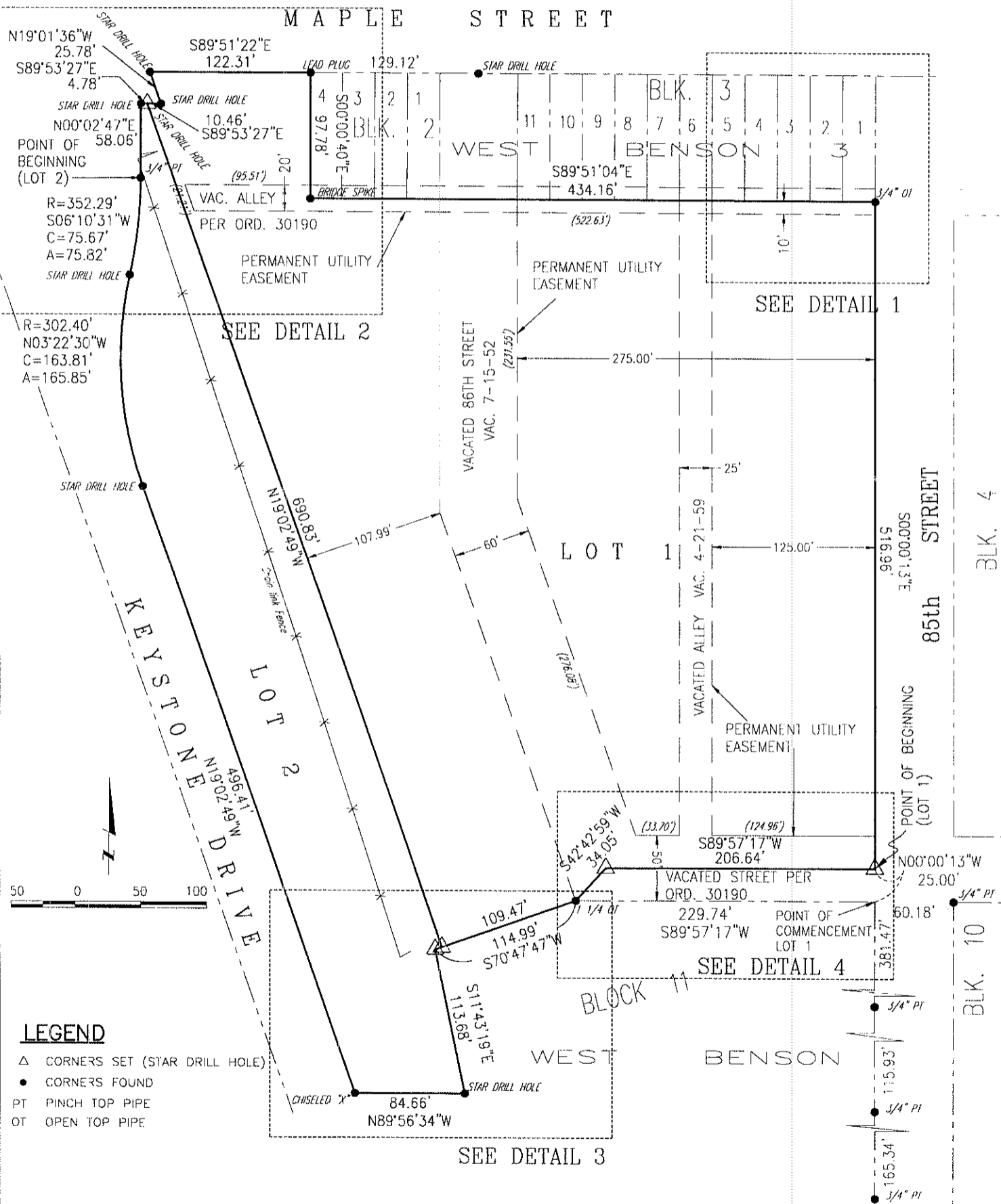




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# WEST BENSON REPLAT 4



MISC\991069F

Page 1 of 4

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**lamp, rynearson & associates, inc.**  
 engineers surveyors planners

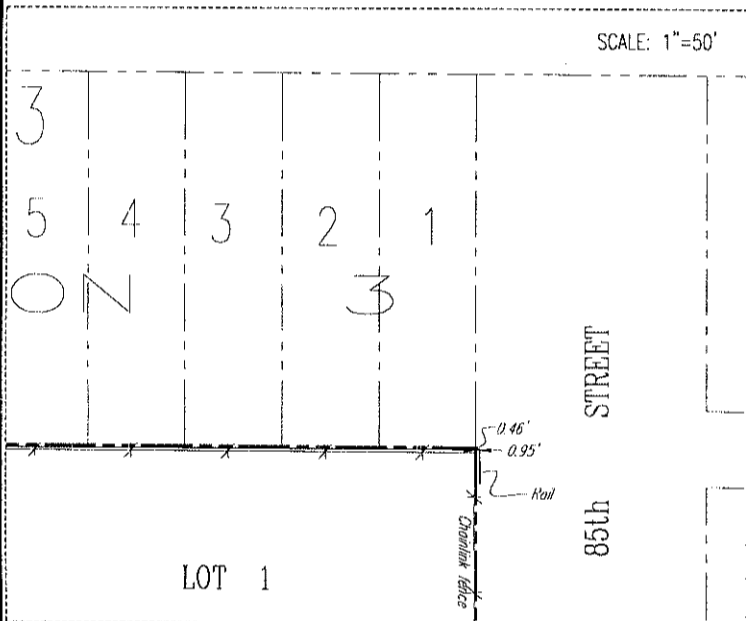
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14710 west dodge road, suite 100  
 omaha, nebraska 68154-2029

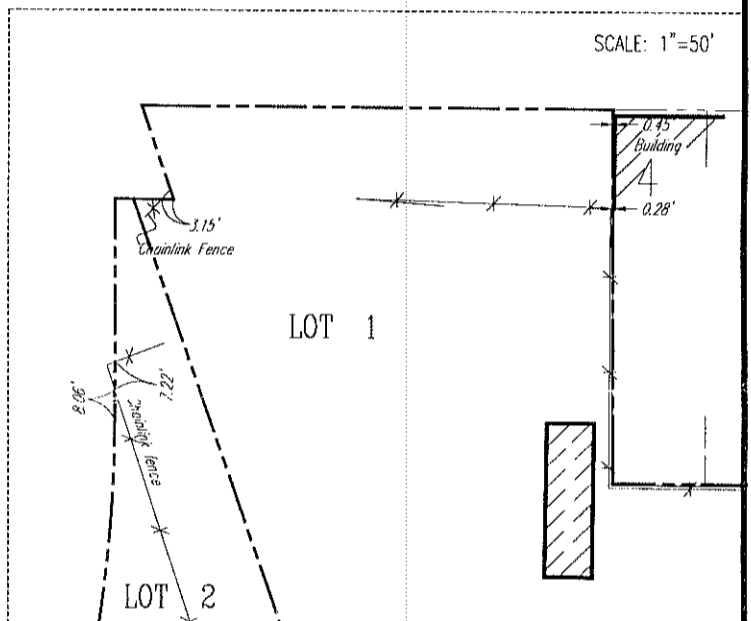
ph 402-496-2498  
 fax 402-496-2730

# WEST BENSON REPLAT 4

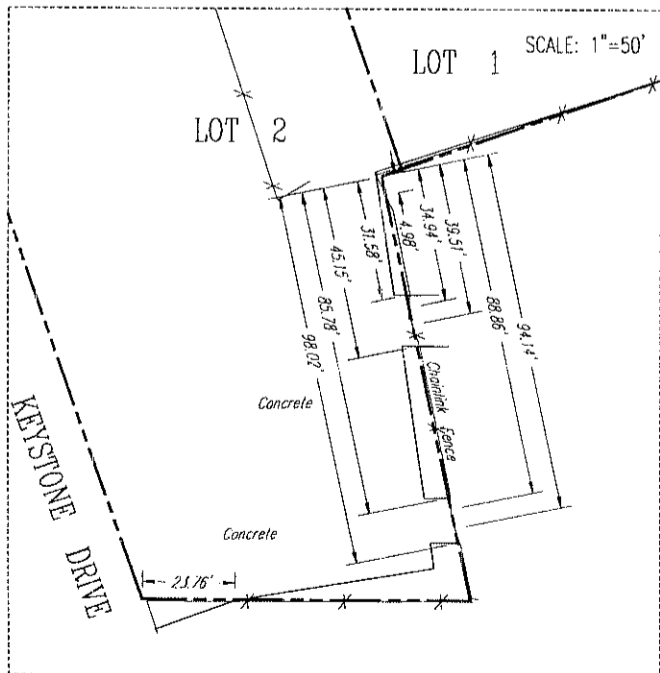
DETAIL 1



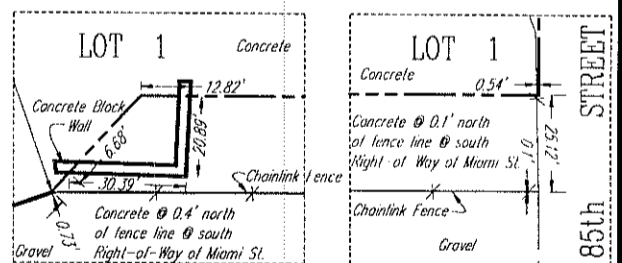
DETAIL 2



DETAIL 3



DETAIL 4



CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION


Lots 1 and 2, WEST BENSON REPLAT 4, being a replatting of Lots 5 through 22, inclusive, (including Lot 14 Reserve and Lot 22 Reserve), Block 2;  
AND the thirty foot Reserve lying southwest of and abutting Lots 8 through 22, Block 2;  
AND ALSO the South Half of the east-west alley through said Block 2 abutting Lot 9 and the North Half of the east-west alley through said Block 2 abutting Lots 5 through 8, inclusive;  
AND ALSO Lots 12 through 49, inclusive, Block 3;  
AND ALSO the vacated north-south alley through Block 3 abutting the above;  
AND ALSO the vacated South Half of the east-west alley through Block 3 abutting Lots 12 and 49;  
AND ALSO vacated 86<sup>th</sup> Street and the North Half of vacated Miami Street abutting all of the above, all in WEST BENSON, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;  
TOGETHER WITH that part of the former Chicago and North Western (CNW) Railway in the Southeast Quarter of Section 10, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska,  
EACH LOT described as follows:

LOT 1: AS AFOREMENTIONED, commencing at the northeast corner of Block 11, WEST BENSON; Thence North 00°00'13" West (assumed bearings) for 25.00 feet along the west right of way of 85<sup>th</sup> Street to the centerline of vacated Miami Street and the TRUE POINT OF BEGINNING; Thence South 89°57'17" West for 206.64 feet along the centerline of vacated Miami Street parallel with and 25 foot north of the north line of said Block 11, WEST BENSON; Thence South 42°42'59" West for 34.05 feet to an angle point in the north line of Block 11, WEST BENSON; Thence South 70°47'47" West for 109.48 feet along the northwest line of said Block 11, WEST BENSON; Thence North 19°02'49" West for 690.83 feet parallel with and 100.00 foot east of the east right of way line of Keystone Drive; Thence South 89°53'27" East for 10.46 feet along said east right of way line; Thence North 19°01'36" West for 25.78 feet along said east right of way line to the south right of way line of Maple Street; Thence South 89°51'22" East for 122.31 feet to the northwest corner of Lot 4, Block 2, WEST BENSON; Thence South 00°00'40" East for 97.78 feet along the west line of said Lot 4, Block 2, WEST BENSON; Thence South 89°51'04" East for 434.16 feet along the centerline of the vacated alley through Blocks 2 and 3 to the west right of way line of 85<sup>th</sup> Street; Thence South 00°00'13" East for 516.96 feet along said west right of way line to the centerline of vacated Miami Street and the Point of Beginning. Contains 5.65 acres.

LOT 2: AS AFOREMENTIONED, beginning at the point of intersection of the east right of way line of Keystone Drive with the east line of the former Chicago and North Western Railway; Thence North 00°02'47" East for 58.06 feet along said east right of way of Keystone Drive; Thence South 89°53'27" East for 4.78 feet along said east right of way of Keystone Drive; Thence South 19°02'49" East for 690.83 feet parallel with and 100.00 foot east of the east right of way line of Keystone Drive to the north line of said Block 11; Thence South 70°47'47" West for 5.51 feet along said north line of Block 11; Thence South 11°43'19" East for 113.68 feet along west line of said Block 11; Thence North 89°56'34" West for 84.66 feet to the east right of way line of Keystone Drive; Thence North 19°02'49" West for 496.41 feet along said east right of way line; Thence along a curve to the right (having a radius of 302.40 feet and a long chord bearing North 03°22'30" West for 163.81 feet) for an arc length of 165.85 feet along said east right of way line; Thence along a curve to the left (having a radius of 352.29 feet and a long chord bearing North 06°10'31" East for 75.67 feet) for an arc length of 75.82 feet along said east right of way line to the Point of Beginning. Contains 1.53 acres

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

  
\_\_\_\_\_  
Land Surveyor

June 3, 1999  
Date



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446-385 3/5

**CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION**

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

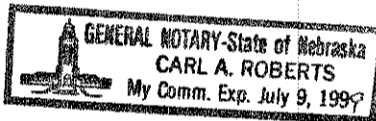
Thomas G. Baughman  
LYMAN-RICHEY CORPORATION, Owner  
Thomas Baughman, President and CEO

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska )  
                              )SS  
County of Douglas )

On this 1 day of June, 1999, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Thomas Baughman, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as President and CEO of LYMAN-RICHEY CORPORATION, a Nebraska corporation and he acknowledged the signing of the same to be his voluntary act and deed as such officer.

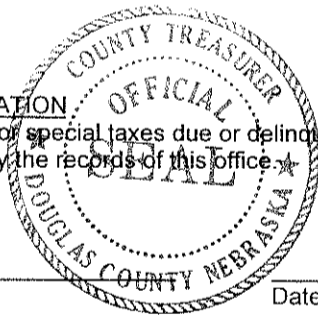
Carl Roberts  
Notary Public



COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

Carol Parker    6-3-99  
County Treasurer    Date



PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8.08, Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

[Signature]    6/3/99  
Planning Director    Date

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| Nebr Doc<br>Stamp Tax |
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| By                    |

RICHARD H. TAYLOR  
REGISTER OF DEEDS  
DODD COUNTY, NE

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