

NO. 1238

Resolution by

Res. that the City of Omaha hereby has no objection to the conveyance of the above referenced real estate attached hereto as Exhibit "A" and hereby waives the 120 day period; 511 South 18th Street. Further that, the City Clerk is hereby directed to file this resolution with the Register of Deeds Office.

1062z



.....
Clerk



CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
11128 "O" STREET
OMAHA, NEBRASKA 68137
(402) 331-2333

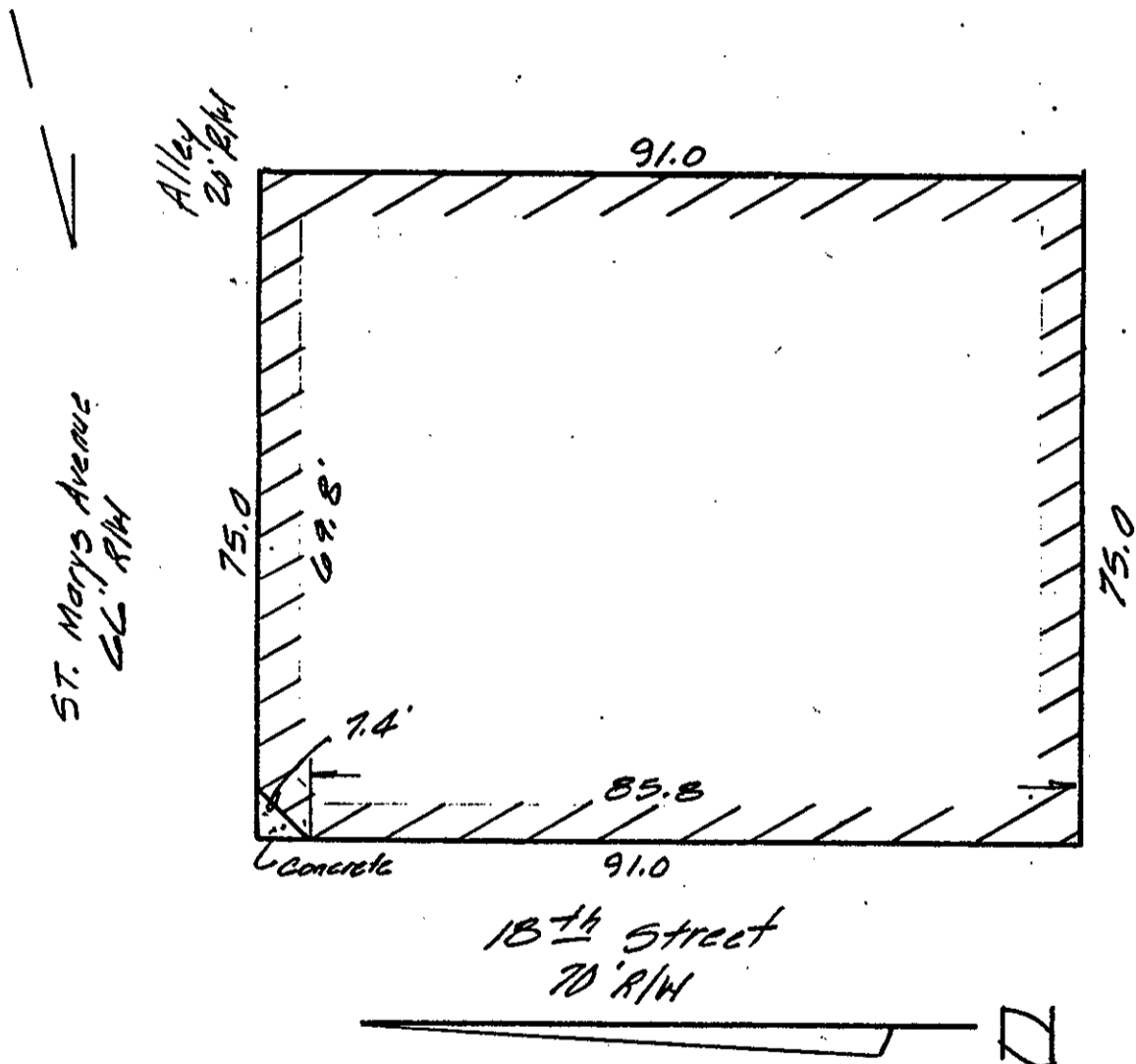


REAL PROPERTY INSPECTION REPORT

NAME:

ADDRESS: 511 SOUTH 18TH STREET OMAHA, DOUGLAS COUNTY

LEGAL: LOT ONE, KOUNTZE AND RUTH'S ADDITION REPLAT I, AS SURVEYED,
PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



DATE: MARCH 10, 1994

NOTE:

1. THIS REPORT IS NOT A PROPERTY SURVEY OR AN ENGINEERING DOCUMENT; SHOULD NOT BE RELIED UPON AS SUCH AND THAT THE PROPERTY BOUNDARIES SHOWN MAY BE APPROXIMATE ONLY.
2. THIS REPORT IS FOR THE USE OF THE MORTGAGE LENDER OR ITS ASSIGNS AND DETERMINATION OF THE ACTUAL PLACEMENT OF BOUNDARY LINES SHOULD BE ADDRESSED BY A PROPERTY SURVEY AS DEFINED BY STATE STATUTES.
3. NO FLOOD PLAIN INFLUENCE ON THIS LOT.

1/20'



COMMISSIONER OF REGISTRATION
STATE OF NEBRASKA
MAP REVISED:
FEBRUARY 6, 1991

PROJ. NO. 5607AC

LOCATION 511 SOUTH 18TH STREET

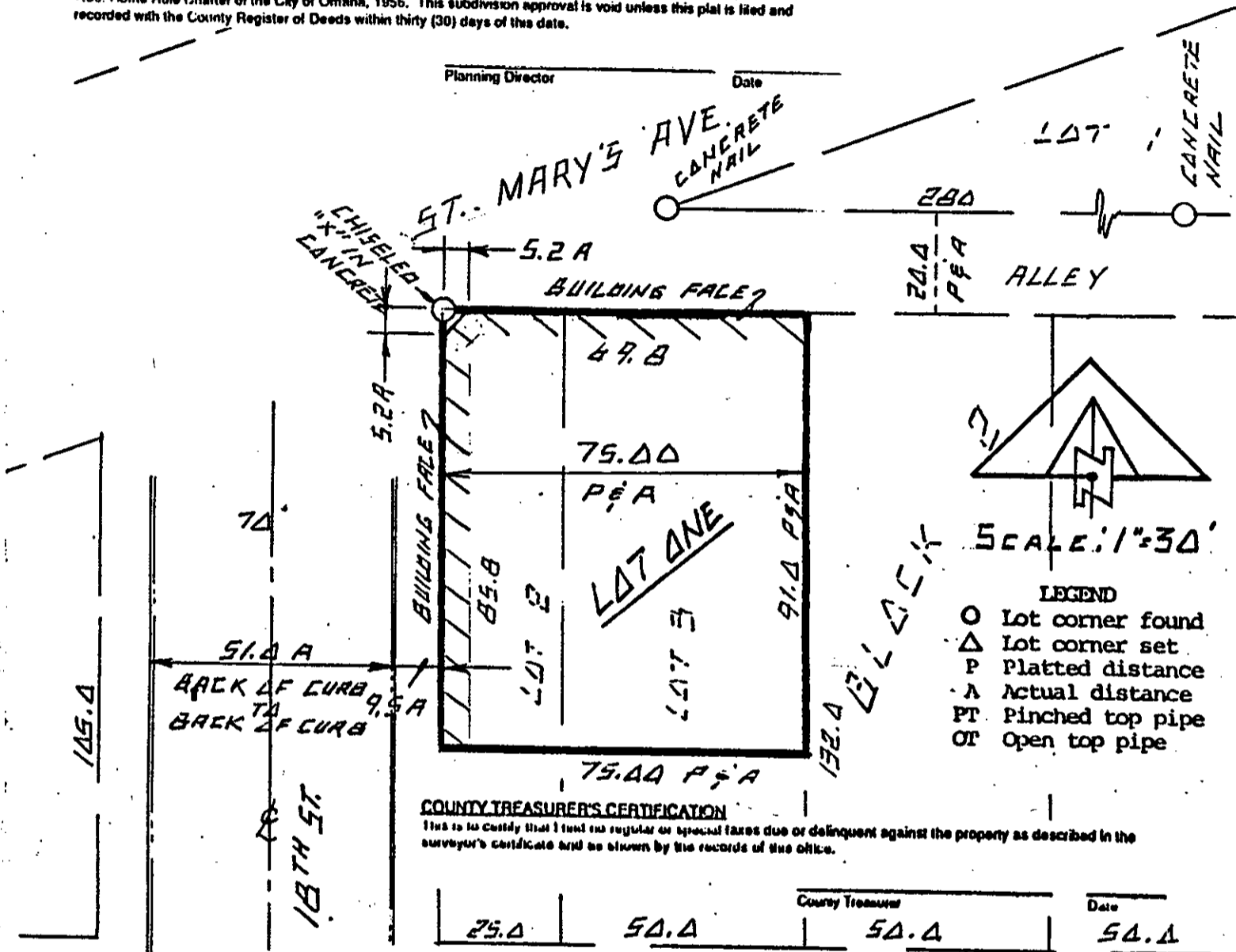
Legal Description

LOT ONE, KOUNTZE & RUTHS ADDITION REPLAT 1; BEING AN ADMINISTRATIVE SUBDIVISION OF: THE NORTH 66 FEET OF LOTS 2 AND 3, ALSO DESCRIBED AS THE NORTH 1/2 OF LOTS 2 AND 3, AND THE NORTH 25 FEET OF THE SOUTH 1/2 OF LOTS 2 AND 3, ALL IN BLOCK 2, KOUNTZE AND RUTH'S ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.08, 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.

Planning Director _____ Date _____



COUNTY TREASURER'S CERTIFICATION

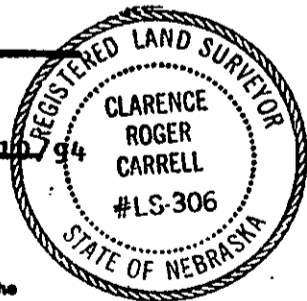
This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of the office.

SURVEYOR'S CERTIFICATE

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

Clarence Roger Carrell
 Land Surveyor

Date 3/15/94



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.

Dan Dolan 3/15/94
 Owner Commissioner Date

Nebraska Department of Labor

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS

County of Douglas)
 On this 15 day of March, 1994, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Dan Dolan who (are/is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Becky Tejral
 Notary Public



AFFIDAVIT

State of Nebraska)
) SS
County of Douglas)

Nebraska Department of Labor being first duly sworn, depose and state the I/they are the owner(s) of the following described real property:

The North 66 feet of Lots 2 and 3, also described as the North 1/2 of Lots 2 and 3, and the North 25 feet of the South 1/2 of Lots 2 and 3, all in Block 3, Kountze and Ruth's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

That the division (Surveyor's Certificate attached) and conveyance of such property to Nebraska Department of Labor, has failed to comply with the requirements for subdivision approval as set forth in the Nebraska Revision Statutes, 1943, as amended, and Chamber 53-Subdivision Ordinance, Omaha Municipal Code;

That the above describe property lies within the subdivision approval jurisdiction of the City of Omaha; and,

That on March 16, 1994, the City Clerk of the City of Omaha received written notice of defect in subdivision approval of the above describe real property, and also received a copy of this Affidavit and the attached Surveyor's Certificate.

Dated this 5th day of April, 1994.

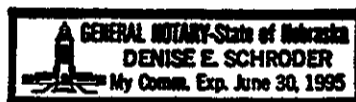
Nebraska Department of Labor

Dan Dolan

By: Dan Dolan
Title: Commissioner

Subscribed and sworn to before me on this 5th day of April, 1994.

Denise E. Schroder
Notary Public



RECEIVED

94 APR -7 PM 3:37

CITY CLERK
OMAHA, NEBRASKA

March 30, 1994

Mary Galligan-Cornett
City Clerk
City of Omaha
City/County Civic Center
1819 Farnam Street
Omaha, Nebraska 68183

51172ms
RE: 551 South 18th Street
Omaha, Nebraska

Dear Ms. Cornett:

Enclosed please find a copy of an Affidavit notifying the City of Omaha that a conveyance purporting to subdivide property for the purpose of transfer of title was filed with Douglas County Register of Deeds and that this conveyance has failed to comply with any requirements for subdivision approval. The land referred to is described as follows:

The North 66 feet of Lots 2 and 3, also described as the North 1/2 of Lots 2 and 3, and the North 25 feet of the South 1/2 of Lots 2 and 3, all in Block 3, Kountze and Ruth's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

2
We are filing this with you in compliance with Nebraska State Statute #76-2, 110, and hereby request that the City Council not object to this conveyance and waive the 120 day waiting period as provided by that section.

Sincerely,
Nebraska Department of Labor

Dan Dolan

Dan Dolan, Commissioner

pc: City of Omaha Planning Director
Tim Muldoon, Pacific Realty Group, Inc.

PLANNING

CITY OF OMAHA

LEGISLATIVE CHAMBER

RECEIVED

MAY 9 11 31 AM '94

Omaha, Nebr. May 3,

SECRETARY OF RECORDS
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RUSH

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, pursuant to 76-2, 110 Nebraska Revised Statutes, 1943, as amended, an affidavit has been submitted by Dan Dolan, Nebraska Department of Labor Commissioner, on April 7, 1994 to the City Clerk of the City of Omaha, Nebraska, as notice of certain possible defects in subdivision approval for property located at 511 South 18th Street, a copy of which notice is attached hereto as Exhibit "A" and by this reference incorporated herein, to the real estate legally described therein set forth; and,

WHEREAS, upon filing of such notice of defect, the City of Omaha shall have 120 days from the receipt of such written notice to record an objection to the Office of the Register of Deeds in the county wherein the real estate is situated, or such conveyance shall be fully valid; and,

WHEREAS, the City of Omaha does not object to the above referenced conveyance and hereby waives the 120 day period; and,

WHEREAS, this waiver and approval of the conveyance shall not excuse compliance with applicable zoning or subdivision ordinances in effect for such real estate; and,

WHEREAS, failure to approve this resolution shall be deemed to be an objection to the affidavit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the City of Omaha hereby has no objection to the conveyance of the above referenced real estate attached hereto as Exhibit "A" and hereby waives the 120 day period.

FURTHER THAT, the City Clerk is hereby directed to file this resolution with the Register of Deeds Office.

0736w:1062z

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY
IMPRINTED SEAL
REGISTER OF DEEDS

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

By *[Signature]* Councilmember

Adopted **MAY 3 1994** *7-0*

[Signature] City Clerk

Approved *[Signature]* Mayor *5/5/94 A*

[Signature] CITY CLERK
BY *[Signature]*

5527 31-361 ~~17-21200~~
FEE 26.00 R31A-27FB 17-21200
DEL. *1/1* C/O COMP *1/2*
LEGAL PG325 SCAN/10 FV