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Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
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# TOWER PLAZA REPLAT 10

LOTS 1, 2 AND 3

BEING A REPLATTING OF LOT 1, TOWER PLAZA REPLAT 9, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

DATE  
10/31/08  
DRAWN BY  
RJR  
CHECKED BY  
JDW  
REVISION

TOWER PLAZA REPLAT 10

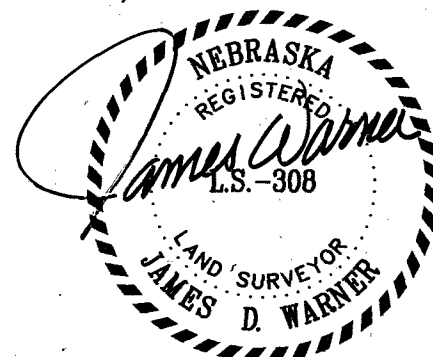
FINAL PLAT

### 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 10, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOT 1, TOWER PLAZA REPLAT 9, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 1;

- TENCE WEST (ASSUMED BEARING) 665.89 FEET ON THE SOUTH LINE OF SAID LOT 1;
- TENCE N62°36'30"W 93.93 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF,
- TENCE N27°37'47"E 264.79 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;
- TENCE S62°31'33"E 145.34 FEET ON THE NORTH LINE OF SAID LOT 1;
- TENCE S85°55'26"E 414.20 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;
- TENCE S24°57'27"E 199.99 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

OCTOBER 31, 2008  
DATE:



JAMES D. WARNER,  
NEBRASKA RLS 308

### DEDICATION

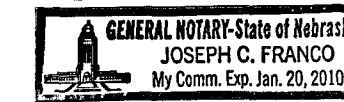
KNOW ALL MEN BY THESE PRESENTS: THAT WE, 80 DODGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TOWER PLAZA REPLAT 10, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, 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.

80 DODGE, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Michael G. Kucera  
MICHAEL G. KUCERA, MANAGER

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

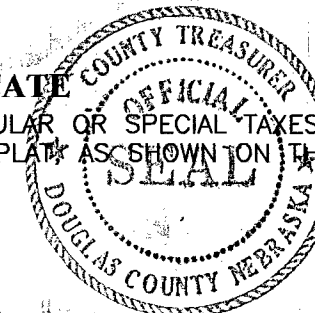
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF OCTOBER, 2008 BY MICHAEL G. KUCERA, MANAGER OF 80 DODGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



Joseph C. Franco  
NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 16 DAY OF March, 2009.



Bonnie J. Unger  
DOUGLAS COUNTY TREASURER

DEPUTY

### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF TOWER PLAZA REPLAT 10 ON THIS 5th DAY OF November, 2008.

Charles Keigwick  
CITY ENGINEER

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

March 18th, 2009  
DATE:

Charles Keigwick  
CITY ENGINEER

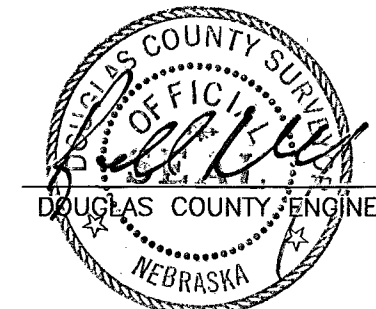
### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF TOWER PLAZA REPLAT 10 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 7th DAY OF January, 2009.

[Signature]  
CHAIRMAN

REVIEW BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF TOWER PLAZA REPLAT 10 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

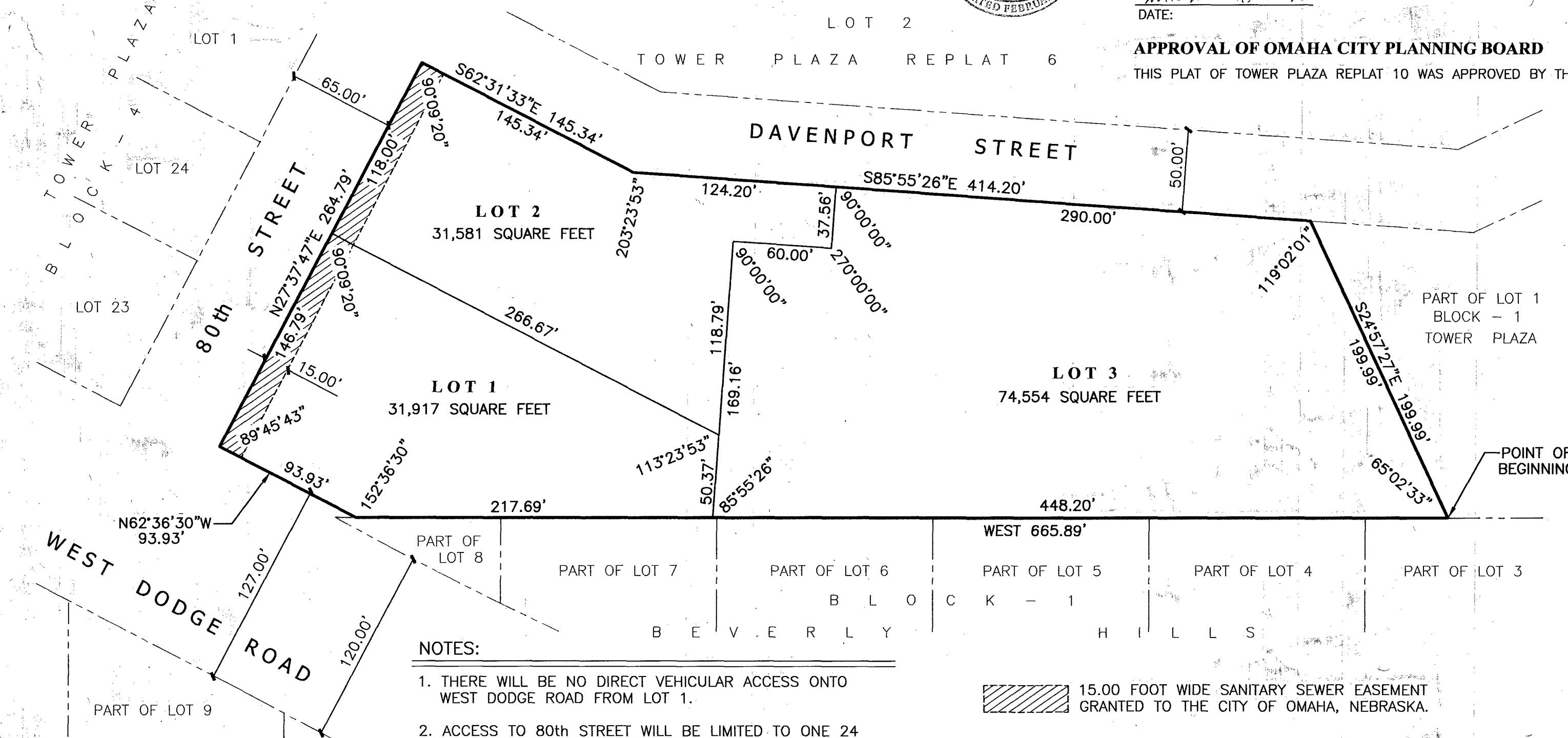
10/31/2008  
DATE:



### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF TOWER PLAZA REPLAT 10 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 10 DAY OF MARCH, 2009.

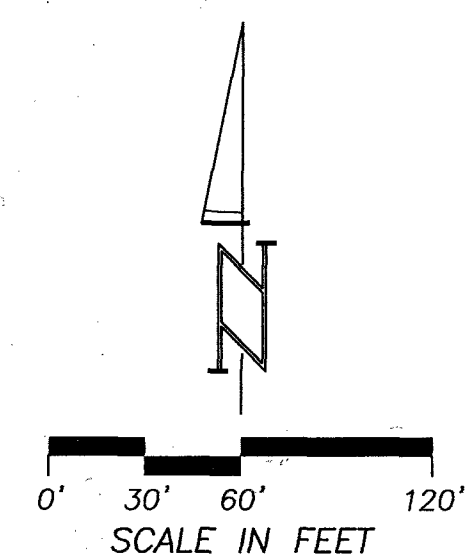
Mike Jolley MAYOR  
Dan Welsch PRESIDENT  
Bruce Brown CITY CLERK



### NOTES:

- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST DODGE ROAD FROM LOT 1.
- ACCESS TO 80th STREET WILL BE LIMITED TO ONE 24 FOOT WIDE SHARED DRIVE CENTERED ON THE COMMON LINE BETWEEN LOTS 1 AND 2.

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



THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
P: 402.330.8860 F: 402.330.5866 WWW.TD2CO.COM

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