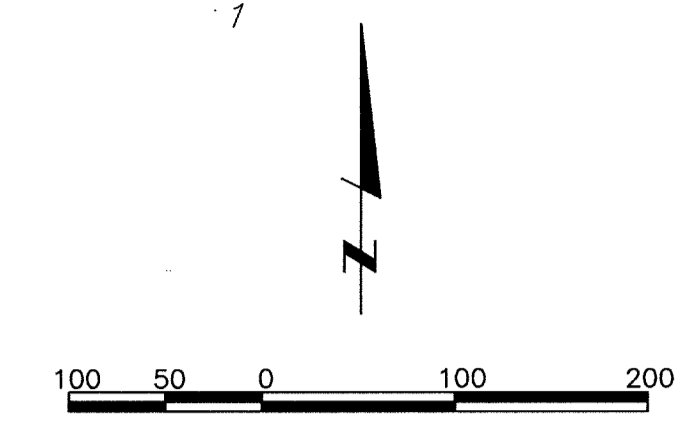


AKSARBEN VILLAGE

AKSARBEN VILLAGE (Lots 1 through 16) being a replatting of Lot 1, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, AND Lot 2, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. AND ALSO a platting of part of Aksarben Drive to be vacated herewith.

DEED 2007016517
FEB 15 2007 15:39 P 31

AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 3



LEGEND
 • Corner Found (5/8" Rebar unless otherwise noted)
 SDX Star Drill Hole with Chiseled "X"
 ▲ Corner Found (1 1/4" yellow plastic cap stamp LS 545)
 △ Corner Set (1 1/2" yellow plastic cap stamp LS 379)

1029.0 NGVD88
1028.6 NAVD29

AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 6

AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 7

AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 8

69	121	144	173	196	49	1
91	120	143	172	195	48	2
68	119	142	171	194	47	3
90	118	141	170	193	46	4
67	117	140	169	192	45	5
92					44	6
WEST HILL					43	7
					42	8
					41	9
					40	10
					39	11

AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 2

- 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00'	104.39'	103.86'	354.4370
C2	300.00'	94.12'	93.74'	319.5787
C3	300.00'	52.86'	52.89'	179.8129
C4	600.00'	105.40'	105.27'	178.9390

Drawn by: EAM/ARJ
 Designed by: RDP
 Reviewed by:
 Path/Username: 040861.dwg_04086101.dwg
 Revisions:
 WWW.LRA-INC.COM
 Lamp, Rynearson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 AKSARBEN VILLAGE, LOTS 1 THROUGH 16
 Douglas County, Nebraska
 FINAL PLAT
 Job number - tasks: 04086.01 / 200
 book page
 date: August 21, 2006
 sheet 1 of 2

AKSARBEN VILLAGE

AKSARBEN VILLAGE (Lots 1 through 16) being a replatting of Lot 1, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, AND Lot 2, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. AND ALSO a platting of part of Aksarben Drive to be vacated herewith.

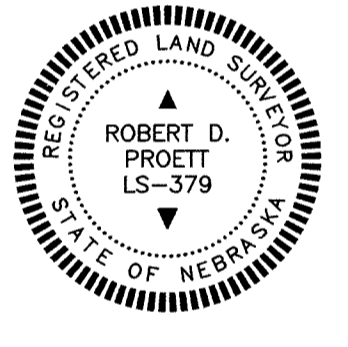
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been established as shown hereon at all angle points, corners and ends of all curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be established at all angle points, corners and ends of all curves on all lots and streets in said subdivision to be known as AKSARBEN VILLAGE (Lots 1 through 16) being a replatting of Lot 1, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, AND Lot 2, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, AND ALSO part of the right of way for Nebraska Highway # 38 (Center Street and West Center Road) in part of the Southwest Quarter and part of the Southeast Quarter of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, the entire tract described by metes and bounds as follows:

- Beginning at the 5/8" rebar at the southwest corner of Lot 1, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 6;
- Thence North 89°55'00" East (bearings referenced to the Final Plat of AKSARBEN BUSINESS & EDUCATION CAMPUS) for 1005.59 feet to a 5/8" rebar at the southeast corner of said Lot 1;
- Thence North 00°05'20" West for 562.11 feet to a star drill hole with a chiseled "x" at the northeast corner of said Lot 1;
- Thence North 89°54'40" East for 389.00 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 545 at the northwest corner of said Lot 2, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;
- Thence South 00°05'20" East for 742.20 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 545 at the southwest corner of Lot 1, AKSARBEN BUSINESS & EDUCATION CAMPUS REPLAT 8;
- Thence North 89°54'40" East for 612.73 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 545 at the southeast corner of said Lot 1;
- Thence South 00°07'15" East for 75.62 feet along the west right of way line of 64th Street to a 5/8" rebar in the north right of way line of Shirley Street;
- Thence South 89°55'13" East for 374.19 feet along said south right of way line;
- Thence South 45°00'00" East for 30.07 feet along the chamfer to the west right of way line of 63rd Street;
- Thence South 00°16'04" East for 1210.60 feet along said west right of way line to a 3/4" rebar in the north right of way line of Center Street;
- Thence west along the north right of way line of Nebraska Highway # 38 (Center Street and West Center Road) for the next ten (10) courses:
- (1) Thence South 89°25'43" West for 667.26 feet to a star drill hole with a chiseled "x";
 - (2) Thence North 84°43'51" West for 111.32 feet;
 - (3) Thence South 89°07'28" West for 146.77 feet;
 - (4) Thence South 87°19'35" West for 182.94 feet;
 - (5) Thence South 89°56'42" West for 178.76 feet;
 - (6) Thence South 00°20'52" East for 8.06 feet;
 - (7) Thence South 87°15'04" West for 182.62 feet;
 - (8) Thence North 89°58'23" West for 110.11 feet;
 - (9) Thence along a curve to the right (having a radius of 306.31 feet and a long chord bearing North 52°10'31" West for 304.89 feet) for an arc length of 319.12 feet;
 - (10) Thence North 22°00'21" West for 32.37 feet to the south end of Aksarben Drive;
- Thence South 69°07'15" West for 59.54 feet along said south end to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 379;
- Thence North 23°56'13" West for 258.56 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 379;
- Thence along a curve to the right (having a radius of 919.42 feet and a long chord bearing North 22°07'56" West for 57.91 feet) for an arc length of 57.92 feet;
- Thence North 20°19'21" West for 54.49 feet along said west line to the former east right of way line of Aksarben Drive;
- Thence North 32°10'40" West for 70.51 feet along said east right of way line;
- Thence North 20°54'28" West for 766.42 feet along said east right of way line;
- Thence North 19°57'35" West for 201.44 feet along said east right of way line to the Point of Beginning.

Note: All corners monumented with a 5/8" rebar unless noted otherwise.

Robert D. Proett, LS 379



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, AK-SAR-BEN Future Trust, a Nebraska Nonprofit Corporation, OWNER and First National Bank of Omaha, and WaitCorp, LLC, MORTGAGEES, of part 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 and named as shown hereon, said subdivision to be hereafter known as AKSARBEN VILLAGE (Lots 1 through 16, inclusive); do hereby ratify and approve of the disposition of our property as shown on that plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District and Qwest 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 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 an eight foot (8') wide strip of land in each lot abutting all public rights of ways. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs.

PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, AK-SAR-BEN Future Trust, a Nebraska Nonprofit Corporation, OWNER and First National Bank of Omaha, and WaitCorp, LLC, MORTGAGEES, of part of the land described in the Land Surveyor's Certificate and embraced within this plat do hereby PETITION the City Council of Omaha, Nebraska, to vacate that part of Aksarben Drive falling within Lot 10, described as follows: Beginning at the east end of the chamfer at the southwest corner of said Lot 10; Thence North 72°18'34" West (bearings referenced to the Final Plat of AKSARBEN BUSINESS & EDUCATION CAMPUS) for 6.96 feet along the west line of said Lot 10; Thence along a curve to the right (having a radius of 922.36 feet and a long chord bearing North 25°09'51" West for 38.44 feet) for an arc length of 39.45 feet along said west line; Thence North 23°56'13" West for 291.14 feet along said west line; Thence along a curve to the right (having a radius of 919.42 feet and a long chord bearing North 22°07'56" West for 57.91 feet) for an arc length of 57.92 feet; Thence North 20°19'21" West for 54.49 feet along said west line to the former east right of way line of Aksarben Drive; Thence South 32°10'59" East for 377.90 feet along said former east right of way line; Thence South 22°00'21" East for 32.37 feet along said former east right of way line; Thence along a curve to the left (having a radius of 306.31 feet and a long chord bearing South 25°46'38" East for 37.20 feet) for an arc length of 37.23 feet along said former east right of way line to the south line of said Lot 10; Thence South 61°52'10" West for 53.69 feet to the Point of Beginning.

AK-SAR-BEN Future Trust, a Nebraska Nonprofit Corporation, OWNER
Kermit Brashear, Assistant Secretary

First National Bank of Omaha, MORTGAGEE
Eric Musjerd, Vice President

WaitCorp, LLC, MORTGAGEE
John Schuele, Executive Vice President and Chief Financial Officer

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
 JSS
County of Douglas)

On this 23rd day of August, 2006, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Kermit Brashear, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Assistant Secretary of AK-SAR-BEN Future Trust, and he acknowledged the signing of the same to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

Kermit Brashear
Notary Public

State of Nebraska)
 JSS
County of Douglas)

On this 22nd day of August, 2006, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Eric Musjerd, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Vice President of First National Bank of Omaha, and he acknowledged the signing of the same to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

Eric Musjerd
Notary Public

State of Nebraska)
 JSS
County of Douglas)

On this 22nd day of August, 2006, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared John Schuele, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Executive Vice President and Chief Financial Officer of WaitCorp, LLC, and he acknowledged the signing of the same to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

John Schuele
Notary Public

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 19 day of October, 2006.

Julie P. Lacey
Douglas County Treasurer

APPROVAL OF OMAHA CITY COUNCIL

This plat of AKSARBEN VILLAGE was approved and accepted by the City Council of Omaha, Nebraska, this 3rd day of October, 2006.

David Schell
President of the City Council

Miss Jolyn
Mayor

Attest:
Christa Brown
City Clerk

ELEVATION NOTE

Base Flood Elevations are as per FIRIM Panel 0332H effective December 2, 2005 (NGVD 88). The minimum Elevation of any finished floor shall be one foot above the Base Flood Elevation.

BENCHMARK

- BM1 - RIM OF SANITARY MH
- 30 FEET EAST AND 346 FEET NORTH OF THE EAST MERCY ROAD BRIDGE ABUTMENT
N = 1794.813
E = 5163.561
ELEV = 1055.71 (NAVD 29)
- BM2 - RIM OF SANITARY MH
- 30 FEET EAST AND 346 FEET NORTH OF THE EAST MERCY ROAD BRIDGE ABUTMENT
N = 1492.777
E = 3052.088
ELEV = 1027.63 (NAVD 29)
- BM3 - RIM OF SANITARY MH
- 33 FEET WEST AND 8 FEET SOUTH OF THE WEST MERCY ROAD BRIDGE ABUTMENT
N = 1051.800
E = 3012.020
ELEV = 1029.35 (NAVD 29)

COUNTY ENGINEER'S CERTIFICATE

This plat of AKSARBEN VILLAGE was reviewed by the Douglas County Engineer, and I find that the same complies with the provisions of the Nebraska Engineering Law, Chapter 48, R.S., and the rules and regulations of the Board of Professional Engineers, and I hereby certify that the same is correct and true.

Date 8/14/06

John Schuele
Douglas County Engineer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of AKSARBEN VILLAGE, Lots 1 through 16, inclusive, as to the design standards this 7th day of September, 2006.

Charles Krupnik
City Engineer

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

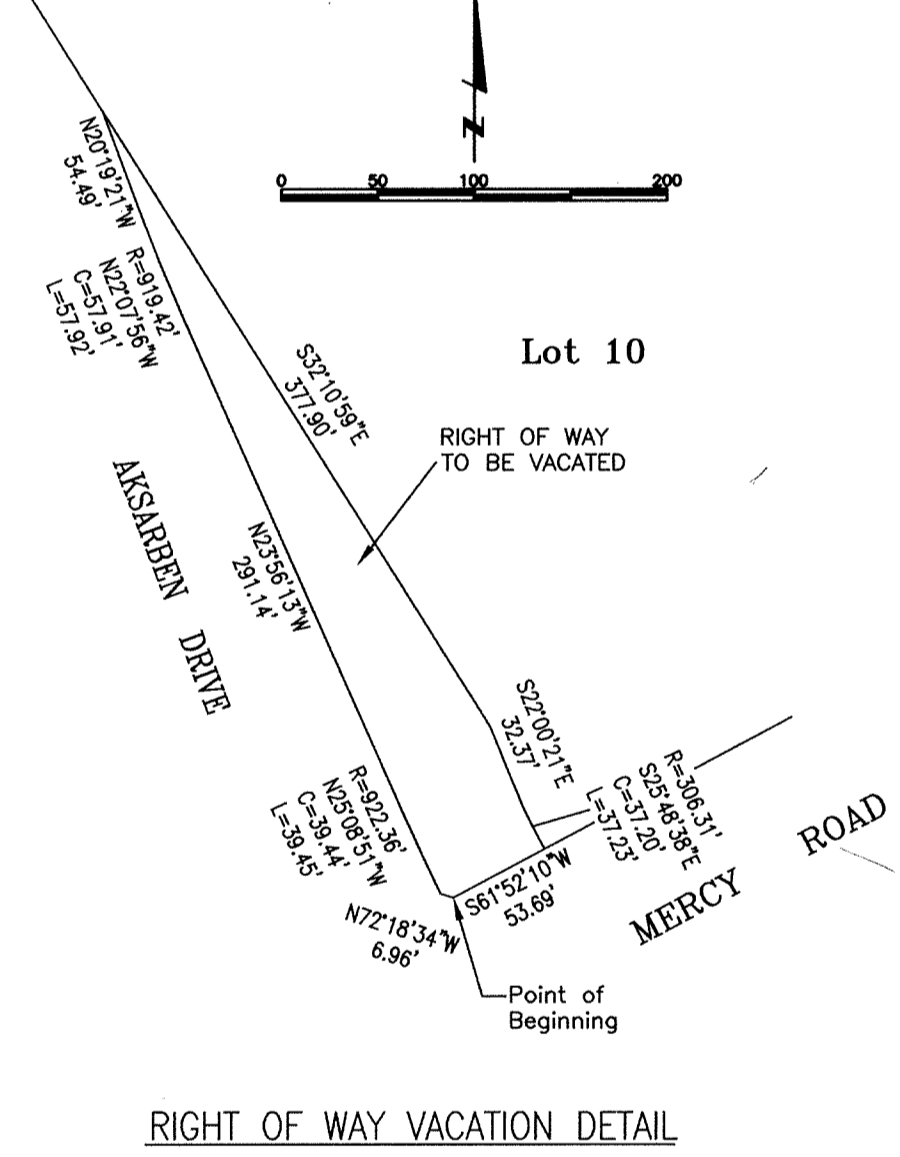
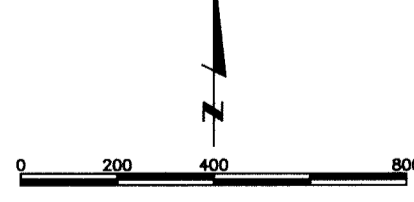
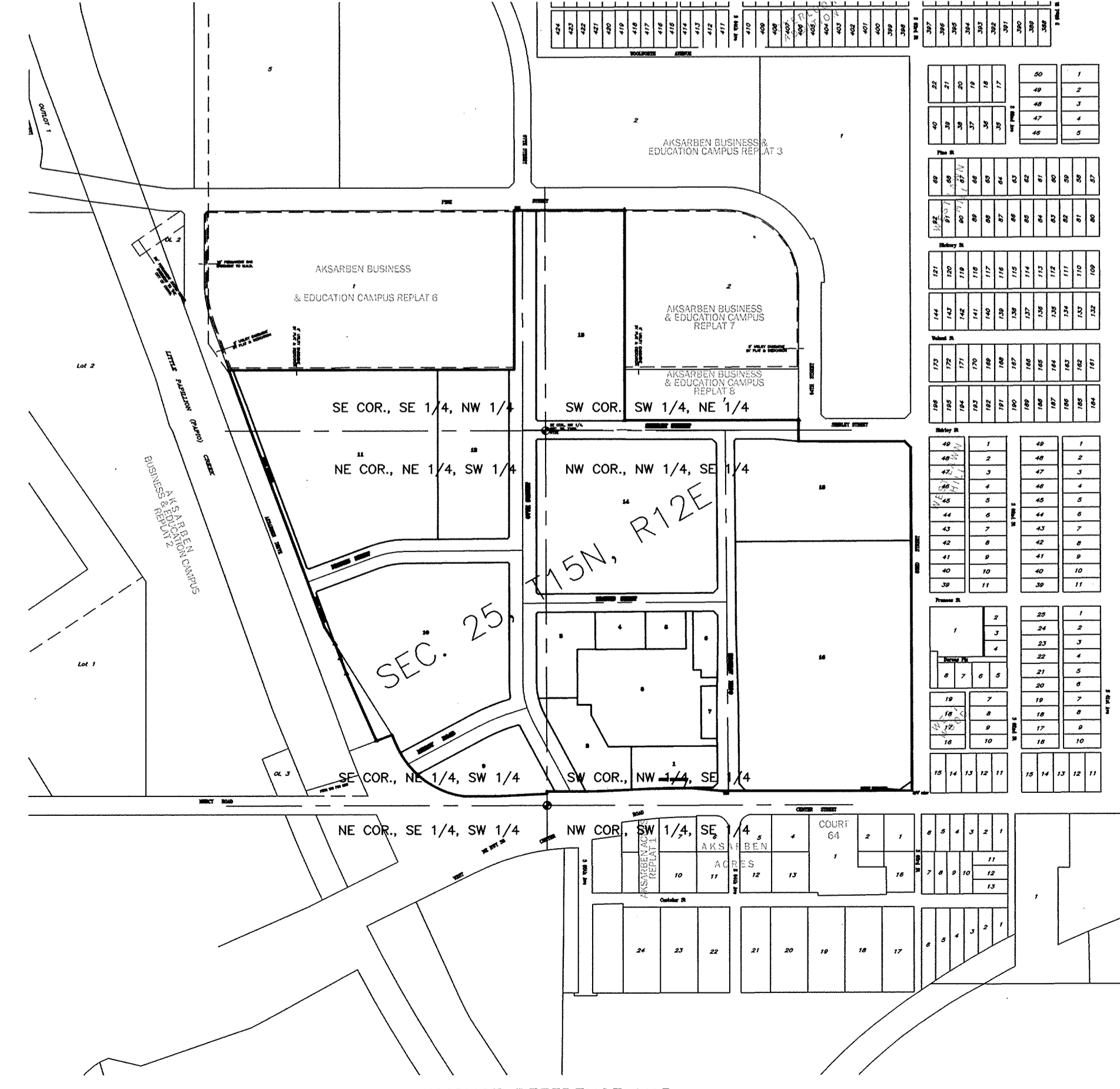
Date November 6th 2006

Charles Krupnik
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of AKSARBEN VILLAGE was approved by the City Planning Board of the City of Omaha, Nebraska, this 12th day of July, 2006.

John Schuele
Chairman, City Planning Board



drawn by
EAM/ASU

designed by
RDP

reviewed by

path/terrace
04086_Village_04086F101.dwg

revision

WWW.LRA-INC.COM

(Ph) 402.496.2498
(Fax) 402.496.2730

Lamp, Rymearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

AKSARBEN VILLAGE, LOTS 1 THROUGH 16
Douglas County, Nebraska

FINAL PLAT

job number - tasks
04086.01 / 200

book page

date
August 21, 2006

sheet
2 of 2