

MAY 13 2 50 PM '94



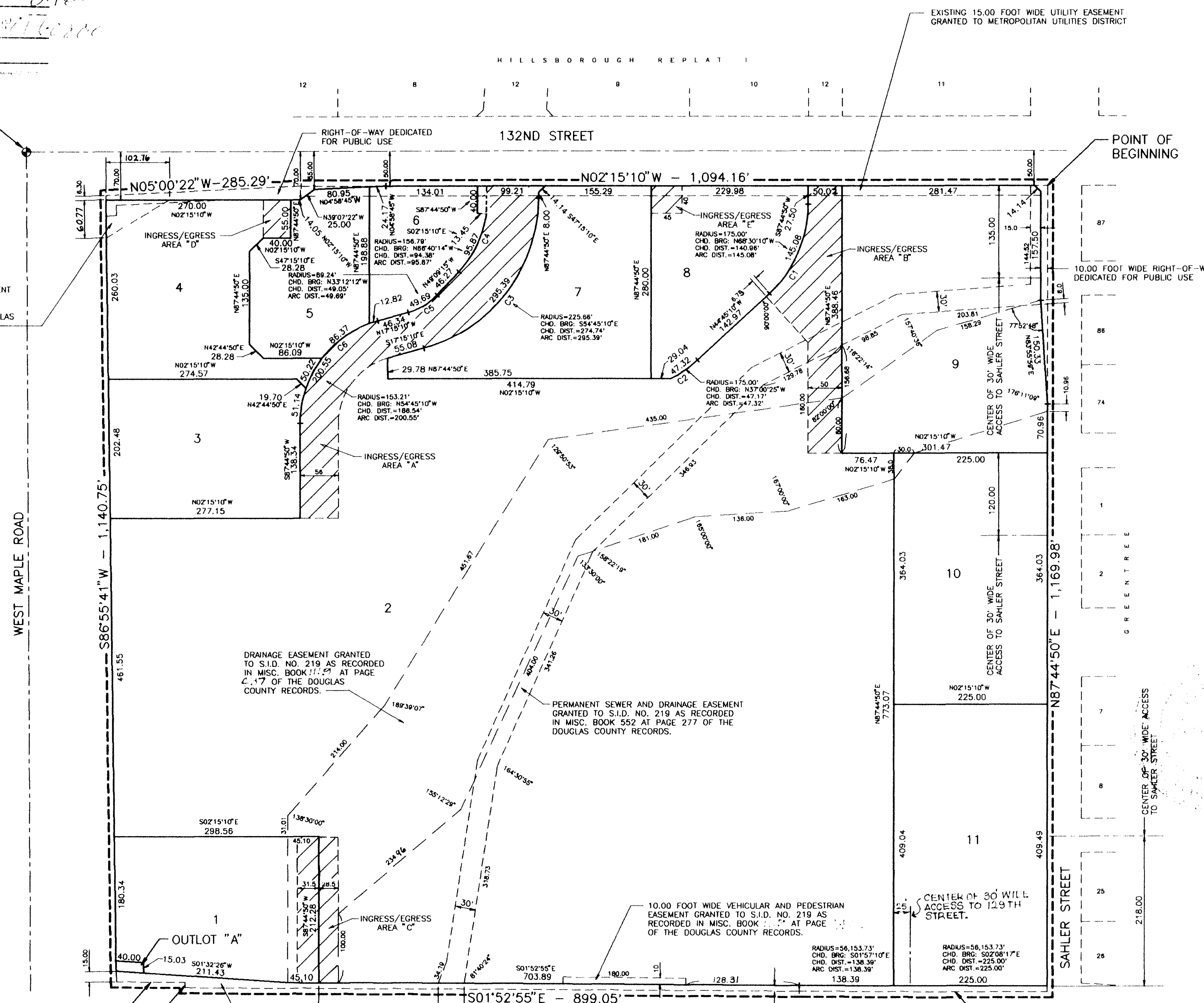
CROSS COUNTY SHOPPING CENTER

LOTS 1 THRU 11, INCLUSIVE AND OUTLOT "A"

BEING A REPLAT OF LOT 1, PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF SECTION 6, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

FEE: *old title fee*
DEED: *1-2-1994*
RECORDING: *SCAN*

SW CORNER OF SECTION 6, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

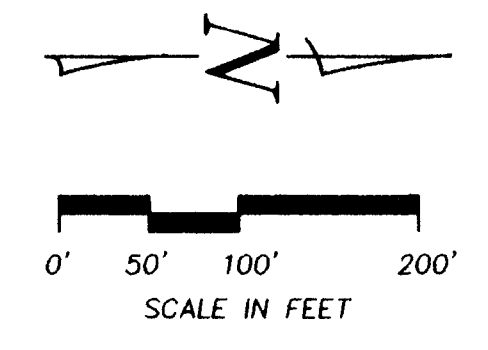


- INGRESS/EGRESS EASEMENT AREAS SEE RECORDED INSTRUMENT
- AREA "A" - A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 2,3,4,5,6,7 & OUTLOT "A"
- AREA "B" - A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 2,8,9 & OUTLOT "A"
- AREA "C" - A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 1,2 & OUTLOT "A"
- AREA "D" - A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 4 & 5.
- AREA "E" - A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF LOTS 7 & 8.

CURVE DATA

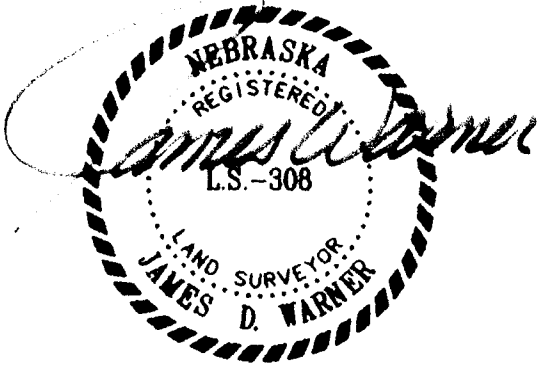
NO.	DELTA	TANGENT	ARC	RADIUS
C1	47°30'00"	77.00	145.08	175.00
C2	15°29'30"	23.80	47.32	175.00
C3	75°00'00"	173.16	295.39	225.66
C4	35°01'58"	49.49	95.87	156.79
C5	31°54'05"	25.51	49.69	89.24
C6	75°00'00"	117.58	200.55	153.21

- ACCESS NOTES:
- LOTS 5, 6, 7 AND 9 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO 132ND STREET.
 - LOTS 1 THRU 4, INCLUSIVE, SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD.
 - ACCESS TO SAHLER STREET IS LIMITED TO THE THREE LOCATIONS SHOWN.
 - LOT 1 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO 129TH STREET.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND ENDS OF CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CROSS COUNTY SHOPPING CENTER, LOTS 1 THRU 11, INCLUSIVE AND OUTLOT "A", BEING A REPLAT OF LOT 1, PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF SECTION 6, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1, THENCE N87°44'50" E (ASSUMED BEARING) 1,169.98 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 1 ON THE FOLLOWING DESCRIBED FOUR COURSES: THENCE SOUTHEASTERLY ON A 56,153.73 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 02°04'03" E, CHORD DISTANCE 363.44 FEET, AN ARC DISTANCE OF 363.44 FEET TO A POINT OF TANGENCY; THENCE S 01°52'55" E 899.05 FEET; THENCE S 88°07'05" W 8.00 FEET; THENCE S 01°52'55" E 100.40 FEET TO THE SE CORNER OF SAID LOT 1; THENCE S 86°55'41" W 1,140.75 FEET TO THE SW CORNER OF SAID LOT 1; THENCE N 02°15'10" W 285.29 FEET ON THE WEST LINE OF SAID LOT 1; THENCE N 02°15'10" W 1,094.16 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



JANUARY 25, 1994
DATE

JAMES D. WARNER, NEBRASKA R.L.S. NO. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, H. LEE GENDLER AND IRVIN GENDLER, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CROSS COUNTY SHOPPING CENTER, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR 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 HEREBY 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, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW FIRELINES, HYDRANTS, VALVES 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 ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE; NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

H. LEE GENDLER
IRVIN GENDLER

FIRST NATIONAL BANK OF OMAHA
BY: ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF *Nebraska* } SS
COUNTY OF *Douglas* }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS *22* DAY OF *March*, 1994 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

Julie A. LeWandowski
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF *Nebraska* } SS
COUNTY OF *Douglas* }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS *28* DAY OF *March*, 1994 BY H. LEE GENDLER AND IRVIN GENDLER.

Julie A. LeWandowski
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS *18* DAY OF *May*, 1994.

Douglas
DEPUTY

David R. Johnson
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF CROSS COUNTY SHOPPING CENTER ON THIS *4* DAY OF *April*, 1994.

Randy Neumann
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE *5-19-94*

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CROSS COUNTY SHOPPING CENTER WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS *14* DAY OF *March*, 1994.

APPROVAL OF OMAHA CITY COUNCIL

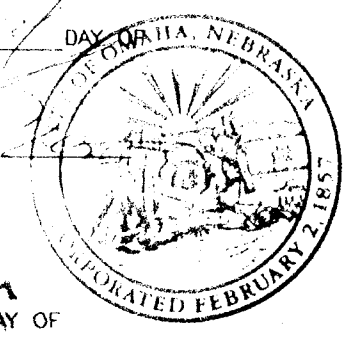
THIS PLAT OF CROSS COUNTY SHOPPING CENTER WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS *14* DAY OF *March*, 1994.

Jeffrey M. ... MAYOR
... PRESIDENT
... CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CROSS COUNTY SHOPPING CENTER WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS *21* DAY OF *March*, 1994.

... DOUGLAS COUNTY ENGINEER



AS SHOWN
DATE: 1-25-94
DRAWN BY: RAH
CHECKED BY:
REVISION:

CROSS COUNTY SHOPPING CENTER
FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8800

315-111
A315111A.DWG

CLASS COUNTY SHOPPING CENTER
E110 #23