DEED 2014030087

APR 25 2014 11:08 P 8

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/25/2014 11:06:33.27
2014030087

THE CAPITOL DISTRICT

Lots 1 through 5, inclusive, THE CAPITOL DISTRICT, Being a replatting of Lots 1 through 8, inclusive Block 71, TOGETHER WITH Lots 1 through 8, inclusive Block 72, AND ALSO TOGETHER WITH the west 4.00 feet of Vacated 10th Street abutting Block 71 on the east, all of Vacated 11th Street right of way between said Blocks 71 and 72, the vacated east / west alley in said Block 72, all being located in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska. AND ALSO *

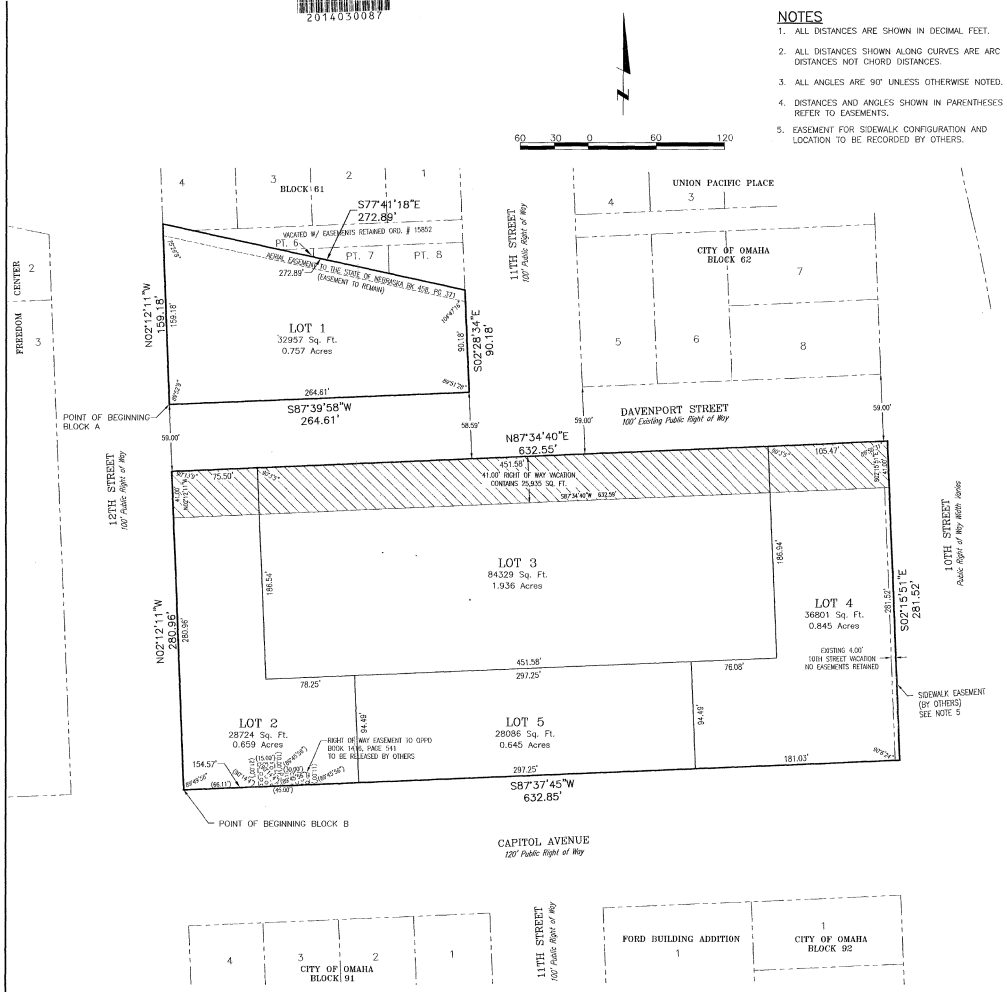
LOCATED IN:
NE 1/4 NE 1/4 SEC. 22-15-13

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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
5. EASEMENT FOR SIDEWALK CONFIGURATION AND LOCATION TO BE RECORDED BY OTHERS.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- STREET VACATION
- EASEMENT TO BE RELEASED
- MUD EASEMENT TO BE RELEASED



REVIEW BY DOUGLAS COUNTY ENGINEER

This plat of THE CAPITOL DISTRICT, ~~(Lot 1, Block A and Lots 1 through 4, inclusive, Block B)~~ ** was reviewed by the Douglas County Engineer's Office.

** LOTS 1 THROUGH 5, INCLUSIVE. MPM *

7/25/13
Date

Douglas County Engineer

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

22ND day of APRIL

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of THE CAPITOL DISTRICT, ~~(Lot 1, Block A and Lots 1 through 4, inclusive, Block B)~~ ** as to the design standards.

** LOTS 1 THROUGH 5, INCLUSIVE. MPM

8/7/13
City Engineer Date

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-8 of the Omaha Municipal Code.

4/24/14
City Engineer Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of THE CAPITOL DISTRICT, ~~(Lot 1, Block A and Lots 1 through 4, inclusive, Block B)~~ was approved by the Omaha City Planning Board this

** LOTS 1 THROUGH 5, INCLUSIVE MPM

7th day of August, 2013.

Chairman, Omaha City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of THE CAPITOL DISTRICT, ~~(Lot 1, Block A and Lots 1 through 4, inclusive, Block B)~~ was approved and accepted by the City Council of Omaha, Nebraska, this

** LOTS 1 THROUGH 5, INCLUSIVE. MPM.

15th day of APRIL, 2014

Mayor

Attest:

City Clerk

President

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 Lots 1 through 5, inclusive, THE CAPITOL DISTRICT being a replatting of Lots 1 through 8, inclusive Block 71, TOGETHER WITH Lots 1 through 8, inclusive Block 72, AND ALSO TOGETHER WITH the west 4.00 feet of Vacated 10th Street abutting Block 71 on the east, all of Vacated 11th Street right of way between said Blocks 71 and 72, the vacated east / west alley in said Block 72, all being located in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of said Lot 5, Block 72, also being the intersection of the north right of way line of Capitol Avenue with the east right of way line of 12th Street;

Thence North 02°12'11" West (assumed bearings) for 280.96 feet on said east right of way line ;

Thence North 87°34'40" East for 632.55 feet parallel with and 41.00 feet north of the south 100.00 feet right of way line of Davenport Street to the east line of the vacated west 4.00 feet of 10th Street extended north;

Thence South 02°15'51" East for 281.52 feet on said east line to the north right of way line of Capitol Avenue;

Thence South 87°37'45" West for 632.85 feet to the Point of Beginning.

Contains 177,940 square feet or 4.085 acres.

TOGETHER WITH

All of Lot 5, parts of Lots 4, 6, 7 AND 8, in Block 61, ORIGINAL CITY OF OMAHA as surveyed and lithographed, in Douglas County, Nebraska, TOGETHER WITH that part of the vacated alley in said Block 61, lying south of the interstate right-of-way, described as follows;

Beginning at the southwest corner of said Lot 5, Block 61, Thence North 02°12'11" West for 159.18 feet on the east right of way line of 12th Street to the south line of the property owned by the State of Nebraska Department of roads of Interstate 480;

Thence South 77°41'18" East for 272.89 feet on said south line to the east line of said Lot 8, Block 61 and the west right of way line of 11th Street;

Thence South 02°28'34" East for 90.18 feet to the southeast corner of said Lot 8, Block 61 and the north right of way line of Davenport Street;

Thence South 87°39'58" West for 264.61 feet to the Point of Beginning.

Contains 32,957 square feet or 0.757 acres.

Todd L. Whitfield, L.S. 561

JULY 22, 2013
Date

TODD L. WHITFIELD LS-561 REGISTERED LAND SURVEYOR STATE OF NEBRASKA 7.22.13

VACATION

KNOW ALL PERSONS BY THESE PRESENTS: the City of Omaha vacates the right of way as described in this plat, pursuant to Neb. Rev. Stat. Sections 14-115 or 14-116. The undersigned owner, being the owner of the property described in the surveyor's certificate and embraced within this plat, does hereby consent to the Omaha City Council's vacation, pursuant to Neb. Rev. Stat. sections 14-115 or 14-116, of the right of way as shown and described in this plat.

OWNER'S CERTIFICATION

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

CITY OF OMAHA, a Municipal Corporation, OWNER

JEAN STOTHERT
Mayor, City of Omaha

Attest:

City Clerk

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

The foregoing instrument was acknowledged before me this 15 day of APRIL, 2014 by Jean Stothert, Mayor of the City of Omaha

Signature of Notary Public

GENERAL NOTARY - State of Nebraska RHONDA SILVEY My Comm. Exp. March 3, 2017

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-Inc.com

THE CAPITOL DISTRICT (Lots 1 through 5, inclusive)
OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

drawn by EAM
designed by
reviewed by TLW
references 10011FT10
filename 10011FT01-FINAL.dwg
revisions

job number-tasks 0110011.01-003
book page
date 7-3-2013
sheet 1 of 1

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