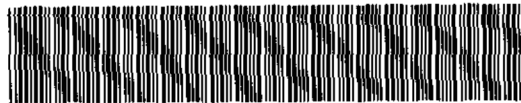




BK 1385 PG 399-402



MISC 2001 08620

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 JUN 13 AM 11:52

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

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MISC 21.50

$\frac{4}{3}$	FEE <u>21.50</u>	FB <u>MC-07102</u>	- old
	BKP _____	C/O _____	COMP _____
	DEL _____	SCAN <u>CB</u>	FV _____

#35

**CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION
LEGAL DESCRIPTION**


Lots 1 and 2, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 2, being a replatting of Lot 13, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, each lot described as follows:

LOT 1: That part of Lot 13, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1; Beginning at the northeast corner of said Lot 13; Thence South 19°44'58" West (bearing referenced to the Final Plat of COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1) for 225.22 feet along the west line of Lot 12, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1; Thence North 70°15'02" West for 52.00 feet; Thence South 87°46'12" West for 249.12 feet to the east right of way line of 137th Street; Thence North 02°13'48" West for 52.37 feet along said east right of way line; Thence along a curve to the right (having a radius of 1950.00 feet and a long chord bearing North 00°01'21" West for 150.22 feet) for an arc length of 150.26 feet along said east right of way line to the southwest corner of Outlot 4; Thence along a curve to the left (having a radius of 75.00 feet and a long chord bearing North 49°34'21" East for 103.66 feet) for an arc length of 114.44 feet along the southeast line of said Outlot 4, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1, to the northeast corner thereof; Thence South 84°08'31" East for 128.29 feet along the south right of way line of California Street; Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing South 72°46'00" East for 177.51 feet) for an arc length of 178.68 feet along said south right of way line to the Point of Beginning. Contains 1.888 acres.

LOT 2: That part of Lot 13, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1; Commencing at the northeast corner of said Lot 13; Thence South 19°44'58" West (bearing referenced to the Final Plat of COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1) for 225.22 feet along the west line of Lot 12, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 1 to the TRUE POINT OF BEGINNING; Thence South 19°44'58" West for 136.05 feet along said west line to an angle point therein; Thence South 30°20'09" West for 218.74 feet along said west line to the north right of way line of the West Dodge Road frontage road; Thence North 81°08'25" West for 31.86 feet along said north right of way line; Thence North 52°55'03" West for 125.90 feet along said north right of way line to the east right of way line of 137th Street; Thence North 02°13'48" West for 244.09 feet along said east right of way line; Thence North 87°46'12" East for 249.12 feet; Thence South 70°15'02" East for 52.00 feet to the Point of Beginning. Contains 1.598 acres.

SURVEYOR'S CERTIFICATE

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



Land Surveyor

May 10, 2001
Date



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are the 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.

HD Investments, L.L.C., Owner

David Brauckmann
David Brauckmann, Member

Omaha State Bank, Mortgagee

Chris Maher
Chris Maher, Senior Vice President

ACKNOWLEDGEMENTS OF NOTARY

State of Oklahoma)
County of Oklahoma)SS

On this 15th day of May, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared David Brauckmann, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as a Member of HD Investments, L.L.C. and he acknowledged the signing of the same to be his voluntary act and deed as such member and the voluntary act and deed of said corporation.

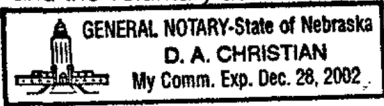
Diane C. Fair
Notary Public



State of Nebraska)
County of Douglas)SS

On this 22 day of May, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Chris Maher, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Senior Vice President of Omaha State Bank and he acknowledged the signing of the same to be his voluntary act and deed as such officer and the voluntary act and deed of said bank.

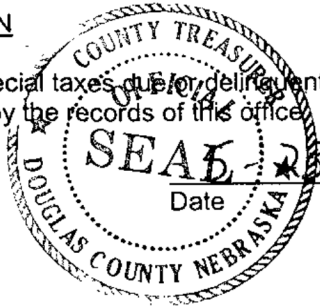
D.A. Christian
Notary Public



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.

Carol J. Parker
County Treasurer



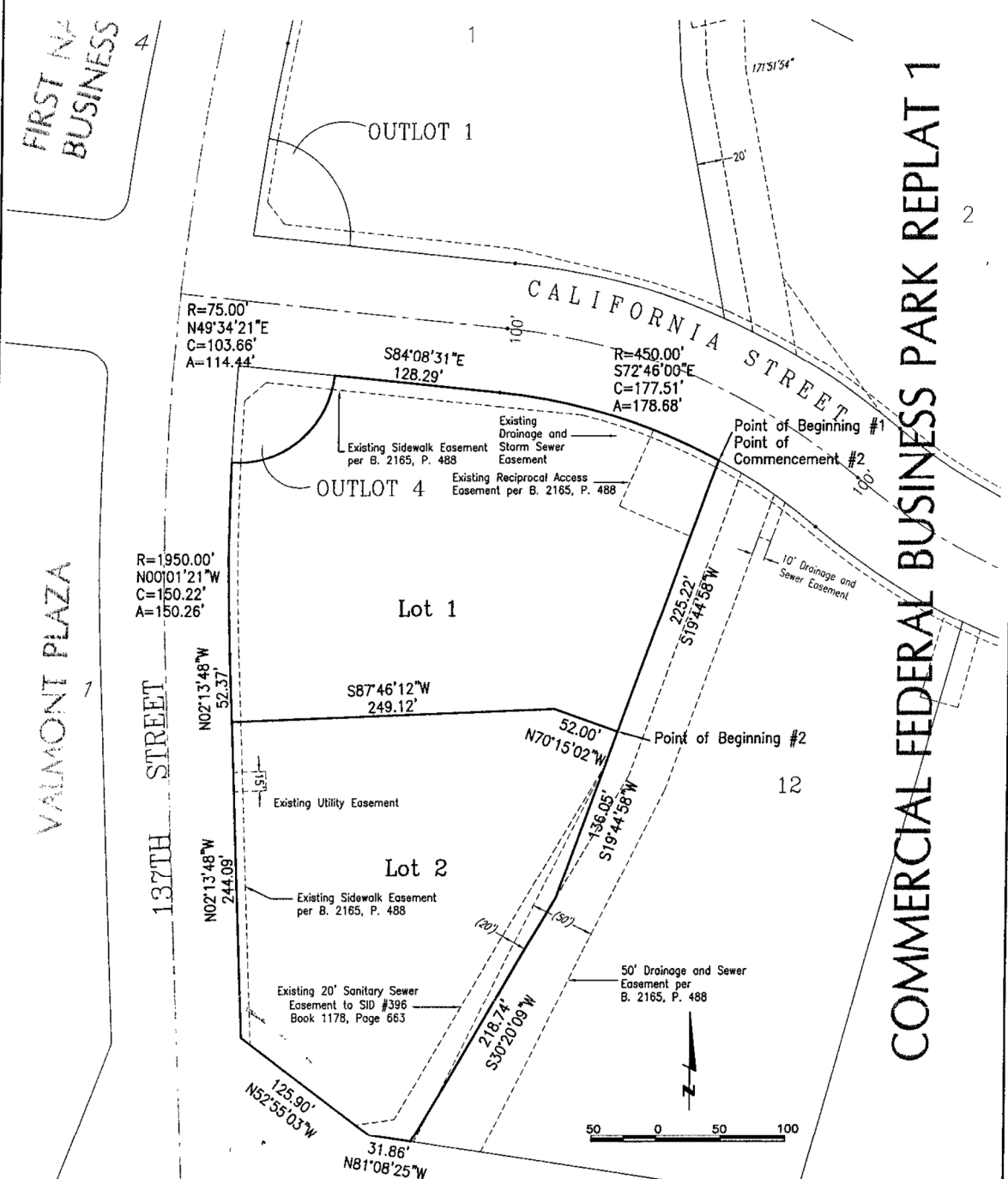
PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8.08, 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.

[Signature]
Planning Director

5/31/01
Date

COMMERCIAL FEDERAL BUSINESS PARK REPLAT 2



99015\9915R200
 Book _____ Page _____ Date April 4, 2001 Dwn.By aet Job Number 00008.01-404


lamp, rynearson & associates, inc.
 engineers surveyors planners
 14710 west dodge road, suite 100 ph 402-496-2498
 omaha, nebraska 68154-2029 fax 402-496-2730

04/05/2001 09:04:54 AM LRS/PLA

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