



APR 24 2017 13:47 P

After recording, please send to: Fuller kamp Doyle & Jobeun

c/o Larry A Lobeun 11440 W. Centel Road .Omaha, NE 68144

OC-03924-New

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 4/24/2017 13:47:10.01

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## **CONSENT TO AND RATIFICATION OF PLAT**

## KNOW ALL MEN BY THESE PRESENTS:

THAT First National Bank of Omaha, a national banking association, as Trustee and Beneficiary under that certain Deed of Trust dated June 21, 2016, and recorded June 22, 2016, in the office of the Douglas County Register of Deeds, Instrument No. 2016048648, against the following legal described real property, to-wit:

## See Exhibit "A" attached hereto;

does hereby affirm, acknowledge, ratify and approve the plat and subdivision of Lots 1 through 216, inclusive, and Outlots "A" through "J", inclusive, Blue Sage Creek (herein "Blue Sage Creek"), which plat has been administratively approved by the Planning Director of the City of Omaha on March 28, 2017.

This consent and ratification shall be operative as a consent and ratification of Blue Sage Creek by First National Bank of Omaha as if the plat for Blue Sage Creek had been executed by them, including, but not limited to, the grant of easements and restrictions as presented in said the plat of Blue Sage

Executed this 24th day of April, 2017.

FIRST NATIONAL BANK OF OMAHA, a national

banking association

By: Scott W. Damrow Its: Vice President

STATE OF NEBRASKA

) SS.

**COUNTY OF DOUGLAS** 

The foregoing instrument was acknowledged before me this 247 day of April, 2017, by Scott W. Damrow, known to me to be the Vice President of First National Bank of Omaha, a national banking association, the same being his/her act and deed on behalf of said banking corporation.

{Seal}

GENERAL NOTARY - State of Nebraska
TRACY MORRISON Comm. Exp. December 24, 2019

**EXHIBIT "A"** 

PARCEL A:

The North Half of the Southeast Quarter of Section 35, together with the North Half of the Southwest Quarter of Section 36, all being located in the Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, the entire parcel more particularly described as follows:

Setting of the Southeast Quarter of said

Section 35; thence North 87°21'22" East (bearings referenced to Nebraska State Plane Coordinate System NAD83) for 2628.92 feet to 2" county brass cap at the Northwest corner of the Southeast Quarter of Said Section 36; thence North 87°32'44" East for 2640.47 feet to a 5/8" solid bar at the Northeast corner of the Southwest Quarter of said Section 36; thence South 02°36'52" East for 1321.42 feet to a 34" open top pipe at the Southeast corner of the North Half of the Southwest Quarter of said Section 36; thence South 87°28'59" West for 2640.08 feet to a 3/4" open top pipe at the Southwest corner of the North Half of the Southwest Quarter of said Section 36; thence South 87°26'16" West for 2632.02 feet to a magnail w/washer stamped LS561 at the Southwest corner of the North Half of the Southeast Quarter of Section 35; thence North 02°29'48" West for 1320.55 feet to the Point of Beginning. SWSW

PARCEL B:

SESW The west 60 acres of the South Half of the Southwest Quarter of Section 36, Township 15 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except that part taken for "F" Street Right of Way, the entire parcel described as follows:

Commencing at 2" brass cap at the Southwest Corner of the Southwest Quarter of said

Section 36; thence N02°38'17"W (bearings referenced to Nebraska State Plane Coordinate System NAD83) for 33.00 feet on the West line of the South Half of the Southwest Quarter of said Section 36 to a 5/8" rebar with 1 1/4" yellow plastic cap stamped "LS 561" in the North right-of-way line of "F" Street and the true Point of Beginning; thence N02°38'17"W for 1291.19 feet to a 34" open top pipe at the Northwest corner of the South Half of the Southwest Quarter of said Section 36; thence N87°28'59"E for 1979.53 feet on the North line of said South Half to a 5/8" rebar with 1 1/4" yellow plastic cap stamped "LS 561" at the Northeast Corner of the West 60 Acres of the South Half of the Southwest Quarter of sald Section 36; thence South 02°36'55" East for 1289.12 feet on the West line of said West 60 Acres to a 5/8" rebar with 1 1/4" yellow plastic cap stamped "LS 561" in the North right-of-way line of "F" Street; thence South 87°25'23"W for 1979.02 feet to the Point of Beginning.