

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOTS 6 AND 7 IMMANUEL REPLAT, A SUBDIVISION IN THE CITY OF OMAHA, ALL OF VACATED NEBRASKA AVENUE AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, N 89°56'22"E, 60.00 FEET; THENCE S00°03'10"W, 14.53 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REDICK AVENUE (AS NOW ESTABLISHED) AND THE MOST NORTHWESTERLY CORNER OF SAID LOT 6; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) N87°26'43"E, 75.29 FEET;
- 2) N89°59'01"E, 161.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY TO WHICH POINT A RADIAL LINE BEARS N00°07'41"E, 312.99 FEET;
- 3) SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'53", 62.45 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY TO WHICH POINT A RADIAL LINE BEARS N13°33'33"E, 403.07 FEET;
- 4) SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°30'21" 109.08 FEET;
- 5) S60°56'06"E, 86.58 FEET;
- 6) S19°48'13"E, 15.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 71ST STREET, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS N89°00'47"W, 285.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 24°04'33", 119.76 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S03°05'20"E, 37.43 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG THE EASTERLY PROLONGATION OF SAID SOUTHERLY LINE, N80°00'00"E (ASSUMED BEARING), 60.09 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, SAID IMMANUEL REPLAT; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S03°05'20"E, 320.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 455.00 FEET;
- 2) SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'26", 236.31 FEET;
- 3) S03°10'07"E, 370.79 FEET TO A POINT 132.90 FEET NORMALLY DISTANT NORTHERLY FROM THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PARALLEL WITH SAID SOUTHERLY LINE, S89°53'24"W, 524.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET (AS NOW ESTABLISHED); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°00'00"W, 1154.76 FEET; THENCE N28°36'16"E, 20.98 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 13.851 ACRES.

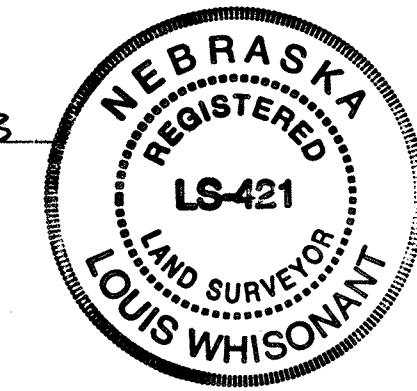
PETITION TO VACATE NEBRASKA AVENUE

We hereby petition the City of Omaha to vacate Nebraska Avenue shown below as Outlot A

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein described and that permanent monuments will be placed prior to recording the final plat or a band will be posted to insure the timely installation of same, at all corners of the boundary and at all corners and all angle points on all lots in the subdivision to be known as IMMANUEL SOUTH, Lots 1 through 6, inclusive, and Outlots A and B, City of Omaha, Douglas County, Nebraska.

Louis R. Whisonant
LOUIS R. WHISONANT L.S. #421
DATED: APRIL 11, 2003



ALL ANGLES ARE 90° UNLESS SHOWN
ALL LINES ON CURVES ARE RADIAL EXCEPT THOSE MARKED NR
ALL CORNERS WILL BE MARKED WITH #5 REBAR

REVIEWED BY THE DOUGLAS COUNTY ENGINEER:

This plat of IMMANUEL SOUTH, Lots 1 through 6, inclusive and Outlots A and B was reviewed by the Douglas County Engineer's Office on this 15th day of April, 2003.



DOUGLAS COUNTY TREASURER'S CERTIFICATE:

This is to certify that I find no evidence of special taxes, due or delinquent, against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records in this office this 17 day of April, 2003.

Carol J. Parker
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA:

I hereby approve this plat of IMMANUEL SOUTH, Lots 1 through 6, inclusive and Outlots A and B as to the Design Standards this 17 day of April, 2003.

Henry Keregan
CITY ENGINEER
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Henry Keregan
CITY ENGINEER
DATE: 5/23/03

APPROVAL OF OMAHA CITY PLANNING BOARD:

This plat of IMMANUEL SOUTH, Lots 1 through 6, inclusive and Outlots A and B was approved and accepted by the City Planning Board on this 16th day of November, 2002.

John L. Hoich
CHAIRMAN OF CITY PLANNING BOARD

FINAL PLAT

IMMANUEL SOUTH

LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B
BEING A REPLATTING OF A PART OF LOTS 6 & 7, IMMANUEL REPLAT,
VACATED NEBRASKA AVENUE,
AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 16 NORTH, RANGE 12 EAST
OF THE 6TH P.M., CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

DEDICATION:

Know all men by these presents that we *Allegent Health - Immanuel Medical Center and Heartland Area Federal Credit Union*

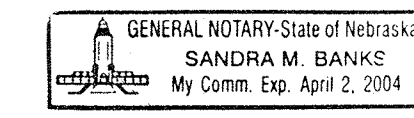
being the owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into the lots and streets, numbered and named as shown, said subdivision to be hereafter known as IMMANUEL SOUTH, Lots 1 through 6, inclusive and Outlots A and B, and we do hereby ratify and approve the disposition of our property as shown on this plat and hereby dedicate to the public for public use the street and hereby grant easements as shown and do further grant a perpetual easement to the Omaha Public Power District, West Communications International 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, downguys and anchors, cables, conduits and other related facilities, and to extend thereon wires and 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 all front and side boundary lot lines, an eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16) foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16) foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings or 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.

Also a perpetual easement granted to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water, on, through, under and across a five (5) foot wide strip of land abutting the all cul de sac's. No permanent buildings or retaining walls shall be placed in said easement ways, but 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.

Charles J. Moyn
By: CEO
Henry A. Berghahn
By: CHAIRMAN OF BOARD OF DIRECTORS

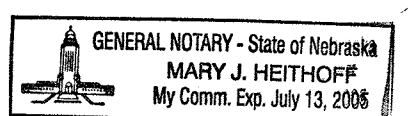
ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
On this 15 day of April, 2003, before me a Notary Public in and for said County personally came the above named *Charles J. Moyn* Chief Executive Officer
_____ is personally known to me to be the identical person whose name is affixed to the dedication on this plat and he acknowledged the execution thereof to be his voluntary act and deed.
Witness my hand and official seal the last date aforesaid.
Notary Public *Sandra M. Banks*
My commission expires on the 2nd day of April, 2004.



ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
On this 14 day of April, 2003, before me a Notary Public in and for said County personally came the above named *Henry A. Berghahn* Chairman of Board of Directors
_____ is personally known to me to be the identical person whose name is affixed to the dedication on this plat and he acknowledged the execution thereof to be his voluntary act and deed.
Witness my hand and official seal the last date aforesaid.
Notary Public *Mary J. Heithoff*
My commission expires on the 13 day of July, 2005.



OMAHA CITY COUNCIL ACCEPTANCE:

This plat of IMMANUEL SOUTH, Lots 1 through 6, inclusive and Outlots A and B was approved by the City Council of Omaha on this 13th day of May, 2003.

Mike Jatury
MAYOR
ATTEST *Lucy Brown* CITY CLERK
Charles J. Moyn PRESIDENT OF COUNCIL



Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE. 68144 (402-334-7982)

IMMANUEL SOUTH
LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B

FINAL PLAT

