

Deed H
1124
RECEIVED
SEP 16 10 43 AM '91

TECH PLAZA

LOTS 1 THRU 4, INCLUSIVE

BEING A REPLATTING OF LOT 78, KEYSTONE PARK A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST 1/2 OF THE VACATED STREET ADJOINING ON THE WEST AND LOTS 4, 5, 6 AND 7, WEST BENSON, A SUBDIVISION OF LOT 84 SAID KEYSYONE PARK TOGETHER WITH THE WEST 1/2 OF THE VACATED STREET ADJOINING ON THE EAST AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING ON THE WEST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TECH PLAZA, LOTS 1 THRU 4, INCLUSIVE, BEING A REPLAT OF LOT 78, KEYSTONE PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST 1/2 OF THE VACATED STREET ADJOINING ON THE WEST AND LOTS 4, 5, 6 AND 7, WEST BENSON, A SUBDIVISION OF LOT 84, SAID KEYSTONE PARK, TOGETHER WITH THE WEST 1/2 OF THE VACATED STREET ADJOINING ON THE EAST AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING ON THE WEST, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 78; THENCE SOUTH (ASSUMED BEARING) 258.59 FEET ON THE EAST LINE OF SAID LOT 78 TO THE SE CORNER OF SAID LOT 78; THENCE N89°53'19"W 426.48 FEET ON THE SOUTH LINE OF SAID LOT 78 AND ITS WESTERLY EXTENSION TO THE CENTERLINE OF THE VACATED STREET ADJOINING SAID LOT 78 ON THE WEST; THENCE S18°53'42"E 84.70 FEET ON THE CENTERLINE OF SAID VACATED STREET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE N89°49'32"W 144.07 FEET ON THE SOUTH LINE OF SAID LOT 7 AND ITS EASTERLY AND WESTERLY EXTENSION TO THE CENTERLINE OF THE VACATED ALLEY ADJOINING SAID LOT 7 ON THE WEST; THENCE N18°54'19"W 199.32 FEET ON THE CENTERLINE OF SAID VACATED ALLEY TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4; THENCE S89°48'41"E 144.12 FEET ON THE NORTH LINE OF SAID LOT 4 AND ITS WESTERLY AND EASTERLY EXTENSION TO THE CENTERLINE OF THE VACATED STREET ADJOINING SAID LOT 78 ON THE WEST; THENCE N18°53'42"W 161.07 FEET ON THE CENTERLINE OF SAID VACATED STREET TO THE SOUTH LINE OF WIRT STREET; THENCE S89°39'50"E 515.75 FEET ON THE SOUTH LINE OF WIRT STREET AND ON THE NORTH LINE OF SAID LOT 78 TO THE POINT OF BEGINNING.

JUNE 5, 1991
DATE

James Warner
JAMES D. WARNER, NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DOUGLAS L. MUNTER AND CECILIA K. MUNTER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TECH PLAZA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID 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.

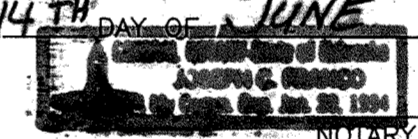
Douglas L. Munter
DOUGLAS L. MUNTER

Cecilia K. Munter
CECILIA K. MUNTER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF JUNE, 1991, BY DOUGLAS L. MUNTER AND CECILIA K. MUNTER, HUSBAND AND WIFE.



Joseph C. Franco
NOTARY PUBLIC

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 THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 25 DAY OF June, 1991.

DEPUTY

Don J. Kallus
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF TECH PLAZA ON THIS 27TH DAY OF June, 1991.

Rory P. Neumann
CITY ENGINEER

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

DATE Sept 9, 1991

Rory P. Neumann
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF TECH PLAZA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 10th DAY OF July, 1991.

Michael D. Jaly
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF TECH PLAZA WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 27th DAY OF August, 1991.

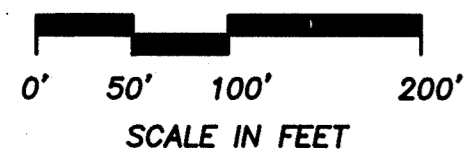
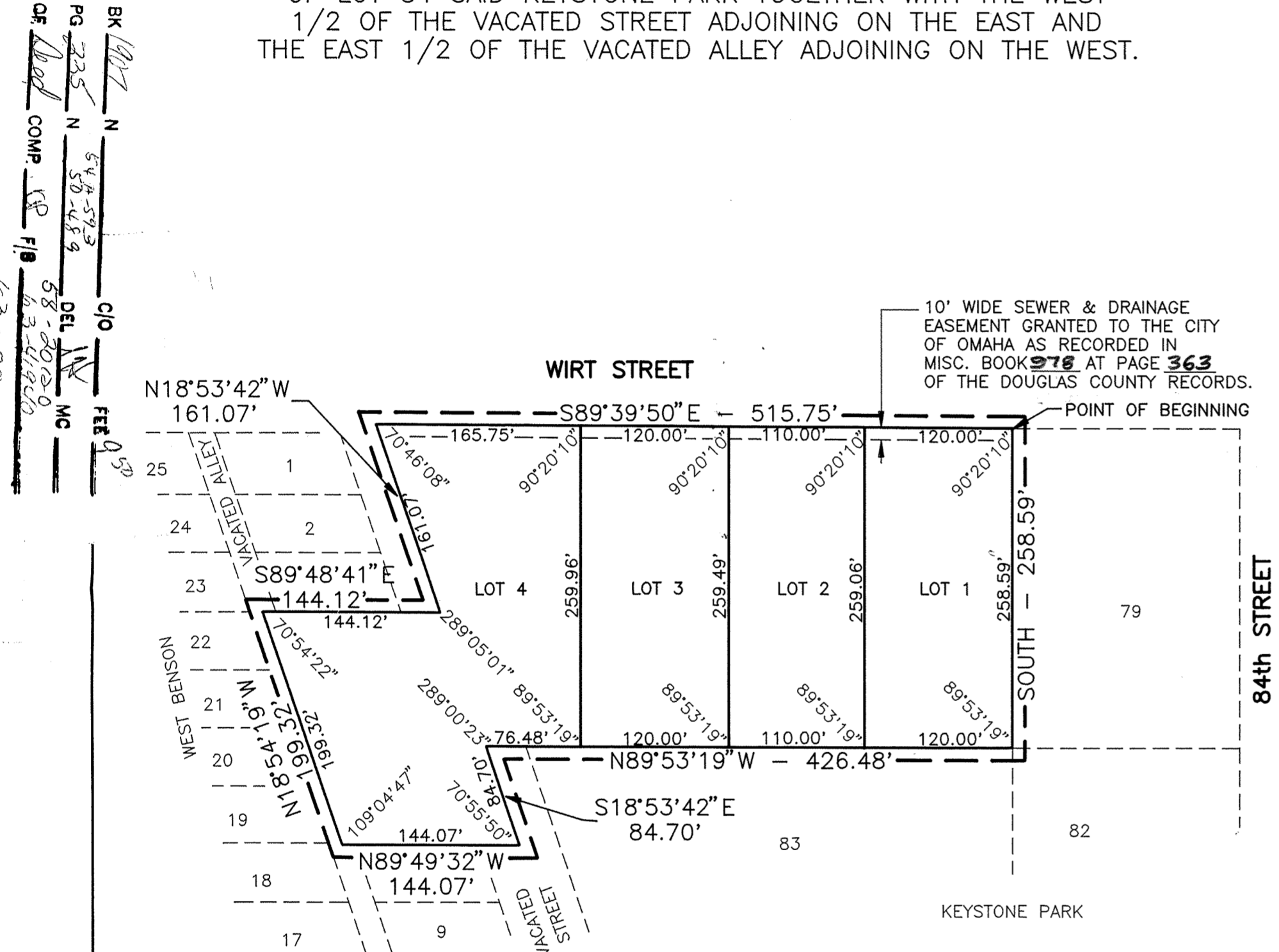
John Morgan
MAYOR

Joseph L. Fernald
PRESIDENT

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF TECH PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 24 DAY OF JUNE, 1991.

Philip A. Runke
DOUGLAS COUNTY ENGINEER



AS SHOWN	JUNE 5, 1991
SCALE	DATE
DRAWN BY	RTM
CHECKED BY	
REVISION	

TECH PLAZA

FINAL PLAT

2 THOMPSON, DRESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA, NEBRASKA 68154
TELEPHONE: (402) 330-8860

JOB NUMBER
871-101

TECH PLAZA
F2 # 25