TOWER PLAZA REPLAT 9

BEING A REPLATTING OF PART OF LOT 1, ALL OF LOTS 5, 6 AND 7, BLOCK 1, TOWER PLAZA, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE EASTERLY 15.00 FEET OF 80th STREET ADJACENT TO SAID LOTS 5, 6 AND 7.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BEVERLY TOWERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TOWER PLAZA REPLAT 9. 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 STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF THE LOT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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 HEREIN GRANTED.

BEVERLY TOWERS, L.L.C.,

GENERAL NOTARY-State of Nebraska

ACKNOWLEDGEMENT OF NOTARY STATE OF NEBRASKA) COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS $\frac{9\pi}{100}$ DAY OF FEBRUARY, 2007 BY CHARLES K. BUNGER, MANAGER OF BEVERLY TOWERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, ACTUAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OF THIS DAY OF TO LET

Q®LAS COUNTY TREASURER APPROVAL OF CITY ENGINEER I HEREBY APPROVE THIS PLAT OF TOWER PLAZA REPLAT 9 ON THIS CHINT DA

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

AUGUST 157, 2008

APPROVAL OF OMAHA CITY PLANNING BOARD

TARY PUBLIC

REVIEW BY DOUGLAS COUNTY ENGINEER THIS PLAT OF TOWER PLAZA REPLAT 9 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

30' 60'

REPL.

ER

S N DORNER, d Surveyors BRASKA 68154

THOMPSOR Consultin

S

748-256-1

Received - DIANE L. BATTIATO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS TOWER PLAZA REPLAT 9, LOT 1, BEING A REPLATTING OF PART OF LOT 1, ALL OF LOTS 5, 6 AND 7, BLOCK 1, TOWER PLAZA, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE EASTERLY 15.00 FEET OF 80TH STREET ADJACENT TO SAID LOTS 5, 6 AND 7, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 7;

THENCE N27'37'47"E (ASSUMING THE SOUTH LINE OF SAID LOT 1 TO BEAR EAST AND WEST) 7.00 FEET ON THE WEST LINE OF SAID LOT 7;

THENCE N62'36'30"W 15.00 FEET;

THENCE N27'37'47"E 264.79 FEET ON A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINES OF SAID LOTS 5. 6 AND 7 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 5;

THENCE S62'31'33"E 145.34 FEET ON THE NORTH LINE OF SAID LOT 5 AND ON THE SOUTH LINE OF DAVENPORT STREET;

THENCE S85°55'26"E 414.90 FEET (RECORD) 414.20 FEET (MEASURED) ON THE SOUTH LINE OF DAVENPORT STREET;

THENCE S24'57'27"E 201.00 FEET (RECORD) 199.99 FEET MEASURED TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST 682.40 FEET (RECORD) 681.10 FEET (MEASURED) ON THE SOUTH LINES OF SAID LOTS 1 AND 7 TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 7;

THENCE N62°36'30"W 65.45 FEET ON THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF

JANUARY 25, 2007

0

 \circ

LOT 23

N62*36'30"W 15.00-N27'37'47"E 7.00'-

POINT OF-

65.45

BEGINNING

PART OF LOT 9

APPROVAL OF OMAHA CITY COUNCIL

LOT 24

0

THIS PLAT OF TOWER PLAZA REPLAT 9 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY

NEBRASKA

NEBRASKA RLS 308

S85°55'26"E 414.90'

L O T 1 138,052 SQUARE FEET

PART OF LOT 6

665.89

WEST 682.40' (RECORD), 681.10' (MEASURED)

Ο

LOT 8 N62*36'30"V PART OF LOT 7

P 0 4/0

NOTE:

PART OF

THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST DODGE ROAD FROM LOT 1.

PART OF LOT 5 C K - 1

15.00 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA.

PART OF LOT 4 PART OF LOT 3

PART OF LOT 1

BLOCK - 1 BEVERLY HILLS

S24*57'27"E 201.00' (RECORD) 199.99' (MEASURED)

SCALE IN FEET

A7482561A.DWG