

MISC 2005018185



FEB 17 2005 10:57 P 2

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/17/2005 10:57:43.73



2005018185

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Misc
② FEE 11.⁰⁰ FB 61-26245-old *new*
3 BKP _____ C/O _____ COMP 8a
DEL _____ SCAN _____ FV _____

(#35)

MONTCLAIR WEST REPLAT 4

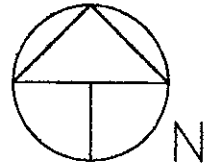
LEGAL DESCRIPTION:

LOTS 1 AND 2, MONTCLAIR WEST REPLAT 4, BEING A REPLATTING OF LOT 155, MONTCLAIR WEST REPLAT ADDITION, A SUBDIVISION IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 155; THENCE ALONG THE BOUNDARY OF SAID LOT 155 THE FOLLOWING FOUR (4) COURSES: 1), S00°00'27"W, 244.38 FEET; 2), S89°59'30"W, 509.11 FEET; 3), N00°12'21"W, 241.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GROVER STREET; 4), ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°39'05"E, 510.02 FEET TO THE POINT OF BEGINNING.

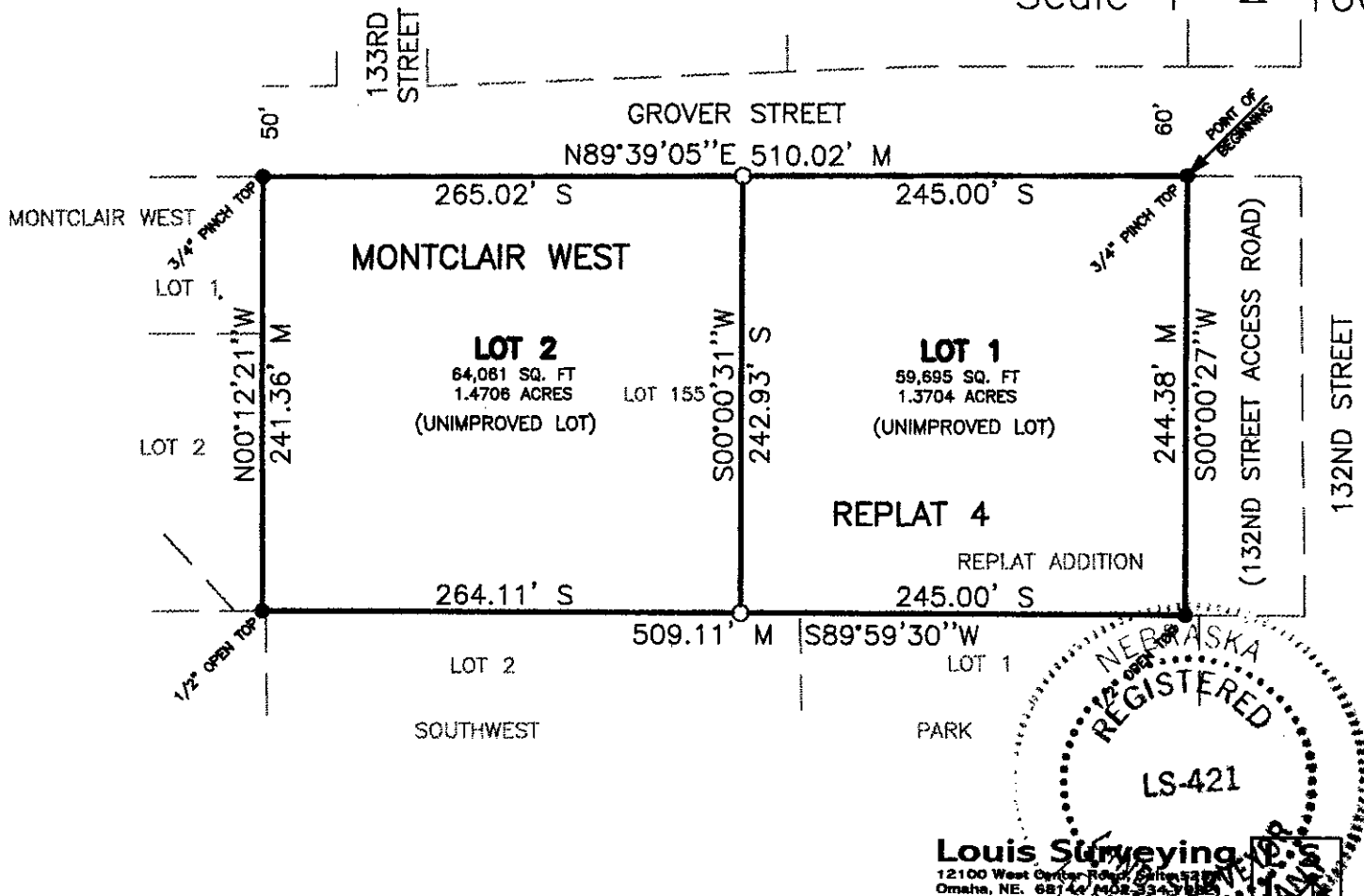
LEGEND:

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- S SURVEYED DISTANCE

NOTE: ALL CORNERS SET ARE
#5 REBARS W/CAP 421



Scale 1" = 100'



SURVEYOR'S CERTIFICATE

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

Land Surveyor

Date

OWNERS 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.

Seldin Development & Management Company, a Nebraska corporation

Theodore M. Seldin 1-12-05

Owner Theodore M. Seldin

Date

Owner

Date

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)

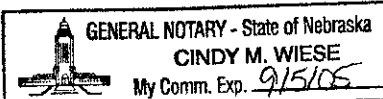
) SS

County of Douglas

On this 12th day of January

2005, before me, a notary public, duly qualified and commissioned in and

for said county and state, personally appeared Theodore M. Seldin, Vice President of Seldin Development & Management 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.



Notary Public

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 this office.

County Treasurer

Date

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