BK 2064 PG 149

DEED 1997007892

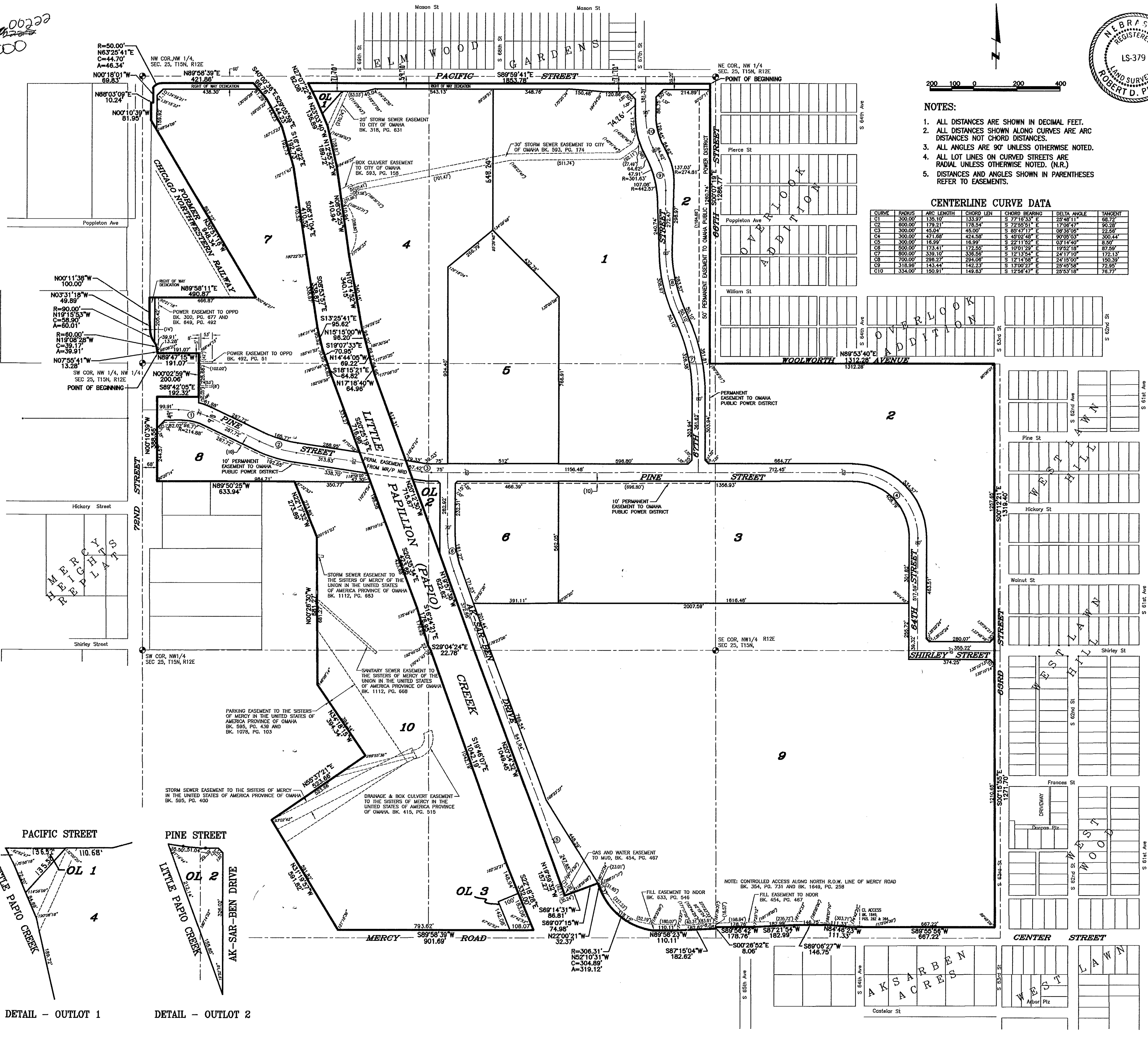
FEE 47.00 FB 01-60000
DEL C/O COMP
LEGAL PG SCAN FV

RECEIVED
JUN 26 11 28 AM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS

LOTS 1 THROUGH 10, INCLUSIVE AND OUTLOTS 1, 2 AND 3, BEING A PLATTING OF PART OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

IMPRINTED SEAL
REGISTER OF DEEDS



NEBRASKA REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379

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. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	300.00'	135.10'	133.97'	S 77°16'33" E	25°48'11"	68.72'
C2	600.00'	179.21'	178.54'	S 72°55'51" E	17°06'47"	90.28'
C3	300.00'	45.04'	45.00'	S 85°47'17" E	08°36'05"	22.56'
C4	300.00'	471.68'	424.58'	S 45°02'48" E	90°05'03"	300.44'
C5	300.00'	16.99'	16.99'	S 22°11'52" E	03°14'40"	8.50'
C6	500.00'	173.41'	172.55'	S 10°01'29" E	19°52'18"	87.59'
C7	800.00'	339.10'	336.56'	S 12°13'54" E	24°17'10"	172.13'
C8	700.00'	296.27'	294.06'	S 12°14'58" E	24°15'00"	150.39'
C9	318.96'	143.44'	142.23'	S 13°00'27" E	25°45'58"	72.95'
C10	334.00'	150.91'	149.63'	S 12°58'47" E	25°53'18"	76.77'

NW NE SW SE 7NW1/4 NW NE SW SE 7SW1/4 NW SW 7SE1/4 SWNE

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 angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets; said subdivision to be known as AK-SAR-BEN BUSINESS AND EDUCATION CAMPUS (Lots 1 through 10, inclusive and Outlots 1, 2 and 3) being a platting of that part of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the intersection of the south right of way line of Pacific Street with the west right of way line of 66th Street, said point falling 33.00 feet south of and 25.00 feet west of the northeast corner of the Northeast Quarter of the Northwest Quarter of Section 25; Thence South 00°07'19" East (assumed bearings) for 1286.77 feet along the said west right of way line of 66th Street to the south right of way line of Woolworth Avenue; Thence North 89°53'40" East for 1312.28 feet along said south right of way line to the west right of way line of 63rd Street; Thence South 00°12'21" East for 1319.40 feet along said west right of way line of 63rd Street; Thence South 00°15'55" East for 1271.70 feet along said west right of way line of 63rd Street to the north line of Center Street; Thence westerly along the north right of way line of Center Street for the next twelve courses: (1) Thence South 89°55'56" West for 667.22 feet; (2) Thence North 84°46'23" West for 111.33 feet; (3) Thence South 89°06'27" West for 146.75 feet; (4) Thence South 87°21'54" West for 182.99 feet; (5) Thence South 89°56'42" West for 178.76 feet; (6) Thence South 00°26'52" East for 8.06 feet; (7) Thence South 87°15'04" West for 182.62 feet; (8) Thence North 89°58'23" West for 110.11 feet; (9) Thence along a curve to the right (having a radius of 306.31 feet and a long chord bearing North 52°10'31" West for 304.89 feet) for an arc length of 319.12 feet; (10) Thence North 22°00'21" West for 32.37 feet; (11) Thence South 69°07'15" West for 74.98 feet; (12) Thence South 69°14'31" West for 86.81 feet; Thence Northwest along the east line of the Little Papillion Creek for the next twelve courses: (1) Thence North 19°59'32" West for 157.27 feet; (2) Thence North 20°34'32" West for 1049.45 feet; (3) Thence North 19°57'38" West for 622.62 feet; (4) Thence North 20°12'30" West for 715.67 feet; (5) Thence North 17°18'40" West for 64.96 feet; (6) Thence North 14°44'05" West for 69.22 feet; (7) Thence North 15°15'00" West for 96.20 feet; (8) Thence North 10°14'52" West for 340.15 feet; (9) Thence North 08°05'25" West for 410.94 feet; (10) Thence North 12°55'22" West for 189.72 feet; (11) Thence North 23°03'40" West for 136.89 feet; (12) Thence North 27°07'22" West for 82.08 feet to the south right of way line of Pacific Street; Thence South 89°59'41" East for 1853.78 feet to the Point of Beginning. Contains 192.13 acres.

TOGETHER WITH

That part of West Half of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at a point falling 68.00 feet East of and 44.60 North of the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; Thence North 07°55'41" West (assumed bearings) for 13.28 feet along the east right of way line of 72nd Street; Thence along a curve to the left (having a radius of 60.00 feet and a long chord bearing North 19°08'28" West for 39.17 feet) for an arc length of 39.91 feet along the said east right of way line; Thence along a curve to the right (having a radius of 90.00 feet and a long chord bearing North 19°15'53" West for 58.90 feet) for an arc length of 60.01 feet along said east right of way line; Thence North 03°31'18" West for 49.89 feet along said east right of way line; Thence North 00°11'38" West for 100.00 feet along said east right of way line; Thence North 89°58'11" East for 490.87 feet to the east right of way line of the former Chicago Northwestern Railway; Thence North 30°51'16" West for 948.34 feet along the said east right of way line to the east right of way line of 72nd Street; Thence North 00°10'39" West for 81.95 feet along said east right of way line; Thence North 88°03'09" East for 10.24 feet along said east right of way line; Thence North 00°18'01" West for 69.83 feet along said east right of way line; Thence along a curve to the right (having a radius of 50.00 feet and a long chord bearing North 63°25'41" East for 44.70 feet) for an arc length of 46.34 feet along the transition from the east right of way line of 72nd Street to the south right of way line of Pacific Street; Thence North 89°58'39" East for 421.86 feet along said south right of way line to the west line of the Little Papillion Creek; Thence south along the west line of the Little Papillion Creek for the next fourteen courses: (1) Thence South 40°00'36" East for 96.76 feet; (2) Thence South 29°05'59" East for 144.23 feet; (3) Thence South 16°19'22" East for 192.73 feet; (4) Thence South 08°31'04" East for 410.52 feet; (5) Thence South 08°53'57" East for 338.87 feet; (6) Thence South 13°25'41" East for 95.62 feet; (7) Thence South 19°07'33" East for 70.95 feet; (8) Thence South 18°15'21" East for 64.82 feet; (9) Thence South 20°25'19" East for 716.98 feet; (10) Thence South 20°35'34" East for 423.68 feet; (11) Thence South 16°24'21" East for 176.95 feet; (12) Thence South 29°04'24" East for 22.78 feet; (13) Thence South 19°46'07" East for 1042.19 feet to the west right of way line of the former Chicago Northwestern Railway; (14) Thence South 22°18'28" East for 332.00 feet along said west line to the north right of way line of Mercy Road; Thence South 89°58'39" West for 901.69 feet along said north right of way line; Thence North 31°19'57" West for 591.82 feet; Thence North 55°37'21" East for 523.66 feet; Thence North 34°18'15" West for 394.34 feet; Thence North 00°26'30" West for 681.27 feet; Thence North 22°17'32" West for 273.89 feet; Thence North 89°50'25" West for 633.94 feet to the east right of way line of 72nd Street; Thence North 00°10'39" West for 388.56 feet along said east line parallel with and 68.00 feet east of the west line of the Southwest Quarter of the Northwest Quarter of Section 25; Thence South 89°42'05" East for 192.32 feet; Thence North 00°02'59" West for 200.06 feet; Thence North 89°47'15" West for 191.07 feet to the Point of Beginning. Contains 55.06 acres for a total of 247.19 acres.

Robert D. Proett, L.S. 379

Feb 21, 1997
Date

DEDICATION AND PETITION

KNOW ALL MEN BY THESE PRESENTS: That We, DOUGLAS COUNTY, NEBRASKA, a Body Politic and Corporate, created, organized, and existing under the laws of the State of Nebraska, and DOUGLAS COUNTY RECREATION CORP, a Nebraska Not For Profit Corporation, OWNERS, being the sole OWNERS of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as AK-SAR-BEN BUSINESS & EDUCATION CAMPUS; and we 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 on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications 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 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 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 a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

KNOWN ALL MEN BY THESE PRESENTS: That we, DOUGLAS COUNTY, a Body Politic and Corporate, created, organized and existing under the laws of the State of Nebraska, and DOUGLAS COUNTY RECREATION CORP, a Nebraska Not For Profit Corporation, being the sole OWNERS of the abutting lands do hereby petition the City Council of Omaha, Nebraska, to vacate that part of Woolworth Avenue described as follows: Beginning at the intersection point of the west right of way line of 66th Street with the south right of way line of Woolworth Avenue; Thence South 89°58'44" West for 400.11 feet along the south right of way line of Woolworth Avenue to the west end thereof; Thence North 00°11'54" East for 25.01 feet along said west end to the north right of way line thereof; Thence North 89°58'41" East for 400.02 feet along said north right of way to the west right of way line of 66th Street; Thence South 00°00'02" East for 25.02 feet to the Point of Beginning. Said Part of Woolworth Avenue falls entirely within the boundary of the above described subdivision.

DOUGLAS COUNTY RECREATION CORP,
a Nebraska Not For Profit Corporation, OWNER

Sharon Smith, CEO

DOUGLAS COUNTY,
a Body Politic and Corporate, created, organized, and existing under the laws of the State of Nebraska, OWNER

Mary Ann Borgeson, Chair
Douglas County Board of Commissioners

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 13 day of Mar, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared SHARON SMITH, who is personally known to me to be the identical person whose name is affixed to the above instrument as CEO of DOUGLAS COUNTY RECREATION CORP., a Nebraska Not For Profit Corporation, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Patricia J. Shefland
Notary Public

GENERAL NOTARY-State of Nebraska
PATRICIA J. SHEFLAND
My Comm. Exp. Dec. 2, 1997

State of Nebraska)
) SS
County of Douglas)

On this 4th day of March 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Mary Ann Borgeson, who is personally known to me to be the identical person whose name is affixed to the above instrument as Chair of DOUGLAS COUNTY BOARD OF COMMISSIONERS, a Body Politic and Corporate, created, organized, and existing under the laws of the State of Nebraska, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act deed of such Officer and the voluntary act and deed of said Body.

Witness my hand and official seal the date last aforesaid.

Mary E. Grieser
Notary Public

GENERAL NOTARY-State of Nebraska
MARY E. GRIESER
My Comm. Exp. Oct 30, 1999

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS (Lots 1 through 10, inclusive and Outlots 1, 2 and 3) as to the design standards this 14th day of April, 1997.

City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

June 25 1997
Date

City Engineer

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

APPROVAL OF CITY PLANNING BOARD

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS was approved by the City Planning Board of the City of Omaha, Nebraska, this 5th day of March, 1997.

Chairman, City Planning Board

COUNTY ENGINEER'S CERTIFICATE

This plat of AK-SAR-BEN & EDUCATION CAMPUS was reviewed by the Douglas County Engineer's Office

2/28/97
Date

Douglas County Engineer

IMPRINTED SEAL
REGISTER OF DEEDS

APPROVAL OF OMAHA CITY COUNCIL

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS was approved and accepted by the City Council of Omaha, Nebraska, this 20 day of May, 1997.

Mayor

ATTEST:

City Clerk

President

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 March, 1997.

Douglas County Treasurer
JULIE M HANEY

IMPRINTED SEAL
REGISTER OF DEEDS

drawn by AET
designed by RDP
reviewed by
revisions

path\filename 96096\9696F101
references 9696F100

lamp, rynearson & associates, inc.
engineers surveyors planners
14747 california street omaha, nebraska 68154-1979 402·496·2498 FAX 402·496·2730

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS
67TH AND PACIFIC STREET

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

FINAL PLAT

job number 96096-1673
book page
date FEBUARY 6, 1997
sheet 1 of 1

C:\DWG\9696F101 Wed Feb 26 08:21:11 1997 Lamp, Rynearson & Associates (Alisha)