



DEED 2004106656



AUG 11 2004 11:35 P 9

Nebr Doc Stamp Tax
8.11.04
Date
\$ 4.24
By CC

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
8/11/2004 11:35:44.54



2004106656

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

deed
~~made~~
9
27

FEE \$8.50 FB 09-35560-old

BKP _____ C/O _____ COMP _____

DEL _____ SCAN _____ FV _____

Temp. 12.4.01

City 1
Attn - Chris

LONG SCHOOL MARKETPLACE

BEING A REPLAT OF BLOCK 6 AND BLOCK 7, SHINN'S ADDITION AND A PORTION OF CHARLES STREET, DOUGLAS COUNTY, NEBRASKA

PROJECT NO.
EGA031263
DRAWN IN EGA031286

NO.	REVISIONS	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

3915 Cuming Street
Omaha, Nebraska 68131
402 / 551-0631

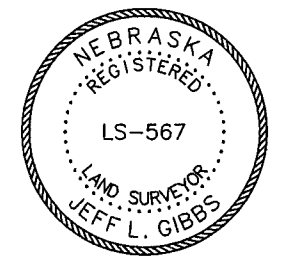
- ENGINEERING
- PLANNING
- LAND SURVEYING

**LONG SCHOOL MARKETPLACE
FINAL PLAT**
24th & HAMILTON
OMAHA, NEBRASKA

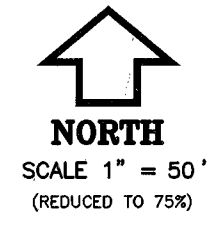
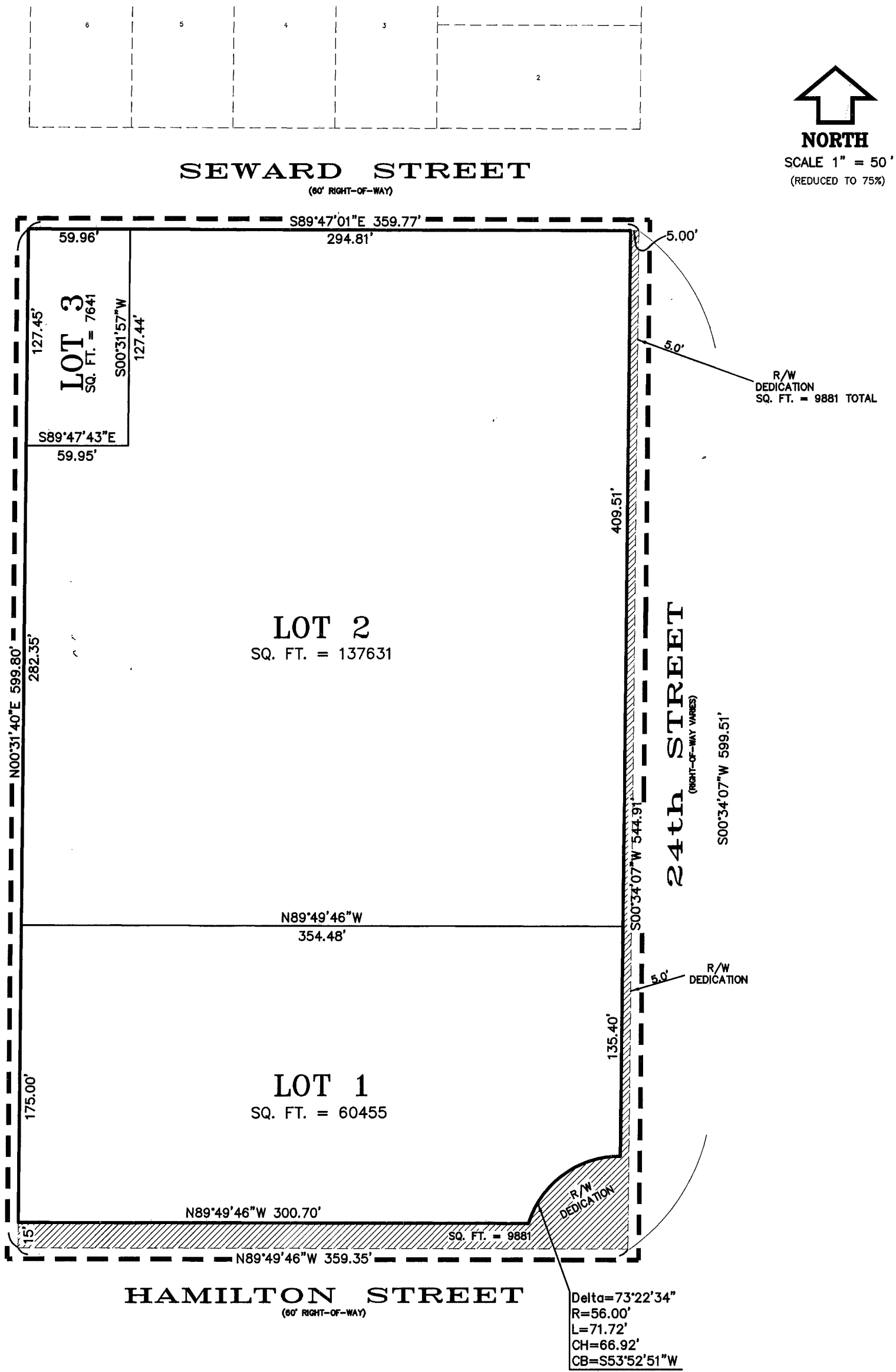
DATE: 10-29-03
DESIGNED BY:

DRAWN BY:
WAW
CHECKED BY:

CREW:



SHEET NO.
1 OF 1



COUNTY ENGINEER'S CERTIFICATE
THIS PLAT OF LONG SCHOOL MARKETPLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 17th DAY OF June, 2004 A.D.
COUNTY ENGINEER [Signature]

OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF LONG SCHOOL MARKETPLACE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 27th DAY OF July, 2004 A.D.
MAYOR [Signature]
CITY CLERK [Signature]
CITY COUNCIL PRESIDENT [Signature]



APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF LONG SCHOOL MARKETPLACE AS TO THE DESIGN STANDARDS THIS 21st DAY OF June, 2004 A.D.
CITY ENGINEER [Signature]

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
THIS 6th DAY OF Aug, 2004 A.D.
CITY ENGINEER [Signature]

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATED THIS 29th DAY OF June, 2004 A.D.
COUNTY TREASURER [Signature]

APPROVAL OF THE CITY PLANNING BOARD
THIS PLAT OF LONG SCHOOL MARKETPLACE WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 3rd DAY OF December, 2003 A.D.
CHAIRMAN [Signature]

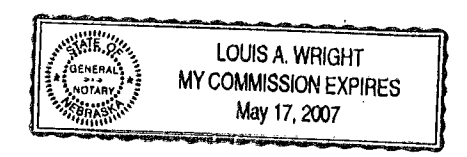
- NOTES:**
- 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
 - 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
 - 3) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
 - 4) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

DEDICATION
KNOW ALL MEN THESE PRESENTS, THAT I, WENTY FOURTH & HAMILTON, L.L.C. AND TABERNACLE FIRST CHURCH OF CHRIST HOLINESS

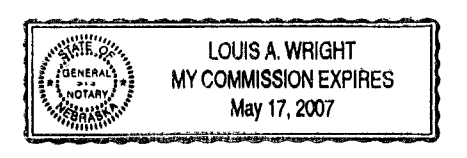
BEING SOLE OWNER(S) AND PROPRIETOR(S) OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS LONG SCHOOL MARKETPLACE THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 3, INCLUSIVE), AND I/WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I/WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIORS LOTS; I/WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL OUL-DE-SAC STREETS; NO PERMANENT BUILDING OR RETAINING 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I/WE DO HEREBY SET MY/OUR HAND(S) THIS 15th DAY OF JUNE, 2004 A.D. THIS 15th DAY OF JUNE, 2004 A.D.
FOR: WENTY FOURTH & HAMILTON, L.L.C. FOR: TABERNACLE FIRST CHURCH OF CHRIST HOLINESS
BY: [Signature] BY: [Signature]
AS: MANAGING MEMBER AS: Pastor

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 15th DAY OF JUNE, 2004 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED ALVIN M. GOODWIN WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) ARE AFFIXED TO THE INSTRUMENT AS MANAGING MEMBER OWNER(S) OF SAID PROPERTY, AND HE/THEY ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS/THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 17th DAY OF MAY, 2007 A.D.



CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 15th DAY OF JUNE, 2004 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED REVEREND JOHN HOGAN WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) ARE AFFIXED TO THE INSTRUMENT AS PASTOR OWNER(S) OF SAID PROPERTY, AND HE/THEY ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS/THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 17th DAY OF MAY, 2007 A.D.



SURVEYOR'S CERTIFICATE
I, JEFF L. GIBBS, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF LONG SCHOOL MARKETPLACE HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SAID SUBDIVISION ARE AS FOLLOWS:
LONG SCHOOL MARKETPLACE, LOTS 1, 2 AND 3, BEING A REPLAT OF LOTS 1 THROUGH 12 INCLUSIVE, BLOCK 6 AND LOTS 1 THROUGH 12 INCLUSIVE, BLOCK 7 AND THE VACATED ALLEYS LYING WITHIN SAID BLOCKS 6 AND 7 AND INCLUDING THAT PART OF VACATED CHARLES STREET LYING BETWEEN AND ADJOINING SAID BLOCKS 6 AND 7, ALL AS SURVEYED, PLATTED AND RECORDED IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART DEDICATED FOR PUBLIC RIGHT-OF-WAY.

JEFF L. GIBBS, L.S. 567
DATE: 06/14/04