

12201 Reed

# TOWER PLAZA REPLAT

SURVEYOR'S CERTIFICATE

BOOK 1837 PAGE 175

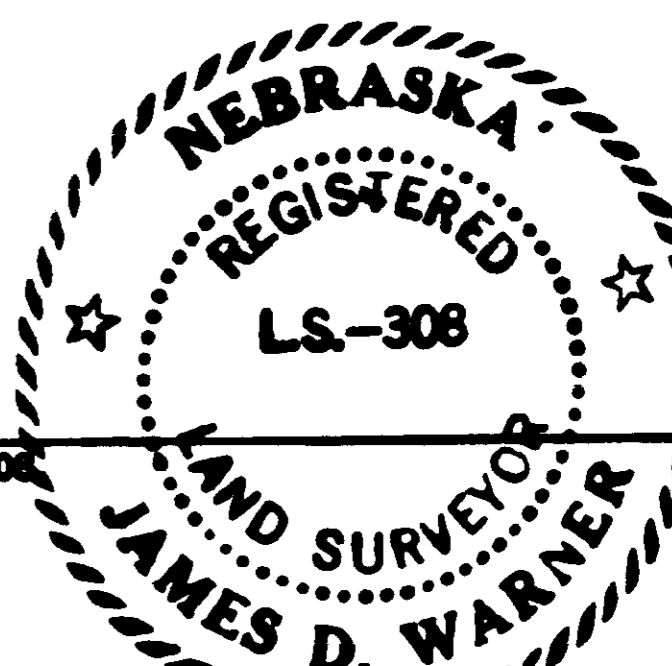
I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been found or set at all corners of said boundary of said subdivision to be known as Tower Plaza Replat, Lot 1, being a replatting of that part of Lot 1, Block 1, Tower Plaza, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the N.E. corner of said Lot 1; thence West (assumed bearing) 111.83 feet on the North line of said Lot 1 to a point of curve; thence Southwesterly on the Northwestery line of said Lot 1 on a 20.00 foot radius curve to the left, chord bearing  $S44^{\circ}59'45''W$ , chord distance 28.28 feet, an arc distance of 31.41 feet to a point of tangency; thence  $S00^{\circ}00'30''E$  54.48 feet on the West line of said Lot 1 to a point of curve; thence Southwesterly on the West line of said Lot 1 on a 754.73 foot radius curve to the right, chord bearing  $S03^{\circ}33'15''W$ , chord distance 93.79 feet, an arc distance of 93.85 feet; thence  $S82^{\circ}27'56''E$  245.33 feet; thence  $N62^{\circ}31'45''E$  18.00 feet to the East line of said Lot 1; thence  $N25^{\circ}02'30''W$  180.00 feet on the East line of said Lot 1 to a point of curve; thence Northwesterly on the Northeastery line of said Lot 1 on a 50.00 foot radius curve to the left, chord bearing  $N57^{\circ}31'15''W$ , chord distance 53.77 feet, an arc distance of 56.76 feet to the point of beginning.

LOT 1

BEING A REPLATTING OF PART OF LOT 1, BLOCK 1, TOWER PLAZA, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

DATE July 12, 1988

JAMES WARNER  
REGISTERED LAND SURVEYOR, L.S. 308



SCALE: AS SHOWN  
DATE: JULY 12, 1988  
DRAWN BY: RJE  
CHECKED BY:  
REVISION:

### DEDICATION

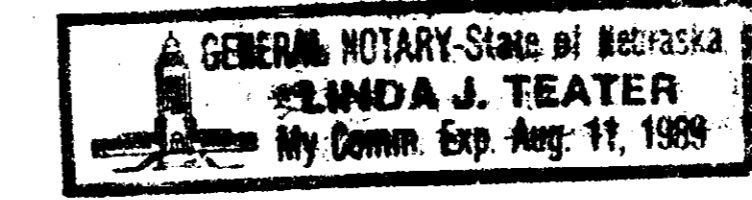
Know all men by these presents that we, New Tower Hotel Courts, Inc., being the Owner and Firstier Bank, N.A., Omaha, being the mortgage holder of the land described within the Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into a lot to be named and numbered as shown, said subdivision to be hereafter known as Tower Plaza Replat, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do further grant a perpetual easement to the Omaha Public Power District, and 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, 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 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; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide boundary lot lines; 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 strip of land adjoining the rear boundary lines of all exterior lots. 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 aforementioned easements or rights herein granted.

Frank A. Blazek  
New Tower Hotel Courts, Inc.

Stephen J. Bedner  
Firstier Bank, N.A., Omaha

### ACKNOWLEDGEMENT OF NOTARY

State of Nebr. as  
County of Doug  
The foregoing instrument was acknowledged before me this 4 day of Aug., 1988 by Frank A. Blazek, Vice President-Manager of New Tower Hotel Courts, Inc., on behalf of said New Tower Hotel Courts, Inc.  
Quada J. Teater  
Notary Public



### ACKNOWLEDGEMENT OF NOTARY

State of Nebr. as  
County of Doug  
The foregoing instrument was acknowledged before me this 4 day of Aug., 1988 by Stephen J. Bedner of Firstier Bank, N.A., Omaha, on behalf of said Firstier Bank, N.A., Omaha.  
Quada J. Teater  
Notary Public

### APPROVAL OF CITY ENGINEER

I hereby approve the plat of Tower Plaza Replat on this 26<sup>th</sup> day of August, 1988.  
Rory L. Heumann  
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
October 25, 1988  
Date  
Rory L. Heumann  
City Engineer

### APPROVAL OF CITY PLANNING BOARD

This plat of Tower Plaza Replat was approved by the City Planning Board of the City of Omaha this 10<sup>th</sup> day of August, 1988.  
Michael D. Jatey  
Chairman

### APPROVAL OF OMAHA CITY COUNCIL

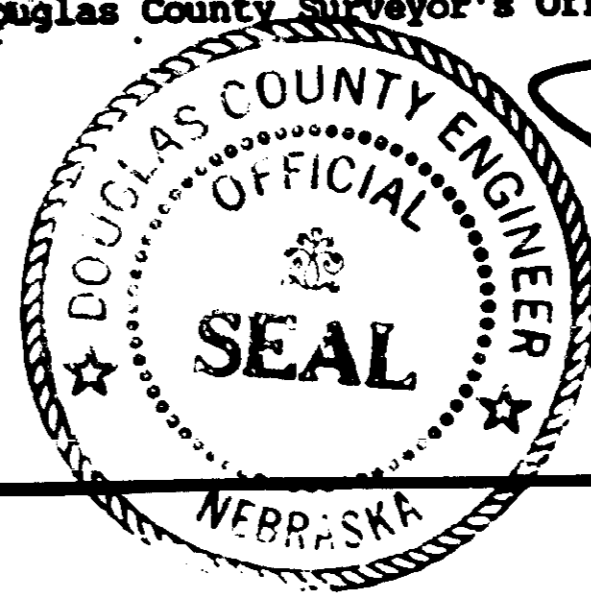
This plat of Tower Plaza Replat was approved and accepted by the City Council of Omaha this 4<sup>th</sup> day of October, 1988.  
Walter M. Calines Mayor  
Paul Culy President  
Mary Gallagher City Clerk

### 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 survey and embraced in this plat, as shown by the records of this office this 5 day of Aug., 1988.  
James P. Howell Deputy  
Douglas County Treasurer

### REVIEW BY DOUGLAS COUNTY SURVEYOR

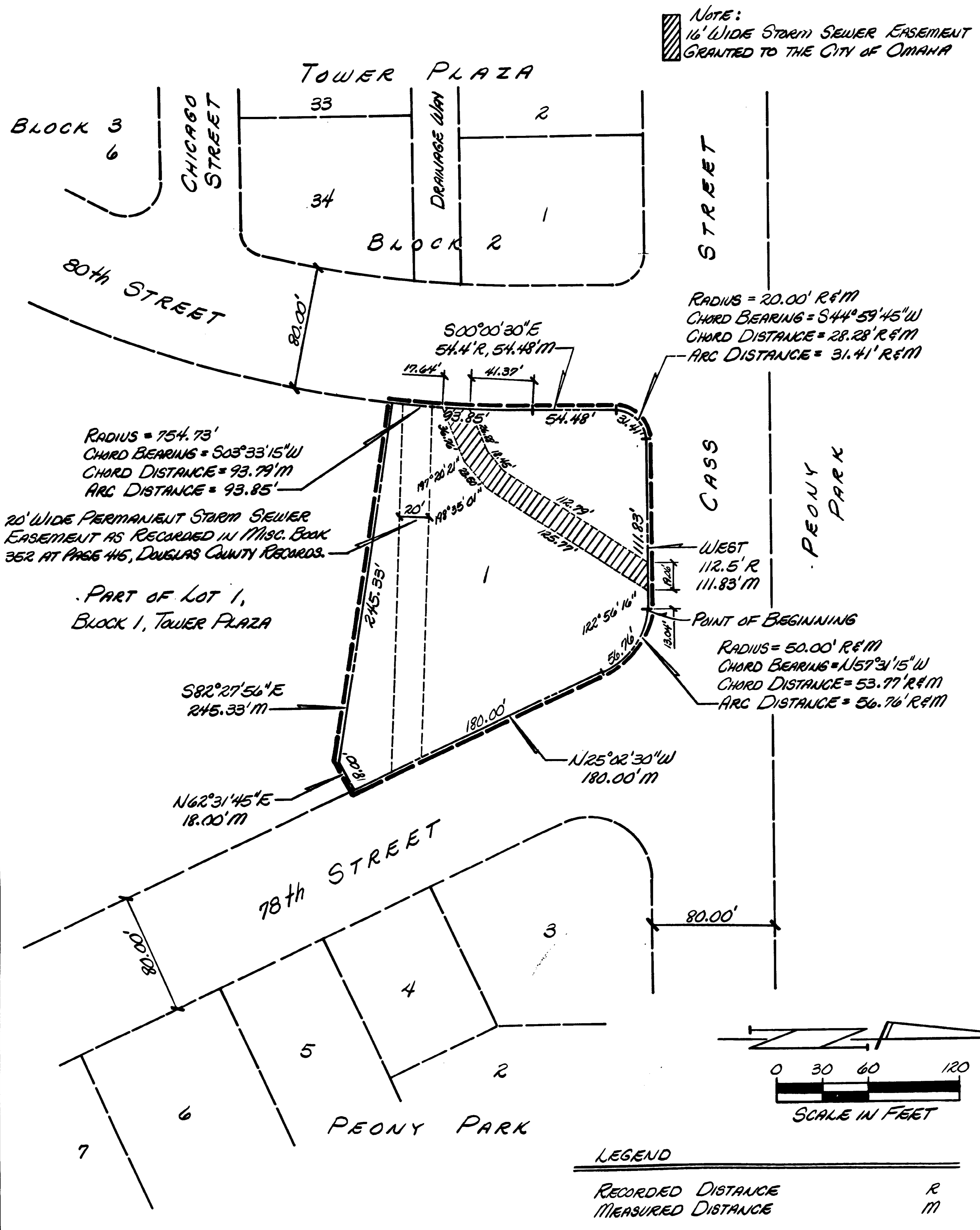
This plat of Tower Plaza Replat was reviewed by the Douglas County Surveyor's Office on this 8 day of AUGUST, 1988.  
Cheryl A. Buehler  
Douglas County Surveyor



THOMPSON, DRESSSEN & DORNER  
Consulting Engineers & Land Surveyors

#34, E-4  
768-101

RECEIVED  
1988 OCT 26 AM 9:15  
GEORGE J. ...  
OF ...  
BK 1837  
PG 175  
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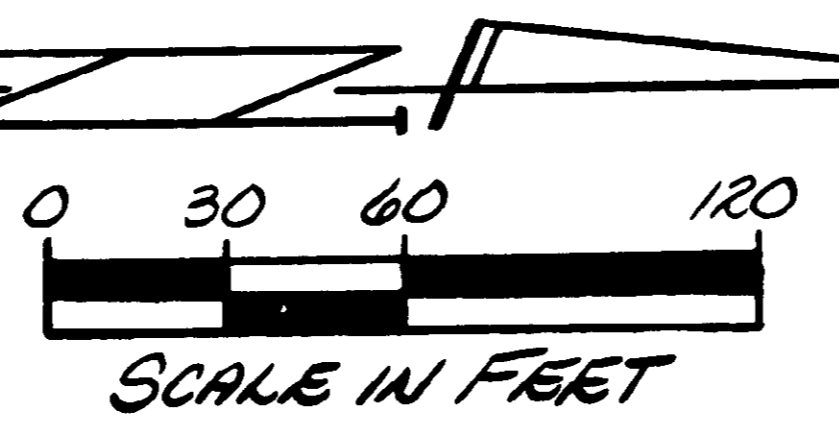


NOTE:  
16' WIDE STORM SEWER EASEMENT  
GRANTED TO THE CITY OF OMAHA

RADIUS = 20.00' R & M  
CHORD BEARING =  $S44^{\circ}59'45''W$   
CHORD DISTANCE = 28.28' R & M  
ARC DISTANCE = 31.41' R & M

RADIUS = 754.73'  
CHORD BEARING =  $S03^{\circ}33'15''W$   
CHORD DISTANCE = 93.79' M  
ARC DISTANCE = 93.85'

RADIUS = 50.00' R & M  
CHORD BEARING =  $N57^{\circ}31'15''W$   
CHORD DISTANCE = 53.77' R & M  
ARC DISTANCE = 56.76' R & M



LEGEND  
RECORDED DISTANCE R  
MEASURED DISTANCE M