

NOTES:

NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO FORT STREET OR 99TH STREET FROM LOT 1.

OMAHA CITY COUNCIL ACCEPTANCE

This plan of **BOB SUBDIVISION** was approved by the City Council on this 10th day

61 *du* 1996

~~Hal David~~

NOTES

ATTEST

CITY CLERK

PRESIDENT OF THE



STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Robert J. Brau, husband to Connie J. Brau.

Sandra Weber
Notary Public

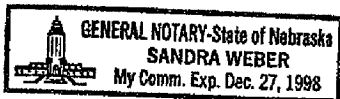


NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Connie J. Brau, wife of Robert J. Brau

Sandra Weber
Notary Public

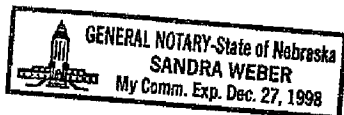


NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by D. Alex McPherson, husband of Katherine E. McPherson.

Sandra Weber
Notary Public

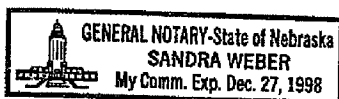


NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Katherine E. McPherson, wife of D. Alex McPherson.

Sandra Weber
Notary Public



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

BCB SUBDIVISION

LOT 1

A tract of land located in the SW1/4 of the SE1/4 of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

DEDICATION

Know all men by these presents that we, BCB Enterprises, a Nebraska Corporation, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as BCB SUBDIVISION (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements, all as shown on this plat, and we 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 a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots.

The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining 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 aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 4 day of APR, 1996.

BCB ENTERPRISES

Robert J. Brau
Robert J. Brau

Lewis W. White
LEWIS W. WHITE

D. A. A.
D. A. A.

Karl L. Schuman
10/17/1996

ACKNOWLEDGEMENT OF NOTARY

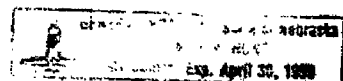
STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 4 day of APR, 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert J. Brau of BCB Enterprises, who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as officer of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

Seal

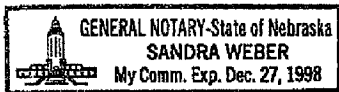


STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Lewis White, husband of Ellen L. White.

Sandra Weber

Notary Public



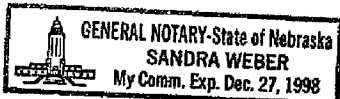
NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Ellen L. White, wife of Lewis White.

Sandra Weber

Notary Public



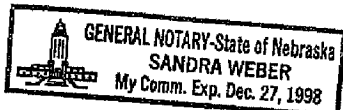
NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Lee K. Johnson, husband of Jean D. Johnson.

Sandra Weber

Notary Public



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Jean D. Johnson, wife of Lee K. Johnson.

Sandra Weber

Notary Public



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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right-of-way line of 99th Street; thence S00°02'00"E along said West right-of-way line of 99th Street, a distance of 255.33 feet to the point of beginning.
Said tract of land contains an area of 1.078 acres, more or less.

April 3, 1996
Date

Robert Clark
Robert Clark L.S. 419



D. Alex McPherson
D. Alex McPherson

Lee R. Johnson
Lee R. Johnson



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of ~~BCB SUBDIVISION~~ was reviewed by the office of the Douglas County Engineer on this 30th day of April, 1996.

[Signature]
DOUGLAS COUNTY ENGINEER

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APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of ~~BCB SUBDIVISION~~ as to Design Standards this 30th day of May, 1996.

[Signature]
CITY ENGINEER DATE

I hereby certify that adequate provision have been made for compliance with Chapter 53 of the Omaha Municipal Code.

[Signature] 9-23-96
CITY ENGINEER DATE

E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in BCB Subdivision located in the SW1/4 of the SE1/4 of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

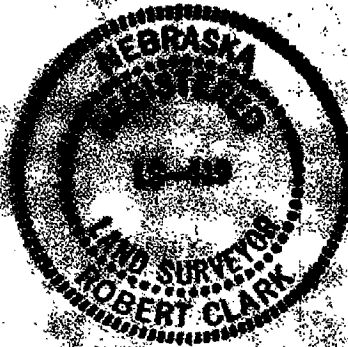
Commencing at the Southeast corner of said SW1/4 of the SE1/4 of Section 33; thence N00°02'00"W (assumed bearing) along the East line of said SW1/4 of the SE1/4 of Section 33, a distance of 58.38 feet; thence S89°58'00"W, a distance of 50.00 feet to the point of beginning, said point also being the point of intersection of the West right-of-way line of 99th Street and the North right-of-way line of the Fort Street; thence N78°39'41"W along said North right-of-way line of Fort Street, a distance of 187.66 feet; thence N00°02'00"W, a distance of 255.33 feet; thence S78°39'41"E a distance of 187.66 feet to a point on said West right-of-way line of 99th Street; thence S00°02'00"E along said West right-of-way line of 99th Street, a distance of 255.33 feet to the point of beginning.

Said tract of land contains an area of 1.078 acres, more or less.

April 3, 1996
Date

Robert Clark
Robert Clark

L.S. 419



Alex McPherson
ALEX McPherson

Lee R. Johnson
LEE R. Johnson



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of BCB SUBDIVISION was reviewed by the office of the Douglas County Engineer on the 3rd day of APRIL, 1996.

[Signature]
DOUGLAS COUNTY ENGINEER
NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of BCB SUBDIVISION as to Design Standards this 30th day of May, 1996.

[Signature]