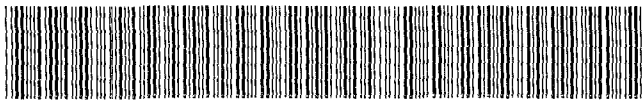


DEED 2007140005



DEC 21 2007 12:07 P 16

Deed 16-25435
FEE 28.00 FR 01-600000 old
16 BNP 21-15-13 G/D COMP
36 DEL SD SCAN FV MS

NE NW West E 16-42360
SE NW Mt 16-27061
Summ 16-37460
Red G 16-32240
Red G Rep 1
16-32246

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/21/2007 12:07:51.96



2007140005

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Franx 16-13132
Land 01-600000

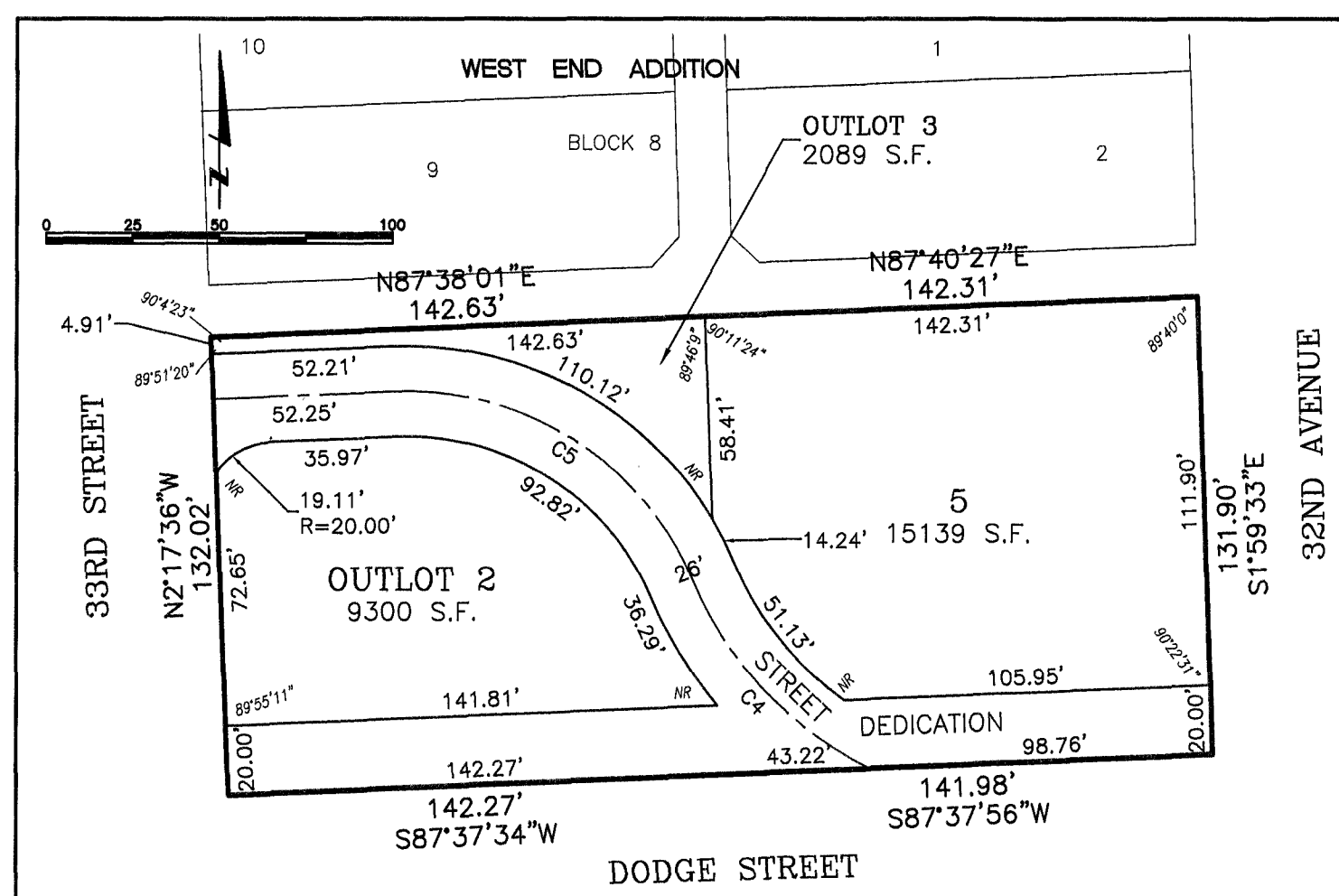
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14710 WEST Dodge Rd.
Omaha NE 68154
496-2498

Check Number
2097

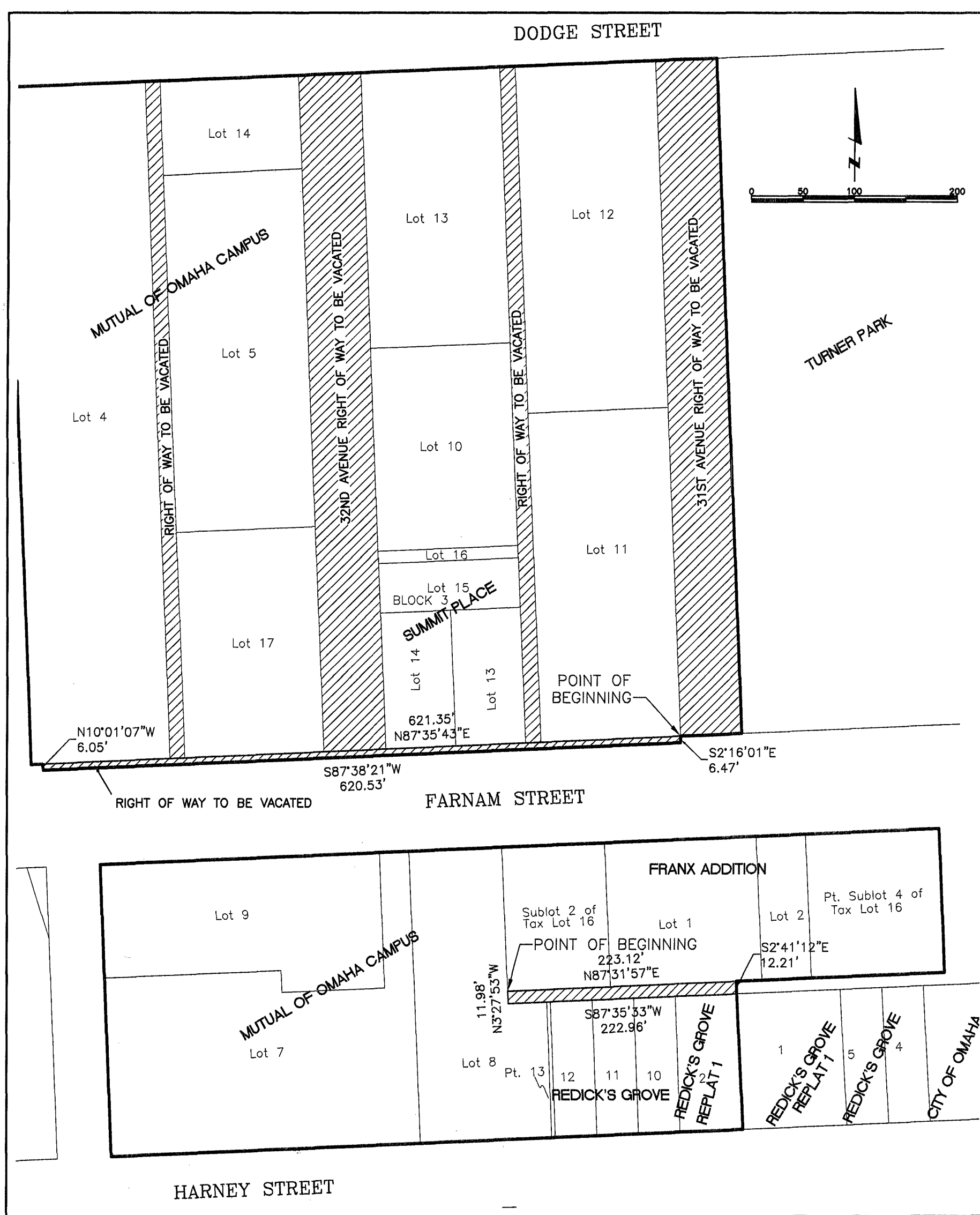
MIDTOWN CROSSING AT TURNER PARK

LOTS 1 THROUGH 5, INCLUSIVE AND OUTLOTS 1 THROUGH 4, INCLUSIVE

DETAIL—LOT 5 AND OUTLOTS 2 AND 3



RIGHT OF WAY VACATION DETAIL



LEGAL DESCRIPTION OF THE STREET AND ALLEY VACATIONS

Vacation of the north-south alley lying east of Lot 4, MUTUAL OF OMAHA CAMPUS, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, west of Lots 5, 14 and 17, MUTUAL OF OMAHA CAMPUS, south of the south right of way line of Dodge Street and north of the north right of way line of Farnam Street.

Vacation of 32nd Avenue lying south of the south right of way line of Dodge Street and north of the north right of way line of Farnam Street.

Vacation of the north-south alley lying east of Lot 10 and 13, MUTUAL OF OMAHA CAMPUS and Lots 13, 15, and part of Lot 16, Block 3, SUMMIT PLACE, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, west of Lots 11 and 12, MUTUAL OF OMAHA CAMPUS, south of the south right of way line of Dodge Street and north of the north right of way line of Farnam Street.

Vacation of 31st Avenue lying south of the south right of way line of Dodge Street and north of the north right of way line of Farnam Street.

Vacation of that part of Farnam Street described as follows:
Beginning at the intersection of the west right of way line of 31st Avenue with the north right of way line of Farnam Street;
Thence South 02°18'01" East (assumed bearings) for 6.47 feet along the extended west right of way line of 31st Avenue;
Thence South 87°38'21" West for 620.53';
Thence North 10°01'07" West for 6.05 feet to the north right of way line of Farnam Street;
Thence North 87°35'43" East for 621.35 feet along said north right of way line to the Point of Beginning.

Vacation of that part of the east-west alley lying south of Sublot 2 of Tax Lot 16 in the Northwest Quarter of Section 21, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska AND part of Lot 1, FRANK ADDITION and north of Lots 10, 11, 12 and part of Lot 13, REDICK'S GROVE, Lot 2, REDICK'S GROVE REPLAT 1, and a portion of Lot 8, MUTUAL OF OMAHA CAMPUS, subdivisions, as surveyed, plotted and recorded in Douglas County, Nebraska, described as follows:
Beginning at the southwest corner of said Sublot 2 of Tax Lot 16 in the Northwest Quarter of said Section 21;
Thence North 87°31'57" East for 223.12 feet along the south line of said Sublot 2 of Tax Lot 16 in the Northwest Quarter of said Section 21 and the south line of Lot 1, FRANK ADDITION;
Thence South 02°41'12" East for 12.21 feet along the extended east line of said Lot 2, REDICK'S GROVE REPLAT 1 to the northeast corner thereof;
Thence South 87°35'33" West for 222.96 feet along the north line of Lot 2, REDICK'S GROVE REPLAT 1 and the north line of said Lots 10, 11, 12 and part of Lot 13, REDICK'S GROVE, AND a portion of Lot 8, MUTUAL OF OMAHA CAMPUS to the east line of a portion of Lot 8, MUTUAL OF OMAHA CAMPUS;
Thence North 03°27'53" West for 11.98 feet along said east line to the southwest corner of Sublot 2 of Tax Lot 16 in the Northwest Quarter of said Section 21 and the Point of Beginning.

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 Long Surveyor's Certificate and embraced in this plot, as records in this office, this

14 day of December 2007

[Signature]
Douglas County Treasurer

COUNTY ENGINEER'S CERTIFICATE

This plot of MIDTOWN CROSSING AT TURNER PARK was reviewed by the Douglas County Engineer, and approved as to the design standards this

5/10/07

[Signature]
Douglas County Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plot of MIDTOWN CROSSING AT TURNER PARK was approved and accepted by the City Council of Omaha, Nebraska, this

17th day of December, 2007.

[Signature]
President of the City Council

[Signature]
Mayor

[Signature]
City Clerk

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plot of MIDTOWN CROSSING AT TURNER PARK as to the design standards this

25th day of MAY, 2007.

[Signature]
City Engineer

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

December 20th, 2007

[Signature]
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plot of MIDTOWN CROSSING AT TURNER PARK was approved by the City Planning Board of the City of Omaha, Nebraska, this

6th day of June, 2007.

[Signature]
Chairman, City Planning Board

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	491.67'	213.09'	211.42'	24°49'55"
C2	144.47'	327.79'	281.87'	130°00'03"
C3	491.67'	213.63'	211.95'	24°53'40"
C4	105.50'	78.24'	74.59'	41°24'21"
C5	89.50'	108.59'	102.05'	69°31'00"

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that a bond has been posted with the City of Omaha, Nebraska, to ensure that monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as MIDTOWN CROSSING AT TURNER PARK (Lots 1 through 5, inclusive, and Outlots 1 through 4, inclusive) being a replat of:

Lots 3, 4 and 5, Block 8, WEST END ADDITION, EXCEPT the South three foot (3') thereof, AND Lot 15, MUTUAL OF OMAHA CAMPUS, both subdivisions, as surveyed, plotted and recorded in Douglas County, Nebraska, described by metes and bounds as follows:
Beginning at the intersection of the south right of way line of the east-west alley in said Block 8, WEST END ADDITION and the west right of way line of 32nd Avenue;
Thence South 01°59'33" East (assumed bearings) for 131.90 feet along said west right of way line to the present north right of way line of Dodge Street;
Thence South 87°37'58" West for 141.98 feet along said present north right of way line of Dodge Street to the southeast corner of said Lot 15, MUTUAL OF OMAHA CAMPUS;
Thence South 87°37'34" West for 142.27 feet continuing along the north right of way line to the east right of way line of 33rd Street;
Thence North 02°17'36" West for 132.02 feet along said east right of way line to the south right of way line of the east-west alley in said Block 8, WEST END ADDITION;
Thence North 87°39'01" East for 142.63 feet along said south right of way line to the northeast corner of said Lot 15, MUTUAL OF OMAHA CAMPUS;
Thence North 87°40'27" East for 142.31 feet continuing along said south right of way line to the Point of Beginning.
Contains 0.862 acres.

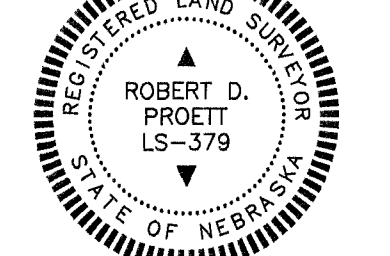
TOGETHER WITH

Lots 4, 5, 17 and 10 through 14, inclusive, MUTUAL OF OMAHA CAMPUS, AND Lots 13, 14 and 15, AND part of Lot 16, Block 3, SUMMIT PLACE, both being subdivisions, as surveyed, plotted and recorded in Douglas County, Nebraska; AND ALSO the alleys abutting the above referenced lots and subdivisions AND ALSO 31st Avenue and 32nd Avenue from the south right of way line of Dodge Street to the north right of way line of Farnam Street AND part of Farnam Street between the east right of way line of 33rd Street to the west right of way line of 31st Avenue, the entire parcel described by metes and bounds as follows:
Beginning at the intersection of the south right of way line of Dodge Street with the east right of way line of 33rd Street;
Thence North 87°38'08" East (assumed bearings) for 691.72 feet along the said south right of way line of Dodge Street to the east right of way line of 31st Avenue;
Thence South 02°18'29" East for 658.58 feet along said east right of way line to the north right of way line of Farnam Street;
Thence South 87°35'43" West for 60.00 feet along said north right of way line to the west right of way line of 31st Avenue;
Thence South 02°18'01" East for 6.47 feet along the extended west right of way line of 31st Avenue;
Thence North 10°01'07" West for 6.05 feet to the said south right of way line of Farnam Street;
Thence South 87°35'43" West for 10.88 feet along said south right of way line to the east right of way line of 33rd Street;
Thence North 02°13'45" West for 657.07 feet along said east right of way line to the Point of Beginning.
Contains 10.523 acres.

AND ALSO TOGETHER WITH

Lots 7, 8 and 9, MUTUAL OF OMAHA CAMPUS; AND Lots 10, 11, 12 and the East 3.5 feet of Lot 13, REDICK'S GROVE; AND ALSO Lot 2, REDICK'S GROVE REPLAT 1; AND ALSO Lots 1 and 2, FRANK ADDITION, all being subdivisions, as surveyed, plotted and recorded in Douglas County, Nebraska; AND ALSO Sublot 2 of Tax Lot 16 and part of Sublot 4 of Tax Lot 16, in the Northwest Quarter of Section 21, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, AND ALSO part of the east-west alley abutting said parcels, the entire parcel described by metes and bounds as follows:
Beginning at the intersection of the south right of way line of Farnam Street with the east right of way line of 33rd Street;
Thence North 87°37'12" East (assumed bearings) for 117.35 feet along the said south right of way line of Farnam Street to the northeast corner of said Sublot 4 of Tax Lot 16 in the Northwest Quarter of Section 21;
Thence South 02°16'02" East for 139.95 feet to the southeast corner of said Sublot 4 of Tax Lot 16 in the Northwest Quarter of Section 21;
Thence South 87°43'08" West for 129.60 feet along the north right of way line of the east-west alley;
Thence South 87°31'57" West for 73.26 feet along said north right of way line;
Thence South 02°41'12" East for 143.89 feet along the west line of Lot 1 in said REDICK'S GROVE REPLAT 1 to the southwest corner thereof;
Thence South 87°35'53" West for 615.50 feet along the north right of way line of Harney Street to the east right of way line of 33rd Street;
Thence North 02°16'29" West for 283.89 feet to the Point of Beginning.
Contains 4.657 acres.

Robert D. Proett, LS 379
Date: May 10, 2007



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EAST CAMPUS REALTY, LLC, the sole OWNER, of the land described in the Land Surveyor's Certificate and embraced within this plot, has 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 MIDTOWN CROSSING AT TURNER PARK (Lots 1 through 5, inclusive AND Outlots 1 through 4, inclusive), does hereby ratify and approve of the disposition of its property as shown on this plot, and does hereby dedicate to the public the streets as shown hereon.

PETITION

KNOW ALL MEN BY THESE PRESENTS: That EAST CAMPUS REALTY, LLC, the sole OWNER, of the lands abutting the rights of ways embraced within this plot, does hereby petition the City Council of Omaha, Nebraska, to vacate the streets and alleys as shown and described in the vacation details and Legal Description of the Street and Alley Vacations shown hereon.

EAST CAMPUS REALTY, LLC

By: Mutual of Omaha Insurance Company, its sole owner
[Signature]
John C. McClelland
Senior Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this the 10th day of May, 2007, before me, Notary Public duly commissioned and qualified for the State of Nebraska, appeared John C. McClelland, personally known to me to be the identical person whose name is affixed to the above instrument as Senior Vice President of Mutual of Omaha Insurance Company, a Nebraska mutual insurance company, the sole member of East Campus Realty, LLC, a Nebraska limited liability company, and he did acknowledge his execution of the above instrument to be his voluntary act and deed on behalf of said corporation on behalf of said limited liability company.

Witness my hand and seal the aforesaid date.

Notary Public, *[Signature]*



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)

drawn by: EAM
designed by: RBP
reviewed by: FAK

reference: 03074.01.DWG

revisions:

WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730

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

MIDTOWN CROSSING AT TURNER PARK (LOTS 1-5, INCL. & O.L. 1-4, INCL.)
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

Job number-tasks: 03074.01-203
book page:
date: 5-10-07
sheet: 1 of 1