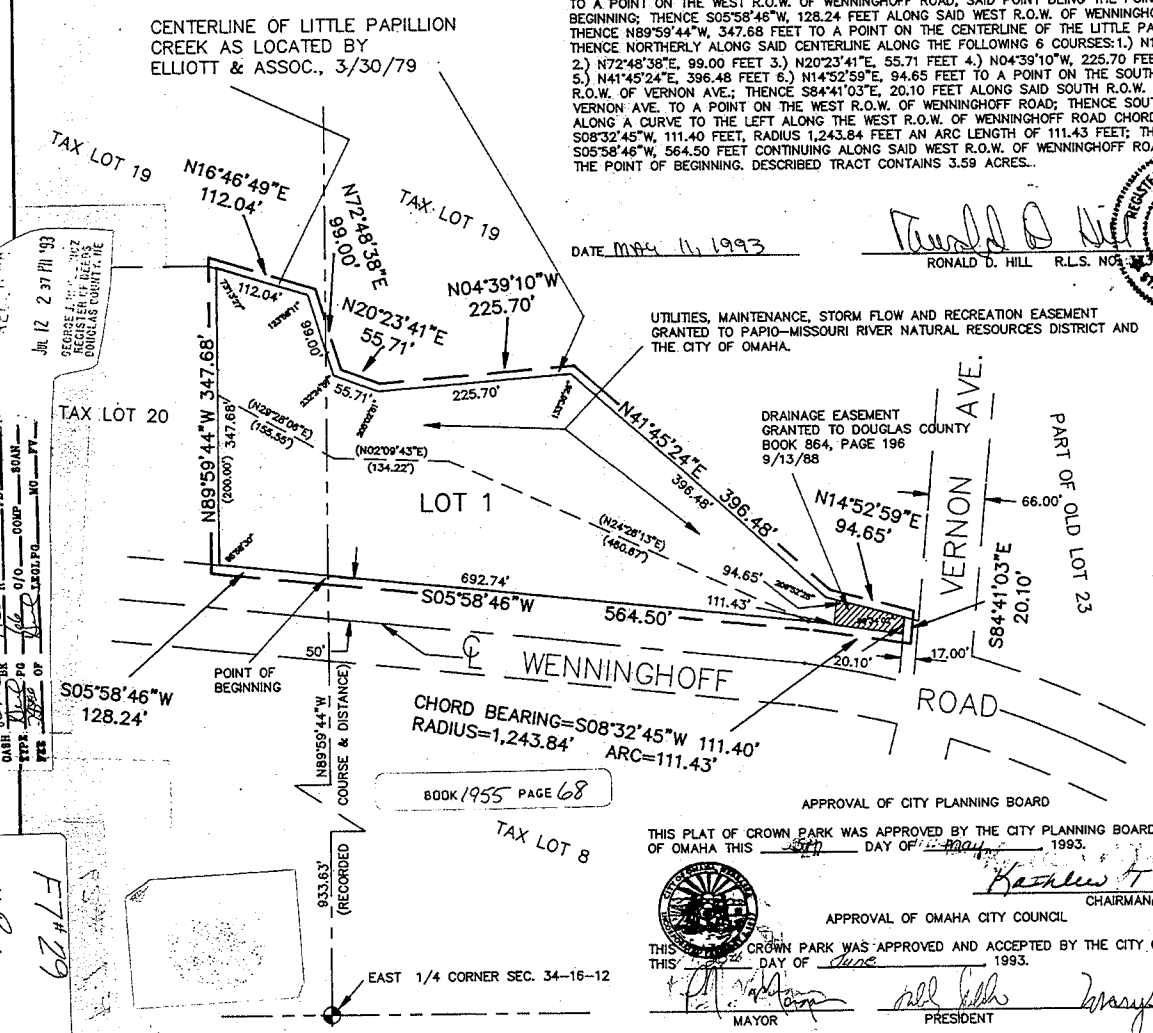
LOT 1

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: ALL BEARINGS AND DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENT LOCATIONS.



BOOK 1955 PAGE 68

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT IRON PINS HAVE BEEN FOUND OR SET AT ALL LOT CORNERS, ANGLE POINTS AND ENDS OF CURVES IN CROWN PARK, BEING A REPLAT OF PART OF TAX LOT 20, LOCATED IN THE EAST 1/2 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 34-16-12, THENCE N89°59'44"W (ASSUMED BEARING), 933.63 FEET (RECORDED DISTANCE) ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34-16-12 TO A POINT ON THE WEST R.O.W. OF WENNINGHOFF ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S05°58'46"W, 128.24 FEET ALONG SAID WEST R.O.W. OF WENNINGHOFF ROAD; THENCE N89°59'44"W, 347.68 FEET TO A POINT ON THE CENTERLINE OF THE LITTLE PAPILLION CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE ALONG THE FOLLOWING 6 COURSES:1.) N16°46'49"E, 112.04 FEET 2.) N72°48'38"E, 99.00 FEET 3.) N20°23'41"E, 55.71 FEET 4.) N04°39'10"W, 225.70 FEET 5.) N41°45'24"E, 396.48 FEET 6.) N14°52'59"E, 94.65 FEET TO A POINT ON THE SOUTH R.O.W. OF VERNON AVE.; THENCE S84°41'03"E, 20.10 FEET ALONG SAID SOUTH R.O.W. OF VERNON AVE. TO A POINT ON THE WEST R.O.W. OF WENNINGHOFF ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT ALONG THE WEST R.O.W. OF WENNINGHOFF ROAD CHORD BEARING S08°32'45"W, 111.40 FEET, RADIUS 1,243.84 FEET AN ARC LENGTH OF 111.43 FEET; THENCE S05°58'46"W, 564.50 FEET CONTINUING ALONG SAID WEST R.O.W. OF WENNINGHOFF ROAD, TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 3.59 ACRES.

DATE MAY 11, 1993 — RONALD D. HILL R.L.S. NO. 373

REGISTERED LAND SURVEYOR — RONALD D. HILL — LS 373 — STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KATHLEEN CAIN, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID PROPERTY TO BE REPLATTED IN A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER CALLED "CROWN PARK", AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT. I DO ALSO GRANT THE UTILITIES, MAINTENANCE, STORM FLOW AND RECREATION EASEMENT TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT AND THE CITY OF OMAHA AS SHOWN ON THIS PLAT. I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION SYSTEM IN THE AREA TO BE REPLATTED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN 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 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 STRIP OF LAND ABUTTING THE FRONT AND SIDE LOT LINES. 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DATE May 13, 1993 — KATHLEEN CAIN, OWNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 1993, BY KATHLEEN CAIN.

GENERAL NOTARY-State of Nebraska KRISTINE M. WOODKE My Comm. Exp. Sept. 28, 1996

NOTARY PUBLIC

9-19-95

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 ON THE RECORDS OF THIS OFFICE. ON THIS 9th DAY OF July, 1993.

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

DEPUTY — DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CROWN PARK ON THIS 31st DAY OF MAY, 1993.

BOOK 1955 PAGE 69

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE July 9, 1993 — CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CROWN PARK WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 5th DAY OF May, 1993.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CROWN PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 1st DAY OF June, 1993.

MAYOR — PRESIDENT — CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CROWN PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 18th DAY OF May, 1993.

DOUGLAS COUNTY ENGINEER — DOUGLAS COUNTY OFFICIAL SEAL NEBRASKA

CROWN PARK — FINAL PLAT

Hill-Farrell Associates, Inc.
Land Surveyors, Land Planners, Construction Surveys
11804 S. 25th St., Bellevue, NE 68123 402-291-6100

"DUGFP"

04/08/93
05/11/93

RECEIVED JUL 12 2 37 PM '93 GEORGE J. ... REGISTER OF DEEDS DOUGLAS COUNTY, NE

CROWN PARK #1276