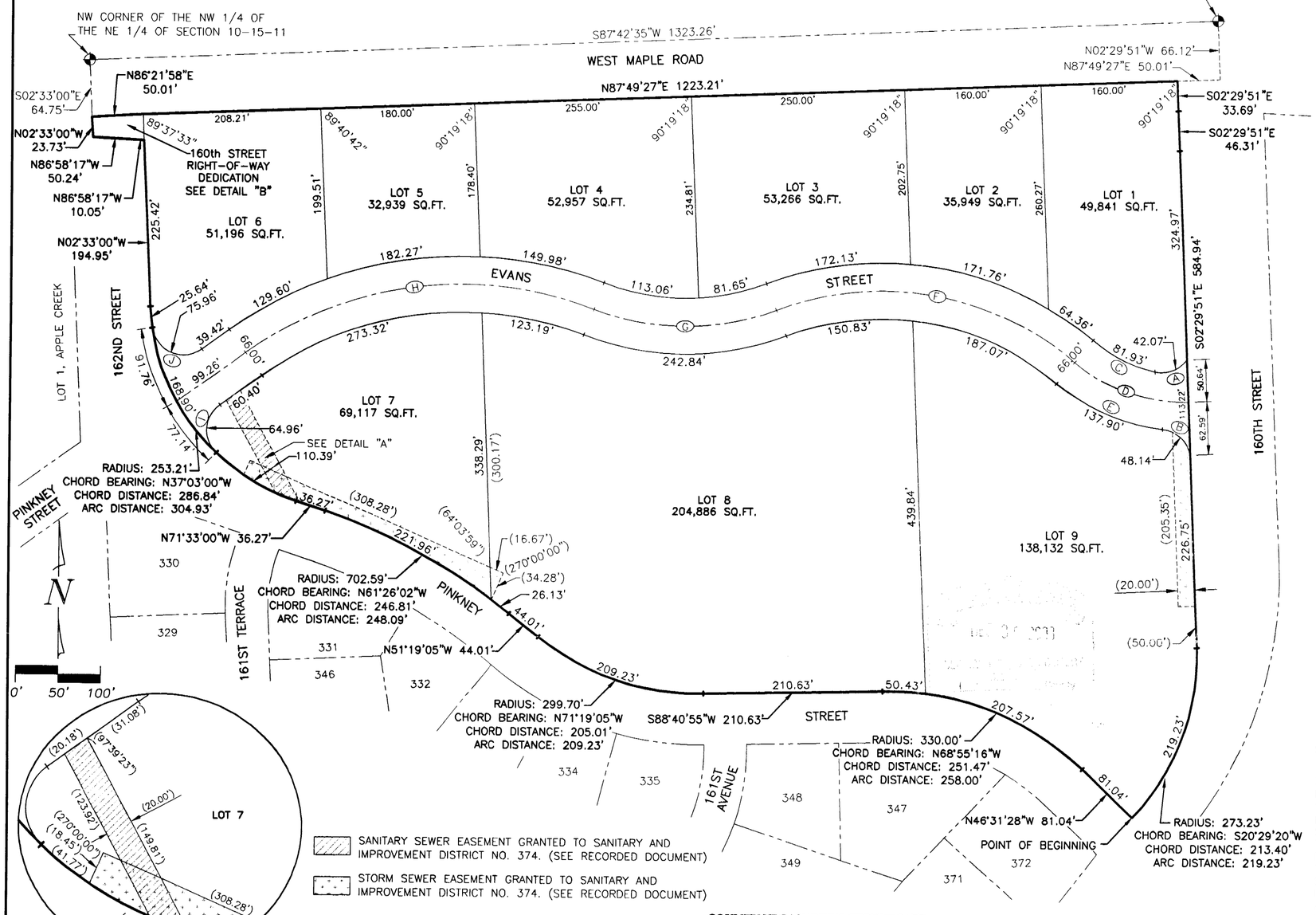
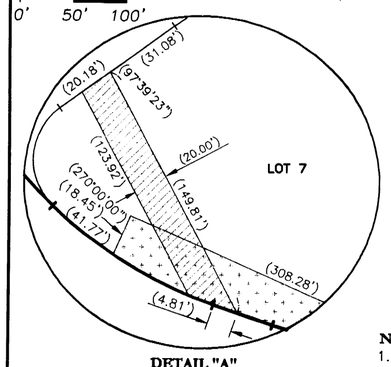
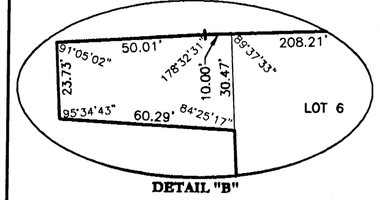
AMERICAN INTERSTATE PLAZA

LOTS 1 TO 9, INCLUSIVE

A REPLAT OF LOTS 442 AND 443, HUNTINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T15N, R11E OF THE 6th P.M., SAID DOUGLAS COUNTY.







SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 374. (SEE RECORDED DOCUMENT)

STORM SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 374. (SEE RECORDED DOCUMENT)

NOTES:

1. ANGLES AND LOT DIMENSIONS IN PARENTHESIS () PERTAIN TO EASEMENT DIMENSIONS.
2. ALL VEHICULAR ACCESS TO LOTS 1 THRU 9, INCLUSIVE, SHALL BE TO AND FROM EVANS STREET.

CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	65°08'41"	23.64'	42.07'	37.00'
B	74°33'11"	28.16'	48.14'	37.00'
C	28°06'31"	41.81'	81.93'	167.00'
D	41°27'39"	75.70'	144.73'	200.00'
E	33°54'38"	71.04'	137.90'	233.00'
F	61°04'22"	206.47'	373.07'	350.00'
G	41°47'00"	114.51'	218.78'	300.00'
H	56°43'46"	234.03'	429.18'	433.47'
I	100°35'16"	44.56'	64.96'	37.00'
J	117°37'52"	61.13'	75.96'	37.00'

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF AMERICAN INTERSTATE PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS_____ DAY OF_____, 2003.

_____
DOUGLAS COUNTY ENGINEER

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS_____DAY OF_____, 2003.

_____ DEPUTY

_____ DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF AMERICAN INTERSTATE PLAZA ON THIS_____DAY OF_____, 2003.

_____
CITY ENGINEER

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

_____ DATE

_____ CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF AMERICAN INTERSTATE PLAZA WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS_____ DAY OF_____, 2003.

_____
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF AMERICAN INTERSTATE PLAZA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS_____DAY OF_____, 2003.

_____ MAYOR

_____ PRESIDENT

_____ CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS AMERICAN INTERSTATE PLAZA, LOTS 1 TO 9, INCLUSIVE, BEING A REPLAT OF LOTS 442 AND 443, HUNTINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T15N, R11E OF THE 6TH P.M., SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 442; THENCE N46°31'28"W (ASSUMED BEARING) 81.04 FEET ON THE SOUTH LINE OF SAID LOT 442; THENCE NORTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 442 AND 443 ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N68°55'16"W, CHORD DISTANCE 251.47 FEET, AN ARC DISTANCE OF 258.00 FEET; THENCE S88°40'55"W 210.63 FEET ON THE SOUTH LINE OF SAID LOT 443; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 443 ON A 299.70 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N71°19'05"W, CHORD DISTANCE 205.01 FEET, AN ARC DISTANCE OF 209.23 FEET; THENCE N51°19'05"W 44.01 FEET ON THE SOUTH LINE OF SAID LOT 443; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 443 ON A 702.59 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N61°26'02"W, CHORD DISTANCE 246.81 FEET, AN ARC DISTANCE OF 248.09 FEET; THENCE N71°33'00"W 36.27 FEET ON THE SOUTH LINE OF SAID LOT 443; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 443 ON A 253.21 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N37°03'00"W, CHORD DISTANCE 286.84 FEET, AN ARC DISTANCE OF 304.93 FEET; THENCE N02°33'00"W 194.95 FEET ON THE WEST LINE OF SAID LOT 443 TO THE NW CORNER THEREOF, SAID CORNER BEING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED ON A "QUITCLAIM DEED – STATE" RECORDED IN BOOK 2124 AT PAGE 563 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE N86°58'17"W 10.05 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF, SAID CORNER BEING THE SE CORNER OF A TRACT OF LAND DESCRIBED ON A "QUITCLAIM DEED – STATE" RECORDED IN BOOK 2194 AT PAGE 321 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "B"; THENCE N86°58'17"W 50.24 FEET ON THE SOUTH LINE OF SAID TRACT "B" TO THE SW CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 10; THENCE N02°33'00"W 23.73 FEET ON THE WEST LINE OF SAID TRACT "B" AND ON THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 10 TO THE NW CORNER OF SAID TRACT "B"; THENCE N86°21'58"E 50.01 FEET ON THE NORTH LINE OF SAID TRACT "B" TO THE NE CORNER THEREOF, SAID CORNER BEING THE NW CORNER OF SAID TRACT "A"; THENCE N87°49'27"E 1223.21 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF; THENCE S02°29'51"E 33.69 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF, SAID CORNER BEING THE NE CORNER OF SAID LOT 442; THENCE S02°29'51"E 584.94 FEET ON THE EAST LINE OF SAID LOT 442; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 442 ON A 273.23 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S20°29'20"W, CHORD DISTANCE 213.40 FEET, AN ARC DISTANCE OF 219.23 FEET TO THE POINT OF BEGINNING.

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

JANUARY 25, 2003
DATE

JAMES D. WARNER
NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SWEETBRIAR SYNDICATE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS AMERICAN INTERSTATE PLAZA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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, QWEST CORPORATION 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; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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.

SWEETBRIAR SYNDICATE

BY:_____
BARRETT L.L. JAMES, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2003, BY BARRETT L.L. JAMES, PARTNER OF SWEETBRIAR SYNDICATE, ON BEHALF OF SAID SWEETBRIAR SYNDICATE.

_____
NOTARY PUBLIC

SCALE:	1"=100'
DATE:	JAN. 25, 2003
DRAWN BY:	JKZ
CHECKED BY:	JDW
REVISION	

AMERICAN INTERSTATE PLAZA

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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