

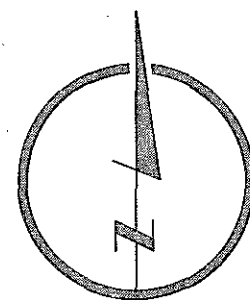
misc
FEE 4000 03-20000
BKP C/O COMP
DEL SCAN FV
(Rt-#16)

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County NE
2/28/2017 15:03:24
2017015707

CAPITOL PLACE

LOCATED IN:
NE 1/4 NE 1/4 SEC. 22, T15N, R13E

LOTS 1 & 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 1 AND OUTLOT A, CITYVIEW, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE REMAINDER OF LOTS 1 AND 4, BLOCK 93, ORIGINAL CITY OF OMAHA AND ALSO ALL OF LOT 5, BLOCK 93, ORIGINAL CITY OF OMAHA, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



0 60 120

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING BUILDING
- CORNER FOUND
- CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-561)

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO DODGE STREET.

OWNER'S & MORTGAGEE CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND MORTGAGEES 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.

CAPITOL PLACE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

RODRIGO LOPEZ

(PRINTED TITLE)

BROWN EYED GIRL INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

ERIC MAAS

(PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE

Jason L. Hansen
(PRINTED NAME)

First Vice President
(TITLE)

SIGNATURE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS

COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

13th DAY OF January, 2017

BY RODRIGO LOPEZ, Owner OF
(PRINTED TITLE)

CAPITOL PLACE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC
MICHAEL T. MOYLAN
My Comm. Exp. July 19, 2017

STATE OF NEBRASKA } SS

COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

13th DAY OF January, 2017

BY ERIC MAAS, Owner OF
(PRINTED TITLE)

BROWN EYED GIRL INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC
MICHAEL T. MOYLAN
My Comm. Exp. July 19, 2017

STATE OF NEBRASKA } SS

COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

17th DAY OF January, 2017

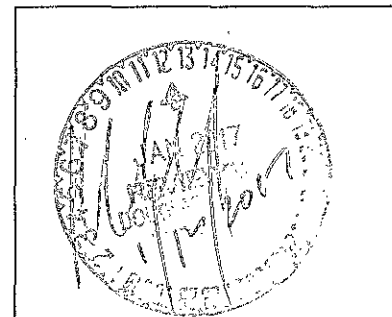
BY Jason L. Hansen, First Vice President OF
(PRINTED NAME) (PRINTED TITLE)

AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC
Sandra K. Ellenberger

GENERAL NOTARY - State of Nebraska
SANDRA K. ELLENBERGER
My Comm. Exp. April 23, 2020

DOUGLAS COUNTY ENGINEER REVIEW



LAND SURVEYOR'S CERTIFICATE

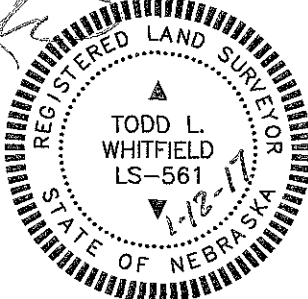
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS CAPITOL PLACE, LOTS 1 AND 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 1 AND OUTLOT A, CITYVIEW, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE REMAINDER OF LOTS 1 AND 4, BLOCK 93, ORIGINAL CITY OF OMAHA AND ALSO ALL OF LOT 5, BLOCK 93, ORIGINAL CITY OF OMAHA, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 93, ORIGINAL CITY OF OMAHA;
THENCE SOUTH 87°39'04" WEST (BEARINGS ASSUMED) FOR 93.26 FEET ON THE SOUTH LINE OF SAID LOT 1, CITYVIEW TO A 5/8" REBAR;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 39.97 FEET AND A LONG CHORD BEARING NORTH 47°45'11" WEST FOR 56.83 FEET) FOR AN ARC LENGTH OF 63.21 FEET TO A 5/8" REBAR IN THE WEST LINE OF SAID LOT 1;
THENCE NORTH 02°22'25" WEST FOR 201.37 FEET TO A MAG NAIL AT THE NORTHWEST CORNER OF SAID OUTLOT A;
THENCE NORTH 87°34'51" EAST FOR 267.27 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 1 CITYVIEW;
THENCE SOUTH 02°11'59" EAST FOR 121.07 FEET TO A BUILDING CORNER AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 93, ORIGINAL CITY OF OMAHA;
THENCE SOUTH 02°21'17" EAST FOR 60.39 FEET TO A BUILDING CORNER AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 93, ORIGINAL CITY OF OMAHA;
THENCE SOUTH 87°43'33" WEST FOR 133.06 FEET TO A BUILDING CORNER AT THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 93, ORIGINAL CITY OF OMAHA;
THENCE SOUTH 02°15'48" EAST FOR 60.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 56,100 SQUARE FEET OR 1.288 ACRES AS FIELD MEASURED

TODD L. WHITFIELD, L.S. 561

1-12-2017
DATE



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 BY THE RECORDS OF THIS OFFICE, THIS

13th DAY OF January, 2017.

DOUGLAS COUNTY TREASURER



PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF CAPITOL PLACE, LOTS 1 AND 2 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.

Chris Rockwell
PLANNING DIRECTOR
DATE 2/25/17

DRAWN BY	EAM
DESIGNED BY	TLW
DATE	12-28-2016
JOB NUMBER-TASKS	0116139.01-004
BOOK AND PAGE	00006#18, 35

LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2496 | F 402.496.2730 | F
www.LRA-nc.com

CAPITOL PLACE (LOTS 1 AND 2)
OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE
SUBDIVISION

SHEET

1 OF 1