

15-92789 (wa)  
20-22100 (wa)  
10 Deed  
for 4.00  
40  
9/8/2015 13:15:59 06  
2015075536

# MARCY ADDITION

LOTS 1 & 2, MARCY ADDITION, BEING A REPLATING OF ALL OF LOTS 1 THROUGH 34, INCLUSIVE, BLOCK 25, LEAVENWORTH BUSINESS PLACE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 26, WEST OMAHA ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND TOGETHER WITH THAT PORTION OF SOUTH 39TH STREET OF WAY LINE OF MARCY STREET TO THE NORTH RIGHT OF WAY LINE OF MASON STREET, AND ALSO TOGETHER WITH THE WEST HALF OF VACATED SOUTH 39TH STREET AS DESCRIBED IN ORDINANCE NUMBER 22558 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THAT PART OF MASON STREET FROM THE EAST RIGHT OF WAY LINE OF SOUTH 40TH STREET TO THE WEST LINE OF VACATED MASON STREET AS DESCRIBED IN ORDINANCE NUMBER 19736 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THAT PART OF VACATED SOUTH 39TH STREET AS DESCRIBED IN ORDINANCE NUMBER 17229 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THE EAST 54.00 FEET OF SOUTH 39TH STREET FROM THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET TO THE SOUTH RIGHT OF WAY LINE OF MASON STREET

LOCATED IN:  
SW 1/4 SE 1/4 SEC. 20-15-13

drawn by  
EAM  
designed by  
MRT  
reviewed by  
MRT

Filename  
120422101.dwg

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

revision

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITHIN THE SUBDIVISION TO BE KNOWN AS MARCY ADDITION (LOTS 1 AND 2) BEING A REPLATING OF ALL OF LOTS 1 THROUGH 34, INCLUSIVE, BLOCK 25, LEAVENWORTH BUSINESS PLACE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 26, WEST OMAHA ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND TOGETHER WITH THAT PORTION OF SOUTH 39TH AVENUE FROM THE SOUTH RIGHT OF WAY LINE OF MARCY STREET TO THE NORTH RIGHT OF WAY LINE OF MASON STREET, AND ALSO TOGETHER WITH THE WEST HALF OF VACATED SOUTH 39TH STREET AS DESCRIBED IN ORDINANCE NUMBER 22558 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THAT PART OF MASON STREET FROM THE EAST RIGHT OF WAY LINE OF SOUTH 40TH STREET TO THE WEST LINE OF VACATED MASON STREET AS DESCRIBED IN ORDINANCE NUMBER 19736 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THAT PART OF VACATED SOUTH 39TH STREET AS DESCRIBED IN ORDINANCE NUMBER 17229 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND ALSO TOGETHER WITH THE EAST 54.00 FEET OF SOUTH 39TH STREET FROM THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET TO THE SOUTH RIGHT OF WAY LINE OF MASON STREET, THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "L VAN FLEET" AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 26, WEST OMAHA ADDITION;

THENCE NORTH 00°15'48" WEST (ASSUMED BEARINGS) FOR 373.89 FEET ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 39TH STREET TO A 3/4" PINCHED TOP PIPE AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 26, WEST OMAHA ADDITION;

THENCE NORTH 00°26'19" WEST FOR 65.99 FEET CONTINUING ALONG SAID EAST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "LS 449 DWS" AT THE SOUTHWEST CORNER OF SAID LOT 34, BLOCK 25, LEAVENWORTH BUSINESS PLACE;

THENCE NORTH 00°21'59" WEST FOR 376.57 FEET CONTINUING ALONG SAID EAST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHWEST CORNER OF LOT 18, BLOCK 25, LEAVENWORTH BUSINESS PLACE;

THENCE NORTH 89°50'15" EAST FOR 369.46 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF MARCY STREET TO A 5/8" REBAR AT THE CENTERLINE OF VACATED SOUTH 39TH STREET;

THENCE SOUTH 00°22'11" EAST FOR 375.13 FEET ALONG THE CENTERLINE OF VACATED SOUTH 39TH STREET TO A 5/8" REBAR ON THE NORTH RIGHT OF WAY LINE OF MASON STREET;

THENCE NORTH 89°38'11" EAST FOR 133.32 FEET ALONG THE NORTH RIGHT OF WAY LINE OF MASON STREET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF LOT 10, COULD DIETZ FIRST ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE WEST LINE OF VACATED MASON STREET AS DESCRIBED IN SAID ORDINANCE NUMBER 19736;

THENCE SOUTH 03°04'17" WEST FOR 14.95 FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 04°11'47" WEST FOR 51.10 FEET CONTINUING ALONG SAID WEST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHWEST CORNER OF LOT 11, CARLBERG'S REPLAT OF BLOCK 27 WEST OMAHA ADDITION, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MASON STREET;

THENCE SOUTH 89°35'50" WEST FOR 101.51 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE EAST RIGHT OF WAY LINE OF SOUTH 39TH STREET;

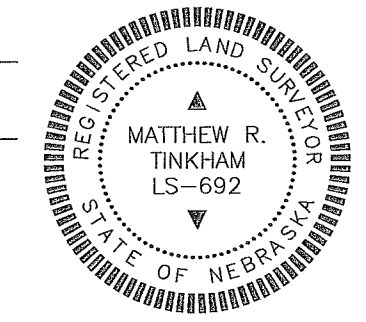
THENCE SOUTH 00°21'38" EAST FOR 374.11 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET;

THENCE SOUTH 89°37'33" WEST, FOR 54.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "L VAN FLEET" ON THE EAST LINE OF VACATED SOUTH 39TH STREET AS DESCRIBED IN SAID ORDINANCE NUMBER 17229;

THENCE SOUTH 89°38'31" WEST FOR 342.88 FEET CONTINUING ALONG SAID NORTH RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINS 320,185 SQUARE FEET INCLUDING 64,477 SQUARE FEET OF PROPOSED VACATED RIGHT OF WAY VACATIONS.

Matthew R. Tinkham, L.S. 692  
5-8-2014



## VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT. THIS VACATION IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF OMAHA TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, UNIVERSITY OF NEBRASKA MEDICAL CENTER, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MARCY ADDITION (LOTS 1 AND 2); DO HEREBY RAIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

## GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS  
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LOT LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

\* THE BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA, A BODY CORPORATE AND POLITICAL AND GOVERNING BODY OF THE UNIVERSITY OF NEBRASKA MEDICAL CENTER  
KEITH D. SWARTS  
DIRECTOR, BUSINESS SERVICES

## ACKNOWLEDGEMENT OF NOTARY

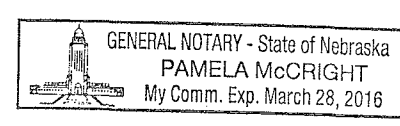
STATE OF Nebraska }  
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9 DAY OF May, 2014

BY KEITH D. SWARTS, DIRECTOR, BUSINESS SERVICES OF UNIVERSITY OF NEBRASKA MEDICAL CENTER ON BEHALF OF UNIVERSITY OF NEBRASKA MEDICAL CENTER.

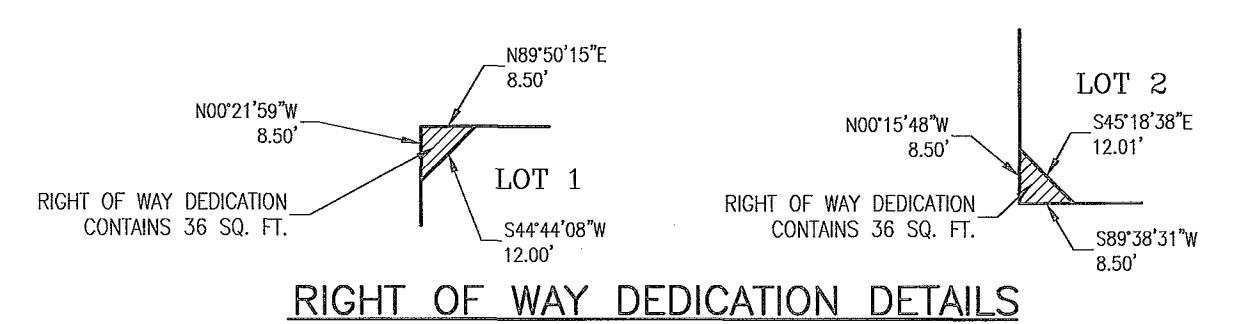
Pamela McCright  
SIGNATURE OF NOTARY PUBLIC



- ### LEGEND
- BOUNDARY LINE
  - LOT LINE
  - EXISTING LOT LINE
  - STREET VACATION
  - STREET DEDICATION
  - REBAR
  - PINCH TOP PIPE
  - ORANGE PLASTIC CAP
  - YELLOW PLASTIC CAP
  - CORNER FOUND
  - CORNER SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS NOTED OTHERWISE)

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS AND RIGHT OF WAY VACATIONS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



## TYPICAL CORNER LOT CHAMFER DETAIL

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

21<sup>st</sup> DAY OF May, 2015

DOUGLAS COUNTY TREASURER



## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF MARCY ADDITION (LOTS 1 AND 2) AS TO THE DESIGN STANDARDS.

6/9/14

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

9/3/15

CITY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF MARCY ADDITION (LOTS 1 AND 2) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

4<sup>th</sup> DAY OF June, 2014.

Chairman, OMAHA CITY PLANNING BOARD

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MARCY ADDITION (LOTS 1 AND 2) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

14<sup>th</sup> DAY OF April, 2015

MAYOR

ATTEST:

CITY CLERK

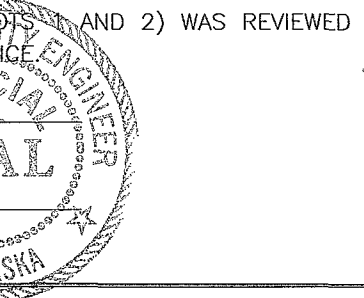
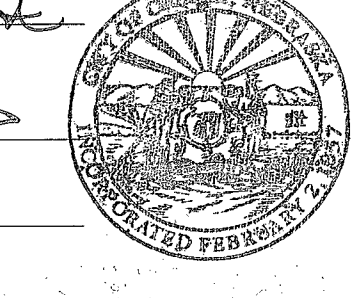
PRESIDENT

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF MARCY ADDITION (LOTS 1 AND 2) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE, NEBRASKA, THIS

5/8/2015

DOUGLAS COUNTY ENGINEER



LAMP RYNEARSON & ASSOCIATES  
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
www.LRA-Inc.com

MARCY ADDITION (LOTS 1 AND 2)  
OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Job number-lease  
0112042.01-004  
book page  
12042, 1-3  
date  
5-5-14  
sheet  
1 of 1