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RETURN TO: Brian Schuele
Olsson
2111 S. 67th St., Ste. 200
Omaha, NE 68106

CHECK NUMBER

After Recording Return to:

Larry A. Jobeun, Esq.
Fullenkamp, Jobeun, Johnson & Beller, LLP
11440 West Center Road, Suite C
Omaha, Nebraska 68144

DEDICATION FOR STREET RIGHT OF WAY PURPOSES

DEDICATION: KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned, **FOUNTAIN RIDGE OFFICE PARK, LLC**, a Nebraska limited liability company, sole owner of the following described real property, to-wit:

See Exhibit "A" attached hereto (2 pages) (the "Property").

Hereby dedicates to the public for public use that portion of the Property, more particularly described as follows:

See Exhibit "B" attached hereto (2 pages).

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 30th day of May, 2019.

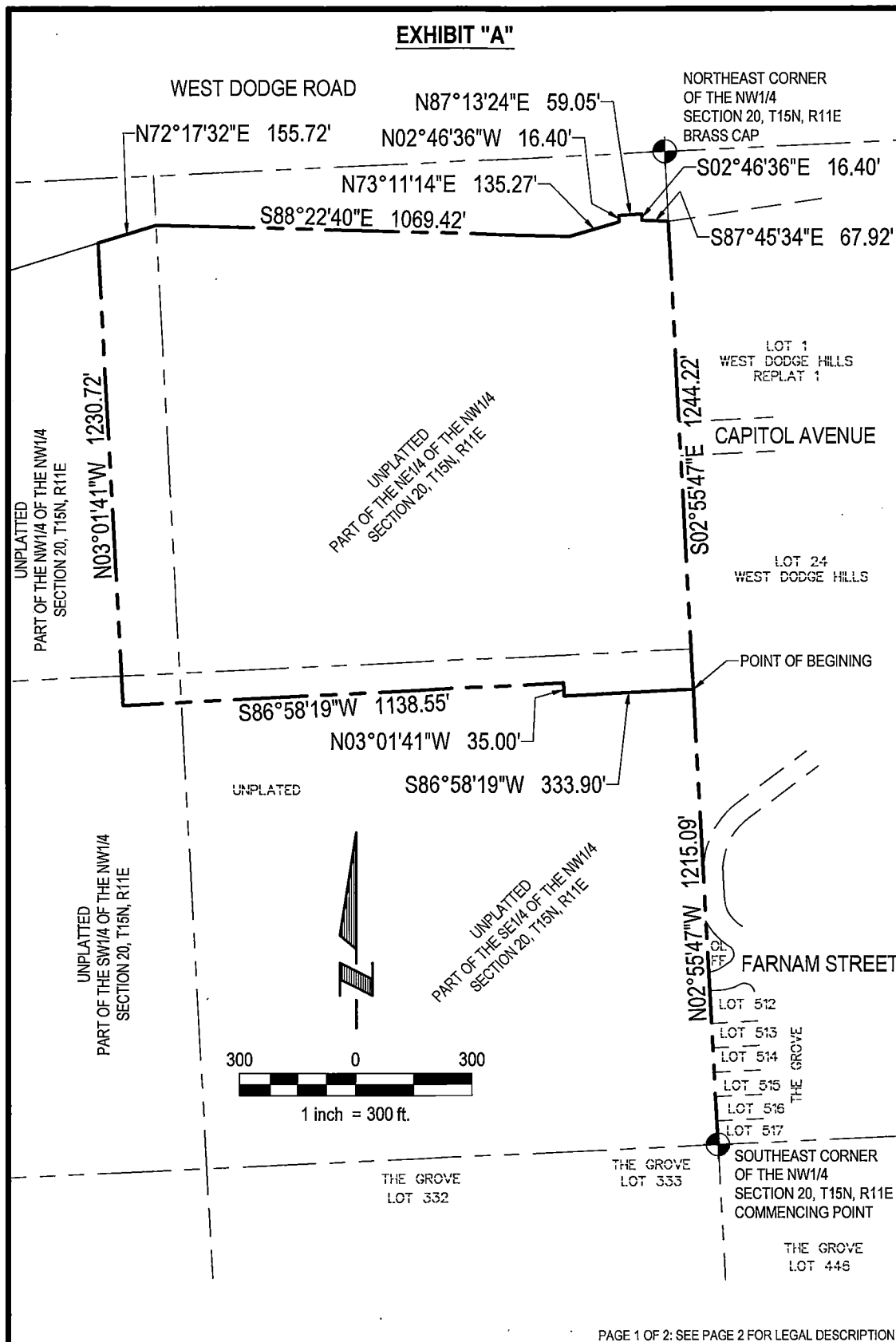
GRANTOR:

FOUNTAIN RIDGE OFFICE PARK EAST, LLC, a Nebraska limited liability company,

By: 

Name: Steven K. Gaer

Title: Manager of FRR Realty Group, LLC, Managing Member



PAGE 1 OF 2: SEE PAGE 2 FOR LEGAL DESCRIPTION

 E & A CONSULTING GROUP, INC. <small>Engineering • Planning • Environmental & Field Services</small> <small>16909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</small>	E & A CONSULTING GROUP, INC. <small>Engineering • Planning • Environmental & Field Services</small> <small>16909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</small>	PART OF THE NW1/4 SECTION 20, T15N, R11E <small>DOUGLAS COUNTY, NEBRASKA</small>
<small>Engineering Answers</small>	Drawn by: CJV Chkd by: _____ Date: 04-19-2019 Job No.: P2012.463.001	

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NE1/4 OF THE NW1/4, AND ALSO PART OF THE PART SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

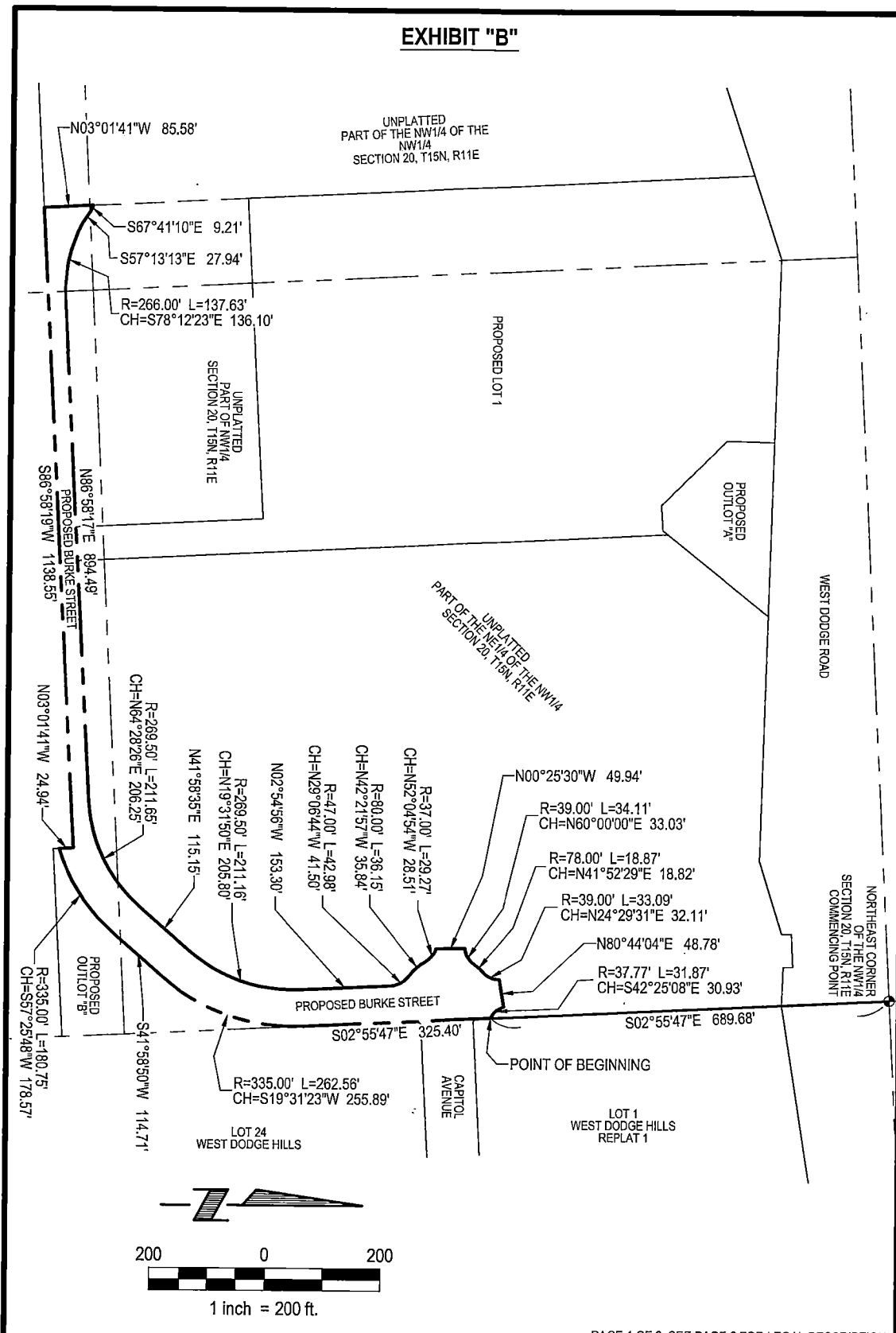
COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 517, THE GROVE, A SUBDIVISION LOCATED IN SAID SECTION 20, AND ALSO THE NORTHWEST CORNER OF LOT 446, SAID THE GROVE, AND ALSO THE NORTHEAST CORNER OF LOT 333, SAID THE GROVE; THENCE N02°55'47"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOTS 517 THRU 512, AND OUTLOT "FF" SAID THE GROVE, AND ALSO THE WEST RIGHT-OF-WAY LINE OF FARNAM STREET, AND ALSO THE WEST LINE OF LOT 24, WEST DODGE HILLS, A SUBDIVISION LOCATED IN SAID SECTION 20, A DISTANCE OF 1215.09 FEET TO THE POINT OF BEGINNING; THENCE S86°58'19"W, A DISTANCE OF 333.90 FEET; THENCE N03°01'41"W, A DISTANCE OF 35.00 FEET; THENCE S86°58'19"W, A DISTANCE OF 1138.55 FEET; THENCE N03°01'41"W, A DISTANCE OF 1230.72 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE ALONG THE FOLLOWING SEVEN (7) DESCRIBED COURSES, THENCE N72°17'32"E, A DISTANCE OF 155.72 FEET; THENCE S88°22'40"E, A DISTANCE OF 1069.42 FEET; THENCE N73°11'14"E, A DISTANCE OF 135.27 FEET; N02°46'36"W, A DISTANCE OF 16.40 FEET; THENCE N87°13'24"E, A DISTANCE OF 59.05 FEET; THENCE S02°46'36"E, A DISTANCE OF 16.40 FEET; THENCE S87°45'34"E, A DISTANCE OF 67.92 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 OF SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, WEST DODGE HILLS REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 20; THENCE S02°55'47"E ALONG SAID EAST OF THE NW1/4 OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, WEST DODGE HILLS REPLAT 1, AND ALSO THE WEST RIGHT-OF-WAY LINE OF CAPITAL AVENUE, AND ALSO SAID WEST LINE OF LOT 24, WEST DODGE HILLS, A DISTANCE OF 1244.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,818,812 SQUARE FEET OR 41.754 ACRES, MORE OR LESS.

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	Drawn by: CJV Chkd by:	Date: 04-19-2019	
Job No.: P2012.463.001			

EXHIBIT "B"



PAGE 1 OF 2: SEE PAGE 2 FOR LEGAL DESCRIPTION

 <p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mid Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</p>	<p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mid Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</p>		<p>PART OF THE NW1/4 SECTION 20, T15N, R11E DOUGLAS COUNTY, NEBRASKA</p>
	<p>Drawn by: FCE Chkd by:</p>	<p>Date: 05-16-2019</p>	
<p>Job No.: P2012.463.007</p>			

EXHIBIT "B"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NW1/4, AND ALSO PART OF THE PART SE1/4 OF THE NW1/4, AND ALSO PART OF THE SW1/4 OF THE NW1/4, AND ALSO PART OF THE NW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 20, THENCE S02°55'47"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, WEST DODGE HILLS REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 20, A DISTANCE OF 689.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°55'47"E ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 20, SAID LINE ALSO BEING SAID WEST LINE OF LOT 1, WEST DODGE HILLS REPLAT 1, AND ALSO THE WEST RIGHT-OF-WAY LINE OF CAPITOL AVENUE AND ALSO THE WEST LINE OF LOT 24, WEST DODGE HILLS, A SUBDIVISION LOCATED IN SAID SECTION 20, A DISTANCE OF 325.40 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET, A DISTANCE OF 262.56 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°31'24"W, A DISTANCE OF 255.89 FEET; THENCE S41°58'50"W, A DISTANCE OF 114.71 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET, A DISTANCE OF 180.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°25'48"W, A DISTANCE OF 178.57 FEET; THENCE N03°01'41"W, A DISTANCE OF 24.94 FEET; THENCE S86°58'19"W, A DISTANCE OF 1138.55 FEET; THENCE N03°01'41"W, A DISTANCE OF 85.58 FEET; THENCE S67°41'10"E, A DISTANCE OF 9.21 FEET; THENCE S57°13'13"E, A DISTANCE OF 27.94 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 266.00 FEET, A DISTANCE OF 137.63 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S78°12'23"E, A DISTANCE OF 136.10 FEET; THENCE N86°58'17"E, A DISTANCE OF 894.49 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 269.50 FEET, A DISTANCE OF 211.65 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°28'26"E, A DISTANCE OF 206.25 FEET; THENCE N41°58'35"E, A DISTANCE OF 115.15 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 269.50 FEET, A DISTANCE OF 211.16 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°31'50"E, A DISTANCE OF 205.80 FEET; THENCE N02°54'46"W, A DISTANCE OF 153.30 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 47.00 FEET, A DISTANCE OF 42.98 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N29°06'44"W, A DISTANCE OF 41.50 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 36.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N42°21'57"W, A DISTANCE OF 35.84 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 37.00 FEET, A DISTANCE OF 29.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N52°04'54"W, A DISTANCE OF 28.51 FEET; THENCE N00°25'30"W, A DISTANCE OF 49.94 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 39.00 FEET, A DISTANCE OF 34.11 FEET, SAID CURVE HAVING LONG CHORD WHICH BEARS N60°00'00"E, A DISTANCE OF 33.03 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET, A DISTANCE OF 18.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N41°52'29"E, A DISTANCE OF 18.82 FEET; THENCE NORTHEASTERLY ON CURVE TO THE LEFT WITH A RADIUS OF 39.00 FEET, A DISTANCE OF 33.09 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N24°29'31"E, A DISTANCE OF 32.11 FEET; THENCE N80°44'04"E, A DISTANCE OF 48.78 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 37.77 FEET, A DISTANCE OF 31.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S42°25'08"E, A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 99,643 SQUARE FEET OR 2.288 ACRES, MORE OR LESS.

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