



MISC 2003234708



DEC 08 2003 12:03 P 4

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

(5) FEE 21.50 FB New - old - M-22268  
 4 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 3 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Lamp, Rynearson & Associates, Inc  
 14710 West Dodge Road Suite 100  
 Omaha, NE 68154  
 496-2498

CRE

# LEGACY REPLAT 4

## LEGAL DESCRIPTION

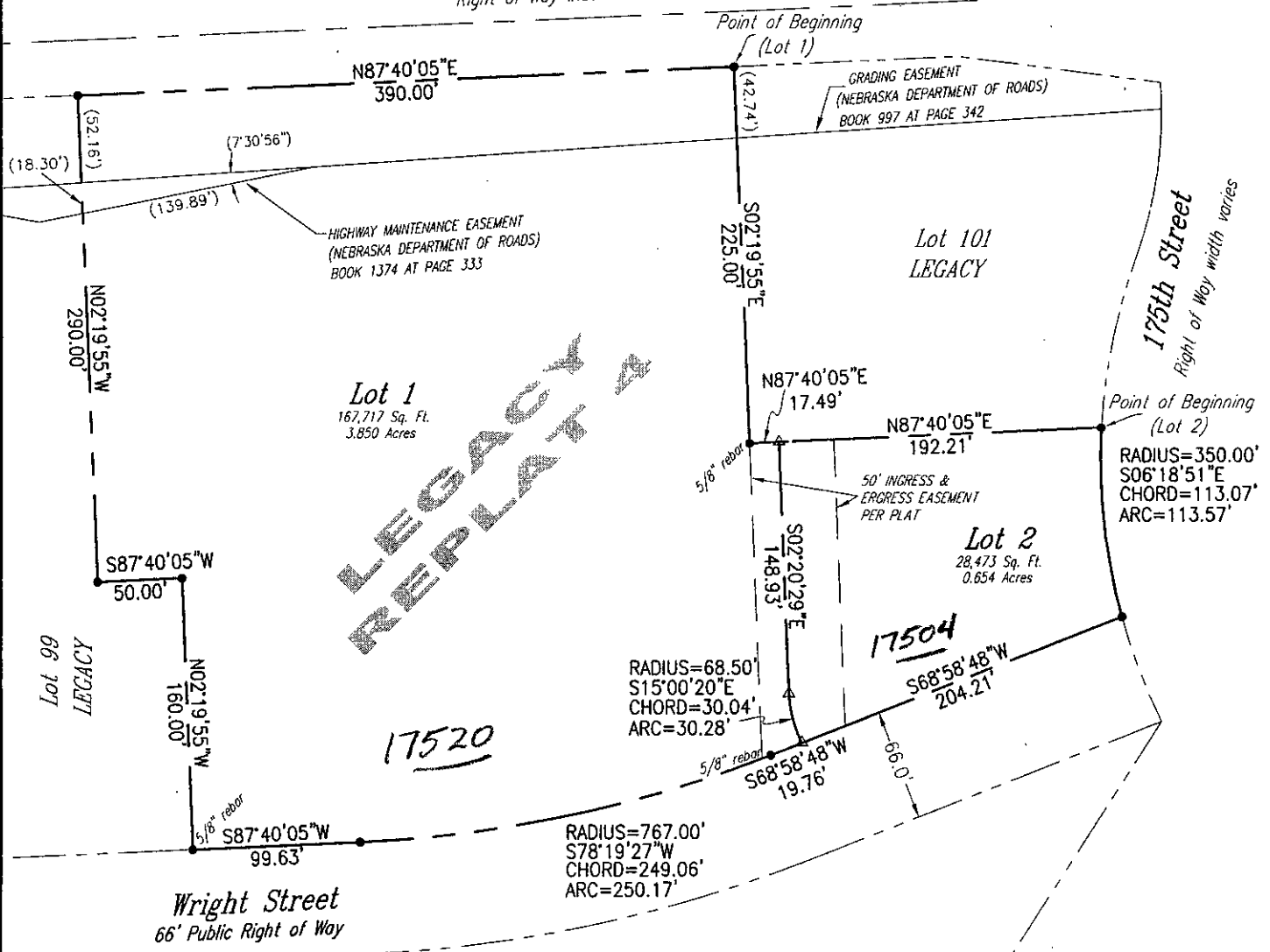
Lots 1 and 2, LEGACY REPLAT 4, being an Administrative Subdivision of Lot 100, LEGACY, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:  
see attached sheet for complete Legal Description.



## LEGEND

- CORNERS FOUND (5/8" REBAR WITH 1 1/4", RED PLASTIC CAP STAMPED LS #560) UNLESS OTHERWISE NOTED
- △ CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS #545)
- ( ) DISTANCES AND ANGLES SHOWN IN PARENTHESIS REFER TO EASEMENTS

*U.S. Highway 275  
West Center Road*  
Right of Way width varies



4372

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Book \_\_\_\_\_ Page \_\_\_\_\_ Date 09-03-03 Dwn.By PRL Job Number 03027.02-404



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CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION


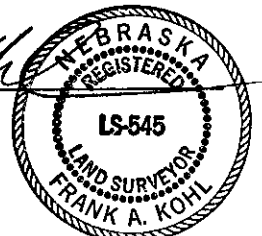
Lots 1 and 2, LEGACY REPLAT 4, being an Administrative Subdivision of Lot 100, LEGACY, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

LOT 1: Beginning at the northwest corner of Lot 101, LEGACY;  
Thence South 02°19'55" East (bearings referenced to the final plat of Legacy) for 225.00 feet to the southwest corner of said Lot 101;  
Thence North 87°40'05" East for 17.49 feet along the south line of said Lot 101;  
Thence South 02°20'29" East for 148.93 feet;  
Thence along a curve to the left (having a radius of 68.50 feet and a long chord bearing South 15°00'20" East for 30.04 feet) for an arc length of 30.28 feet to the north right of way line of Wright Street;  
Thence South 68°58'48" West for 19.76 feet along said north right of way line;  
Thence along a curve to the right (having a radius of 767.00 feet and a long chord bearing South 78°19'27" West for 249.06 feet) for an arc length of 250.17 feet along said north right of way line;  
Thence South 87°40'05" West for 99.63 feet along said north right of way line to the southeast corner of Lot 99, LEGACY;  
Thence North 02°19'55" West for 160.00 feet along the east line of said Lot 99 to an angle point therein;  
Thence South 87°40'05" West for 50.00 feet continuing along said east line to an angle point therein;  
Thence North 02°19'55" West for 290.00 feet continuing along said east line to the northeast corner thereof and the south right of way line of US Highway 275;  
Thence North 87°40'05" East for 390.00 feet along said south right of way line of US Highway 275 to the Point of Beginning.  
Contains 167,717 square feet or 3.850 acres.

LOT 2: Beginning at the southeast corner of Lot 101;  
Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing South 06°18'51" East (bearings referenced to the final plat of Legacy) for 113.07 feet) for an arc length of 113.57 feet along the west right of way line of 175<sup>th</sup> Street to the north right of way line of Wright Street;  
Thence South 68°58'48" West for 204.21 feet along said north right of way line;  
Thence along a curve to the right (having a radius of 68.50 feet and a long chord bearing North 15°00'20" West for 30.04 feet) for an arc length of 30.28 feet along said north right of way line;  
Thence North 02°20'29" West for 148.93 feet to the south line of said Lot 101;  
Thence North 87°40'05" East for 192.21 feet along said south line of Lot 101 to the Point of Beginning.  
Contains 28,473 square feet or 0.654 acres.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

  
Land Surveyor 

October 13, 2003  
Date

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

ROYCE LEGACY, LLC OWNER

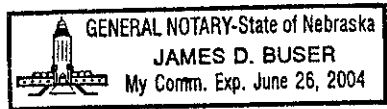
L-R James II  
Lawrence R James, II, Manager

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)  
)SS  
County of Douglas)

On this 14<sup>th</sup> day of October, 2003 before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Lawrence R James, II, as Manager of ROYCE LEGACY, LLC, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledged the signing of the same to be his voluntary act and deed.

James D. Buser  
Notary Public



MORGAGEES CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are MORGAGEES of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

AMERICAN INTERSTATE BANK  
TIER ONE BANK, MORGAGEE

Barrett L.L. James  
Barrett L.L. James, Chairman

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)  
)SS  
County of Douglas)

On this 15<sup>th</sup> day of October, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Barrett L.L. James as Chairman of Tier One Bank, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and he/she acknowledged the signing of the same to be his/her voluntary act and deed.

Ellen Siref  
Notary Public

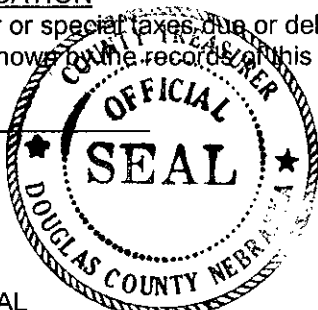
American Interstate Bank



COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes, due or delinquent against the property as described in the surveyor's certificate and as shown in the records of this office.

Carol Parker  
County Treasurer



10-17-03  
Date

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8.08, Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

[Signature]  
Planning Director

11/26/03  
Date