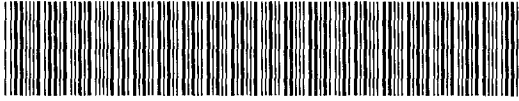


BK 2177 PG 665-671



DEED 2001 04226

RICHARD N. TARECH  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RECEIVED

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Deed  $\frac{7}{10}$

New # 55-00223<sup>BW</sup>

FEE 40.00 FB 55-00222 <sup>01-60000</sup> old

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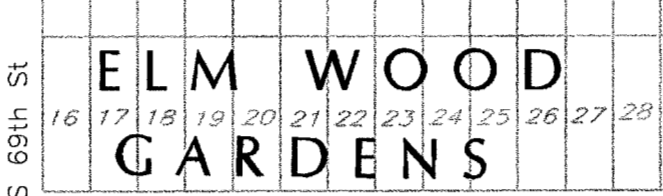
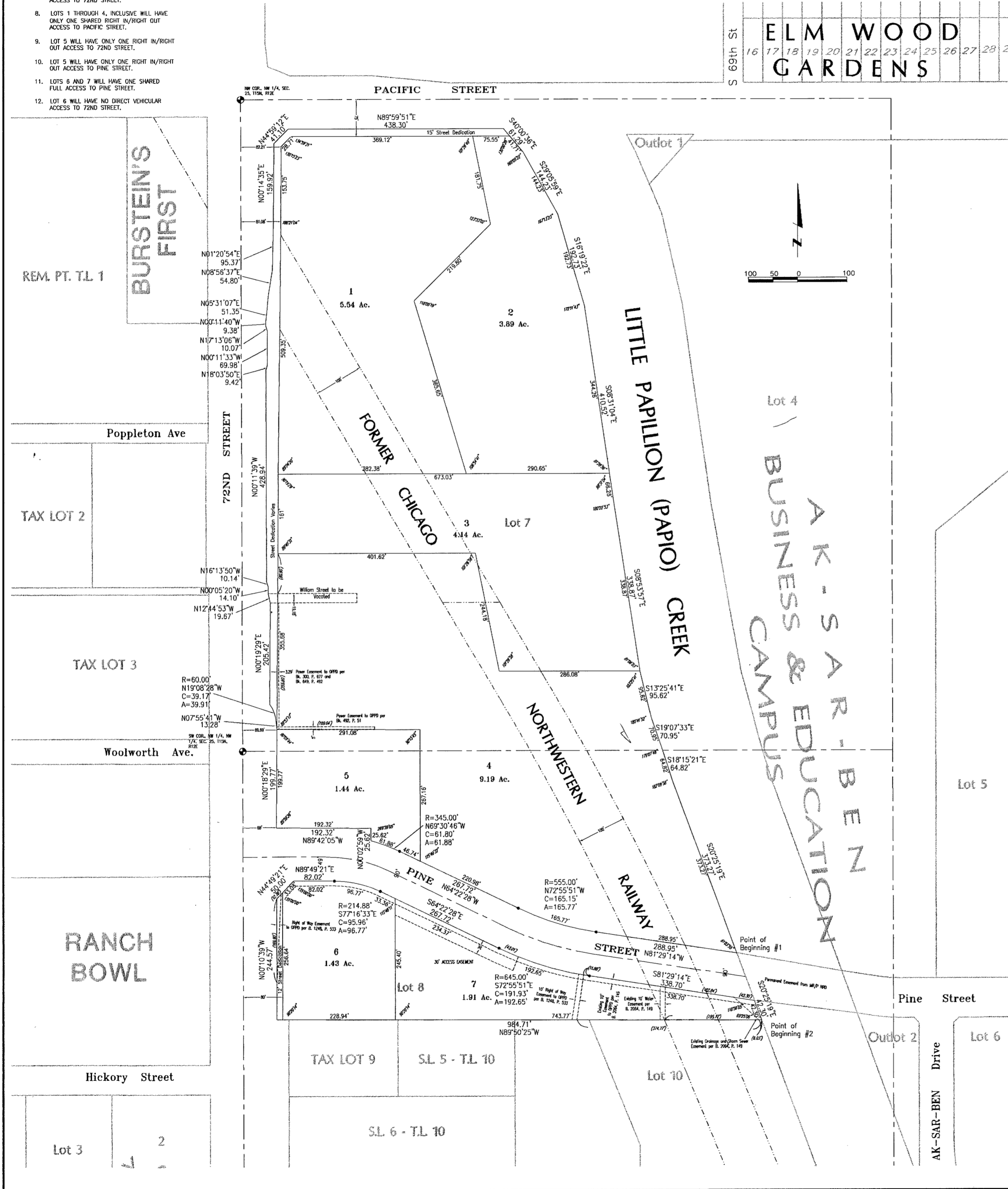
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# AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1

Lots 1 through 7, inclusive, being a platting of part of the Northwest Quarter of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and a replatting of Lots 7 and 8, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

### NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED, (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 1 THROUGH 4, INCLUSIVE WILL HAVE ONE SHARED FULL ACCESS TO PINE STREET.
- LOTS 1 THROUGH 4, INCLUSIVE WILL HAVE ONLY ONE SHARED RIGHT IN/RIGHT OUT ACCESS TO 72ND STREET.
- LOTS 1 THROUGH 4, INCLUSIVE WILL HAVE ONLY ONE SHARED RIGHT IN/RIGHT OUT ACCESS TO PACIFIC STREET.
- LOT 5 WILL HAVE ONLY ONE RIGHT IN/RIGHT OUT ACCESS TO 72ND STREET.
- LOT 5 WILL HAVE ONLY ONE RIGHT IN/RIGHT OUT ACCESS TO PINE STREET.
- LOTS 6 AND 7 WILL HAVE ONE SHARED FULL ACCESS TO PINE STREET.
- LOT 6 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET.



### 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 angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets; said subdivision to be known as AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1 (Lots 1 through 7, inclusive) being a platting of part of the Northwest Quarter of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and a replatting of Lots 7 and 8, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at southeast corner of Lot 7 at the intersection of the north right of way line of Pine Street with the west line of the Little Papillon Creek; Thence west along the north right of way line of Pine Street for an on length of 165.77 feet; (2) Thence North 81°29'14" West (bearing referenced to the Final Plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS) for 268.85 feet; (3) Thence along a curve to the right (having a radius of 555.00 feet and a long chord bearing North 72°55'11" West for 155.15 feet) for an on length of 165.77 feet; (4) Thence North 64°22'28" West for 267.72 feet; (5) Thence along a curve to the left (having a radius of 545.00 feet and a long chord bearing North 89°30'46" West for 61.88 feet) for an on length of 61.88 feet; (6) Thence North 00°02'50" West for 25.62 feet; (7) Thence North 89°42'05" West for 192.32 feet to the east right of way line of 72nd Street; Thence north along the east right of way line of 72nd Street for the next sixteen (16) courses: (1) Thence North 00°18'29" East for 199.77 feet; (2) Thence North 07°25'41" West for 15.28 feet; (3) Thence along a curve to the left (having a radius of 60.00 feet and a long chord bearing North 19°02'28" West for 38.17 feet) for an on length of 39.91 feet; (4) Thence North 00°19'29" East for 205.42 feet; (5) Thence North 12°44'53" West for 19.67 feet; (6) Thence North 00°05'29" West for 14.10 feet; (7) Thence North 01°13'50" West for 10.14 feet; (8) Thence North 00°11'39" East for 428.94 feet; (9) Thence North 16°03'50" East for 9.42 feet; (10) Thence North 00°11'33" West for 69.98 feet; (11) Thence North 17°15'06" West for 10.02 feet; (12) Thence North 02°11'40" West for 9.38 feet; (13) Thence North 05°31'07" East for 51.35 feet; (14) Thence North 08°56'37" East for 54.80 feet; (15) Thence North 01°20'54" East for 95.37 feet; (16) Thence North 00°14'35" East for 159.92 feet; Thence North 44°59'12" East for 41.10 feet to the south right of way line of Pacific Street; Thence North 80°59'51" East for 438.20 feet along solid south right of way line of Pacific Street to the west line of the Little Papillon Creek; Thence south along the west line of the Little Papillon Creek for the next nine (9) courses: (1) Thence South 40°00'36" East for 61.29 feet; (2) Thence South 29°05'59" East for 144.23 feet; (3) Thence South 16°19'22" East for 192.73 feet; (4) Thence South 08°31'04" East for 61.29 feet; (5) Thence South 05°13'57" East for 338.87 feet; (6) Thence South 13°25'14" East for 85.62 feet; (7) Thence South 19°03'31" East for 70.86 feet; (8) Thence South 16°15'21" East for 64.82 feet; (9) Thence South 20°25'19" East for 373.27 feet to the Point of Beginning. Contains 24.89 acres.

### TOGETHER WITH LEGAL DESCRIPTION

A replatting of Lot 8, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the northwest corner of Lot 10, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS; Thence North 89°59'29" West (bearing referenced to the Final Plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS) for 984.71 feet along the north line of said Lot 10 to the east right of way line of 72nd Street; Thence North 02°10'39" West for 244.57 feet along said east right of way line; Thence North 44°49'21" East for 50.00 feet along said east right of way line to the south right of way line of Pine Street; Thence east along the south right of way line of Pine Street for the next five (5) courses: (1) Thence North 89°49'21" East for 82.02 feet; (2) Thence along a curve to the right (having a radius of 214.88 feet and a long chord bearing South 77°16'33" East for 95.96 feet) for an on length of 96.77 feet; (3) Thence South 64°22'28" East for 267.72 feet; (4) Thence along a curve to the left (having a radius of 645.00 feet and a long chord bearing South 89°30'46" East for 119.93 feet) for an on length of 119.93 feet; (5) Thence South 81°29'14" East for 338.70 feet to the west line of the Little Papillon Creek; Thence South 20°25'19" East for 42.30 feet to the Point of Beginning. Contains 3.42 acres for a combined area of 28.31 acres.

Robert D. Proett, L.S. #379  
 July 5, 2000  
 Date



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, FIRST DATA RESOURCES, a Nebraska corporation and OMAHA PUBLIC POWER DISTRICT, a Political Subdivision State of Nebraska, OWNERS, of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be known as AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1; and we do hereby certify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant to the city of Omaha, Nebraska, and to the Omaha Public Power District and U.S. West Communications 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 System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downspans and anchors, cables, conduits and other related facilities; and to extend thereon poles 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 and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and on eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, poles, conduits and other related facilities, and to extend thereon poles for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not in any way interfere with the aforesaid uses or rights herein granted.

### PETITION

KNOW ALL MEN BY THESE PRESENTS: That we, FIRST DATA RESOURCES, a Nebraska corporation and OMAHA PUBLIC POWER DISTRICT, a Political Subdivision State of Nebraska, being the sole OWNERS, of the land described within the Land Surveyor's Certificate and abutting the following dedicated street: 72nd Street do hereby petition the City Council of Omaha, Nebraska, to vacate any and all public streets and/or alleys within the boundaries of the plat as described above.

### FIRST DATA RESOURCES, OWNER

*William M. McKenzie*  
 Managing Director - New Business Development

### OMAHA PUBLIC POWER DISTRICT, OWNER

*William D. Deary*  
 Vice President

### ACKNOWLEDGMENT OF NOTARIES

State of Nebraska }  
 County of Douglas } SS  
 On this 5th day of July, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Richard A. Zehner, who is personally known to me to be the identical person whose name is affixed to the above instrument as Managing Director - New Business Development of FIRST DATA RESOURCES, a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

State of Nebraska }  
 County of Douglas } SS  
 On this 5th day of July, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared William D. Deary, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of OMAHA PUBLIC POWER DISTRICT, a Political Subdivision State of Nebraska, OWNER and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

*Bonnie M. McKenzie*  
 Notary Public  
 My Comm. Exp. Oct. 14, 2000

*Larry J. Hagan*  
 Notary Public  
 My Comm. Exp. May 5, 2003



THIS IS TO CERTIFY that the foregoing plat was duly filed for record in the office of the County Treasurer of Douglas County, Nebraska, on this 19th day of July, 2000.

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1 (Lots 1 through 7, inclusive) as to the design standards this 19th day of July, 2000.

*Jenny Kieragga*  
 City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

*Jenny Kieragga*  
 City Engineer

### APPROVAL OF CITY PLANNING BOARD

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1 was approved by the CITY PLANNING BOARD, this 2nd day of July, 2000.

*Jeffrey M. ...*  
 Chairman, CITY PLANNING BOARD

### APPROVAL OF OMAHA CITY COUNCIL

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1 was approved and passed by the City Council of Omaha, Nebraska, on this 19th day of July, 2000.

*Max ...*  
 City Clerk

drawn by get  
 designed by RDP  
 reviewed by FAK  
 revisions

path/filename 00007/0007R101  
 reference 000001

lamp, rynearson & associates, inc.  
 engineers, planners, surveyors  
 1470 west dodge road, suite 100  
 omaha, nebraska 68104-2028  
 ph. 402-463-2498  
 fax. 402-463-2790

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks 00007.00-003  
 book page  
 date JULY 5, 2000  
 sheet 1 of 1