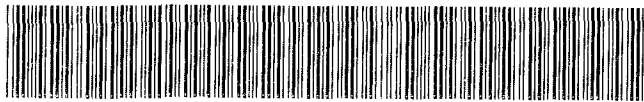




DEED 2008111414



NOV 19 2008 11:01 P 11

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|-----------------------|
| Nbr Doc Stamp Tax |
| Date 11-19-08 |
| \$ <u>24</u> |
| By <u>[Signature]</u> |

Deed
 49-03655 new
 49-00692
 49-03620
 01-60000 old
 FEE 60.00
 10 BWP 23.5.12 MB COMP [Signature]
 DEL [Signature] SCAN [Signature] PV

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/19/2008 11:01:05.27

 2008111414

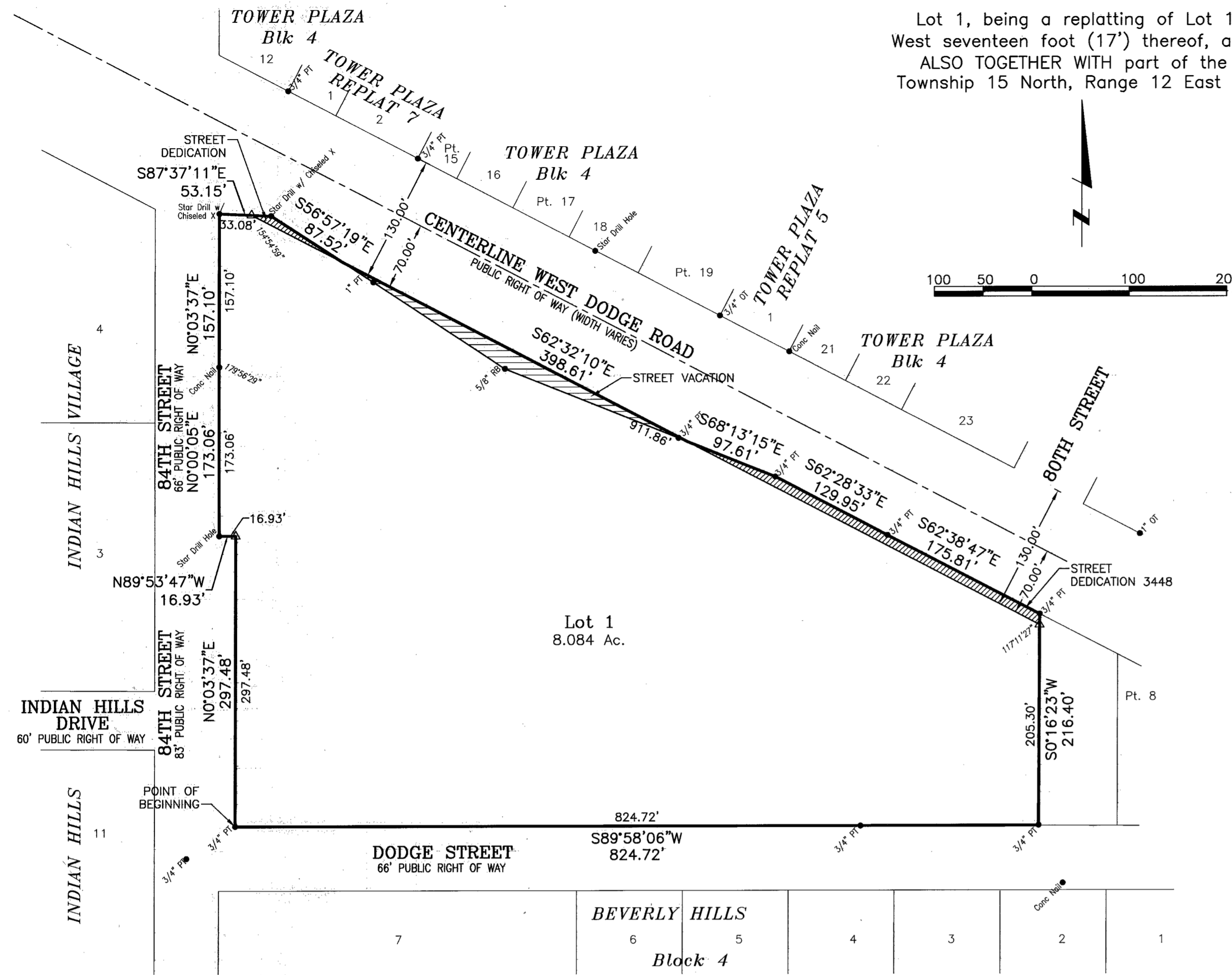
THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: Trey MEYERSON
409 S. 17th St
Omaha, NE 68102
 402.978.5347

Check Number

BEVERLY HILLS REPLAT 7

Lot 1, being a replatting of Lot 1, AN & B ADDITION, TOGETHER WITH part of Lots 9 and 10, all of Lots 11 through 14, and Lot 15 EXCEPT the West seventeen foot (17') thereof, all in Block 1, BEVERLY HILLS, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, AND ALSO TOGETHER WITH part of the Northwest Quarter of the Northwest Quarter lying south of West Dodge Road (US Highway 6) in Section 23, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, AND ALSO TOGETHER WITH part of West Dodge Road to be vacated

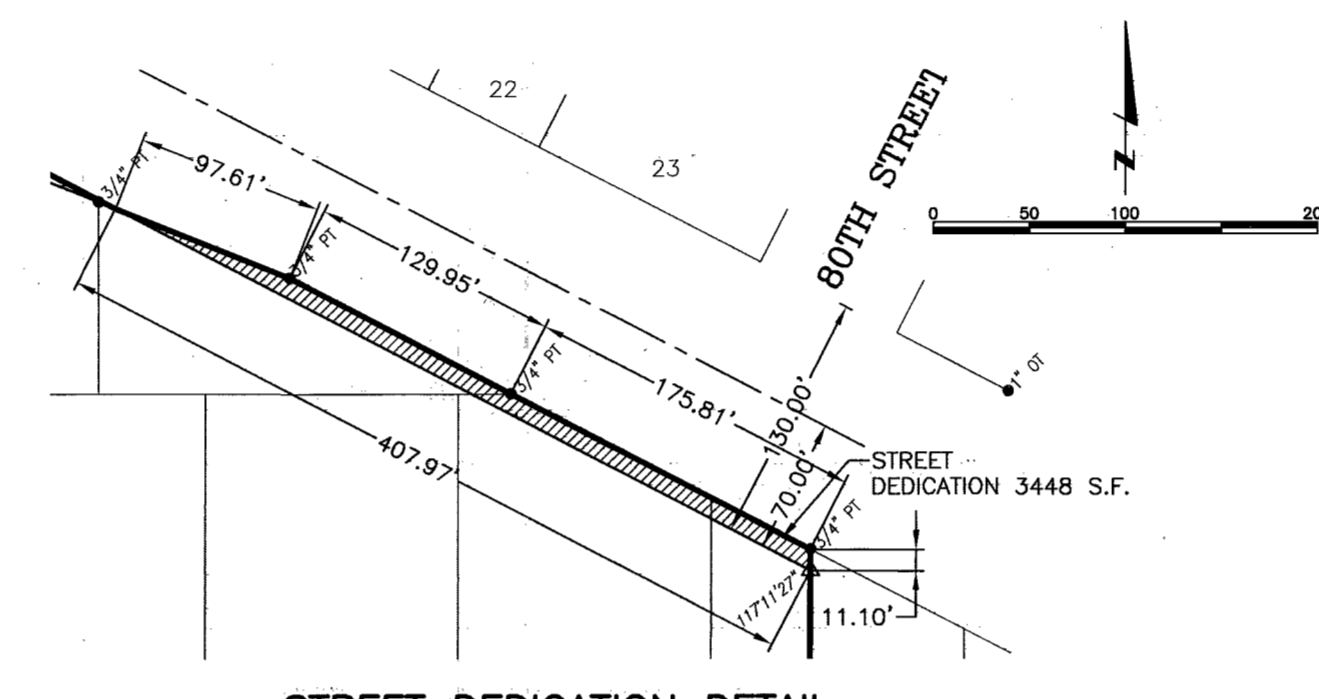


LEGEND

- PLAT BOUNDARY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CORNER FOUND
- CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-561)
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- RB REBAR
- STREET DEDICATION
- STREET VACATION

NOTES

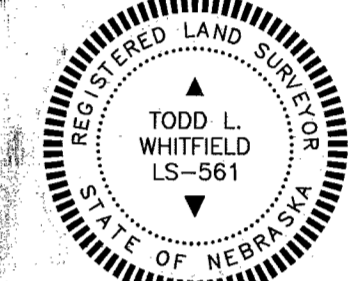
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED AS NR.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.



STREET DEDICATION DETAIL

LEGAL DESCRIPTION

Lot 1, AN & B ADDITION, TOGETHER WITH part of Lots 9 and 10, all of Lots 11 through 14, and Lot 15 EXCEPT the West seventeen foot (17') thereof, all in Block 1, BEVERLY HILLS, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, AND ALSO TOGETHER WITH part of the Northwest Quarter of the Northwest Quarter lying south of West Dodge Road (US Highway 6) in Section 23, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, AND ALSO TOGETHER WITH part of West Dodge Road to be vacated herewith, the entire tract described as follows:
 Beginning at the 3/4" pinched top pipe at the point of intersection of north right of way line of Dodge Street with the east right of way line of 84th Street;
 Thence North 00°03'37" East (assumed bearings) for 297.48 feet along said east right of way line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561 in the north line of said Lot 15;
 Thence North 89°53'47" West for 16.93 feet along said east right of way line to a star drill hole at an angle point therein at the original northwest corner of said Lot 15;
 Thence North 00°00'05" East for 173.06 feet along said east right of way line to a star drill hole with chiseled "x" at an angle point therein;
 Thence North 00°03'37" East for 157.10 feet along said east right of way line to a star drill hole with chiseled "x" in the south right of way line of West Dodge Road;
 Thence South 87°37'11" East for 53.15 feet along said south right of way line to a star drill hole with chiseled "x" therein;
 Thence South 56°57'19" East for 87.52 feet along said south right of way line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence South 62°31'10" East for 398.61 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561 in the south right of way line of West Dodge Road;
 Thence South 68°13'15" East for 97.61 feet along said south right of way line to a 3/4" pinched top pipe at an angle point therein;
 Thence South 62°28'33" East for 129.95 feet along said south right of way line to a 3/4" pinched top pipe at an angle point therein;
 Thence South 62°38'47" East for 175.81 feet along said south right of way line to a 3/4" pinched top pipe;
 Thence South 01°16'23" West for 216.40 feet to a 3/4" pinched top pipe in the north right of way line of Dodge Street;
 Thence South 89°58'06" West for 824.72 feet along said north right of way line to the Point of Beginning. Contains 8.173 acres.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, CHILDREN'S HOSPITAL FOUNDATION, OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into one lot and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as BEVERLY HILLS REPLAT 7, (Lot 1); do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon, and do hereby grant the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. In the event that the Grantee enters the Easement Area for purposes of maintenance or repair, the Grantee shall compensate Grantor for any damage to authorized uses within said easements. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS (buried)
 We do hereby grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a cable television and electronic communication system in the area to be subdivided, their successors and assigns, to construct and maintain buried wires, cables and conduits, and risers, transformers and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across an eight foot (8') wide strip of land in each lot abutting the exterior of this plat. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, but the same may be used for driveways, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, CHILDREN'S HOSPITAL FOUNDATION, OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, do hereby PETITION the Omaha City Council to vacate that part of West Dodge Road (US Highway 6) described as follows:
 Commencing at a star drill hole with chiseled "x" at the point of intersection of the east right of way line of 84th Street with the south right of way line of West Dodge Road;
 Thence South 87°37'11" East for 53.15 feet along said south right of way line to a star drill hole with chiseled "x" at an angle point therein;
 Thence South 56°57'19" East for 87.52 feet along said south right of way line to the TRUE POINT OF BEGINNING;
 Thence South 62°31'10" East for 398.61 feet to the aforesaid south right of way line;
 Thence North 68°13'15" West for 9.58 feet along said south right of way line to a 3/4" pinched top pipe at an angle point therein;
 Thence North 68°17'01" West for 191.88 feet along said south right of way line to a 5/8" rebar at an angle point therein;
 Thence North 56°40'21" West for 181.71 feet along said south right of way line to a 1" pinched top pipe at an angle point therein;
 Thence North 56°57'19" West for 37.48 feet to the Point of Beginning. Contains 4003 square feet.

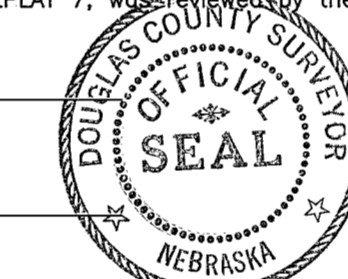
CHILDREN'S HOSPITAL FOUNDATION, OWNER
 Scott Kaminski
 (Signature of signing official)
 Scott Kaminski, Vice President Support Services
 (Printed Name / Title of signing official)

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
 Douglas County)
 On this the 15th day of July, 2008, A.D., before me, a Notary
 who is personally known to me to be the identical person whose name is affixed to the above instrument
 Public, duly commissioned and qualified for said County, appeared Scott Kaminski
 as Vice President Support Services of CHILDREN'S HOSPITAL FOUNDATION, OWNER, and he/she did acknowledge his/her execution of the foregoing DEDICATION and PETITION to be his/her voluntary act and deed as such officer and the voluntary act and deed of said corporation.
 Witness my hand and seal the date aforesaid.
 Judith A. Holloway
 Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of BEVERLY HILLS REPLAT 7, was approved by the Douglas County Engineer's Office.
 Date 7/10/08
 Douglas County Engineer



APPROVAL OF CITY ENGINEER OF OMAHA

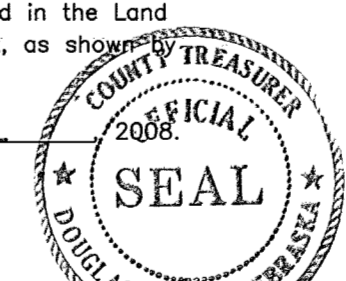
I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-B of the Omaha Municipal Code.
 Date July 21st, 2008
 Charles Krajcik
 City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of BEVERLY HILLS REPLAT 7 was approved by the Omaha City Planning Board,
 this 6th day of August, 2008.
 Chairman

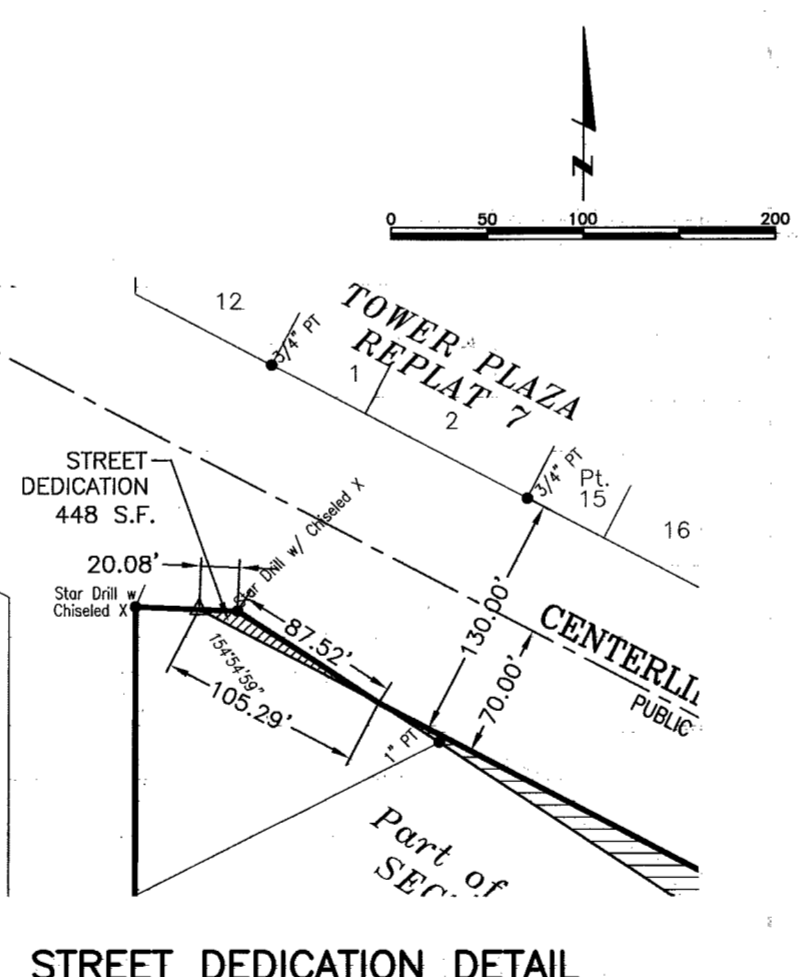
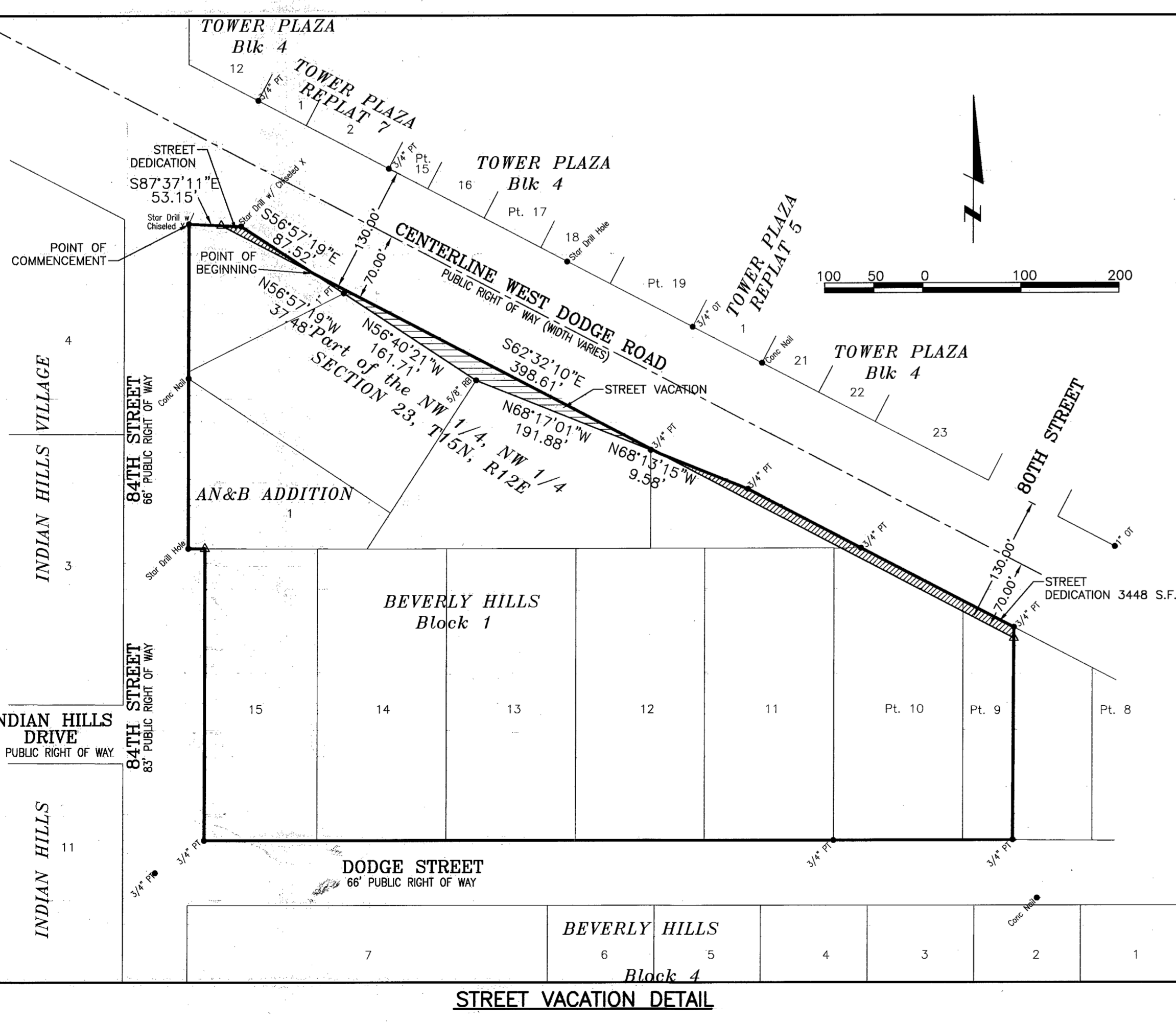
COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown on the records of this office.
 this 27 day of OCTOBER, 2008.
 Douglas County Treasurer



APPROVAL OF OMAHA CITY COUNCIL

This plat of BEVERLY HILLS REPLAT 7 was approved and accepted by the City Council of Omaha, Nebraska,
 this 17th day of October, 2008.
 Disha Jabej
 Attest:
 Disha Jabej
 City Clerk
 President of the City Council



STREET DEDICATION DETAIL

drawn by EAM
 designed by TLW
 reviewed by TLW
 filename 06026R701.dwg
 revisions

WWW.LRA-INC.COM
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 (Ph) 402.496.2498
 (Fax) 402.496.2730

Lamp, Rynearson & Associates, Inc.
 BEVERLY HILLS REPLAT 7
 OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL MINOR PLAT

Job number-tasks 06026.01-425
 book page
 date 5-1-08
 sheet 1 of 1

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