



BK 1415 PG 677-681



MISC 2001 21773

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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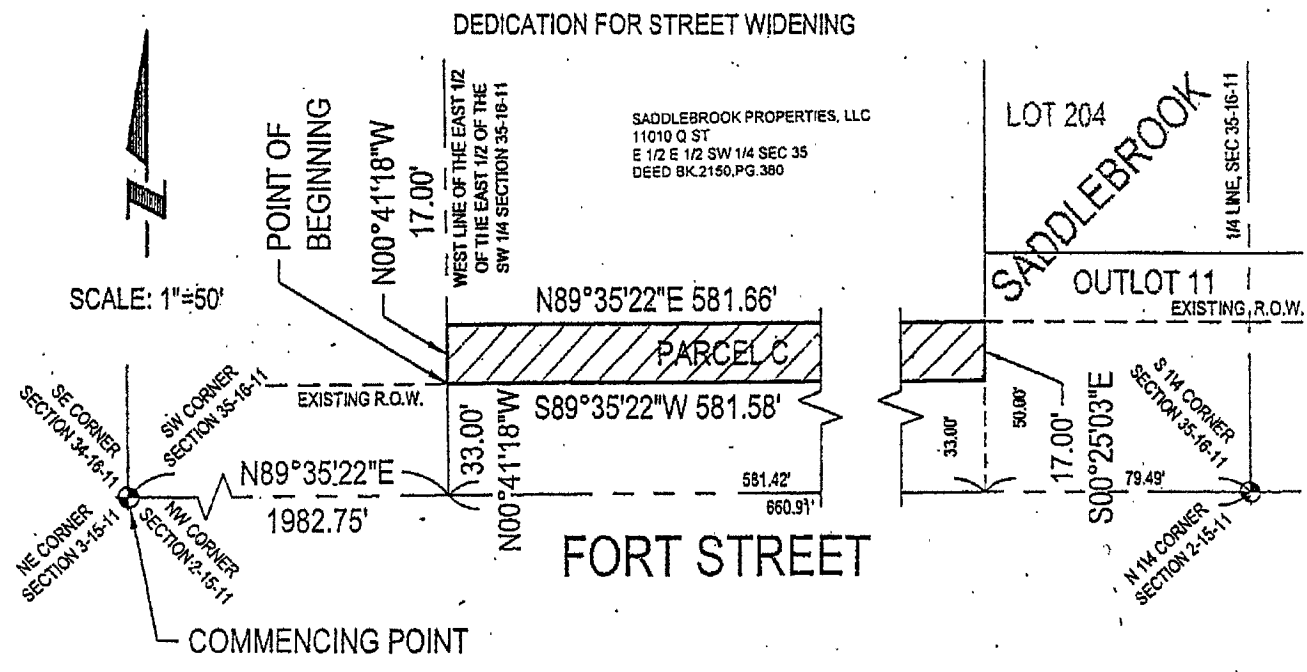
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Misc A
5/1

FEE <i>250</i>	FB <i>01.60000</i>
BKP <i>35.16.11</i>	C/O _____ COMP _____
DEL _____	SCAN <i>R</i> FV _____

Temp. 12.4.01

CITY 3



DEDICATION: KNOW ALL MEN BY THESE PRESENTS: That the undersigned SADDLEBROOK PROPERTIES, LLC, a Nebraska limited liability company, sole owner of the 17.00 foot strip of land described below and in accordance with the preliminary plat filed with the City of Omaha, shown as additional right of way for FORT STREET hereby dedicates to the public for public use the said 17.00 foot strip for street purposes to be hereafter known as FORT STREET.

LEGAL DESCRIPTION:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SADDLEBROOK PROPERTIES, LLC, a Nebraska limited liability company

By: [Signature]
John C. Czerwinski, Jr., Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11th day of October, 2001, by John C. Czerwinski, Jr., Manager of Saddlebrook Properties, LLC, a Nebraska limited liability company, on behalf of the limited liability company.

GENERAL NOTARY-State of Nebraska
SANDRA K. OKEEFE
My Comm. Exp. April 23, 2004

[Signature]
Notary Public

APPROVALS: Above plat and dedication recommended for approval by:

City Engineer: [Signature] Date: 11/21/01
Planning Director: [Signature] Date: 11-27-01

This plat and dedication approved and accepted by the City Council of the CITY OF OMAHA this 18th day of December, 2001.

ATTEST [Signature] City Clerk
Mayor [Signature] President, City Council

**CORPORATE SEAL
REGISTER OF DEEDS**

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

[Signature] CITY CLERK
BY _____

LEGAL DESCRIPTION
FORT STREET RIGHT OF WAY DEDICATION
SADDLEBROOK PROPERTIES, LLC DEED BOOK 2150, PAGE 380
PARCEL C

A tract of land located in the East 1/2 of the East 1/2 of the SW 1/4 of Section 35, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Section 35; thence N89°35'22"E (assumed bearing) along the South line of said SW 1/4 of Section 35, said line also being the North line of the NW 1/4 of Section 2, Township 15 North, Range 11 East, a distance of 1982.75 feet to the Southwest corner of said East 1/2 of the East 1/2 of the SW 1/4 of Section 35; thence N00°41'18"W along the West line of said East 1/2 of the East 1/2 of the SW 1/4 of Section 35, a distance of 33.00 feet to a point on the North right-of-way line of Fort Street, said point also being the point of beginning; thence continuing N00°41'18"W along said West line of the East 1/2 of the East 1/2 of the SW 1/4 of Section 35, a distance of 17.00 feet; thence N89°35'22"E, a distance of 581.66 feet to a point on said North right-of-way line of Fort Street, said point also being the Southwest corner of Outlot 11, Saddlebrook, a subdivision located in part of the South 1/2 of said Section 35; thence S00°25'03"E along said North right-of-way line of Fort Street, a distance of 17.00 feet; thence S89°35'22"W along said North right-of-way line of Fort Street, a distance of 581.58 feet to the point of beginning.

Said tract of land contains an area of 9,888 square feet or 0.227 acres, more or less.

#96029 jaf
1/05/2001

E & A CONSULTING GROUP, INC.
12001 "Q" STREET
OMAHA, NEBRASKA 68137

No. 3169

Plat and Dedication of a 17 by 581+ foot strip of land located west of 144th and Fort Streets.

(Outside City)

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Presented to Council:
DEC 18 2001 Approved 7-0

Buster Brown
City Clerk

Return to City Clerk's Office - Attn: Tammy