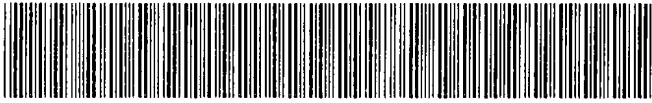




DEED 2010092241



OCT 07 2010 08:04 P 4

Nebr Doc	
Stamp Tax	
Date	10/7/10
\$	EX2
By	MAN

*Deed*

4 FEB 20.50 01-60000

21-15-10

1

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 10/7/2010 08:04:37.84



2010092241

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

RELS TITLE *29*  
 1055 NORTH 115<sup>TH</sup> STREET, #300  
 OMAHA, NE 68154

FILE NUMBER: \_\_\_\_\_

*vc04880*      *vc04881*

QUITCLAIM DEED

DOUGLAS COUNTY, NEBRASKA, GRANTOR, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, quitclaims and conveys to

CENTURY DEVELOPMENT COMPANY LLC, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Douglas County, Nebraska:

THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6<sup>TH</sup> P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND DRAWING.

SAID PARCEL CONTAINS 27,255 SQUARE FEET (0.63 ACRES) MORE OR LESS.

This conveyance is made pursuant to Resolution No. 342 adopted June 17, 2008 and Resolution No. 428, adopted July 22, 2008.

Signed this 16 day of October, 2008.

DOUGLAS COUNTY, NEBRASKA, GRANTOR

By:

*Clare Duda*

Clare Duda, Chair  
Board of County Commissioners

STATE OF NEBRASKA )

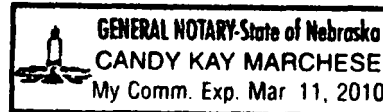
) ss.

COUNTY OF DOUGLAS )

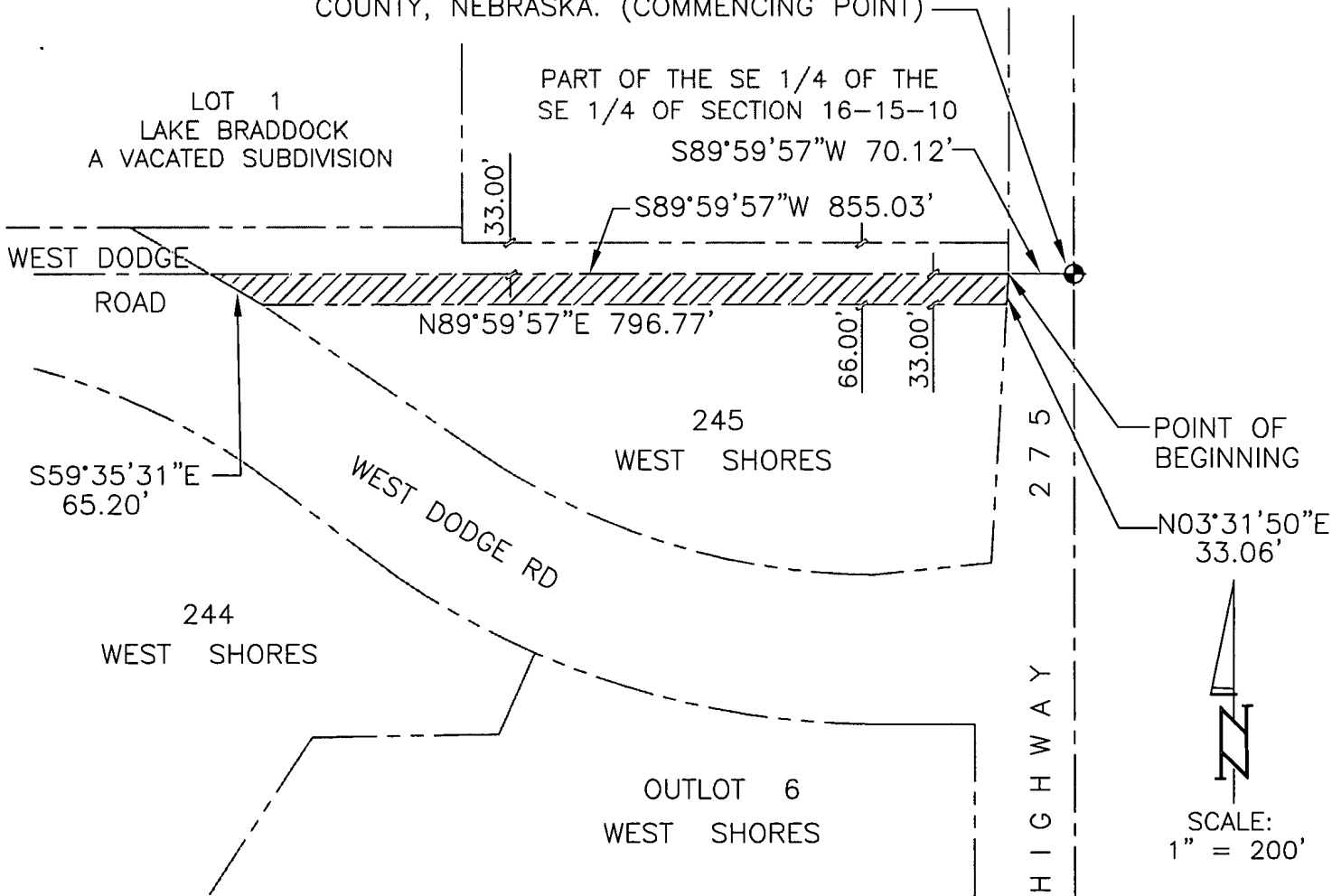
The foregoing Quitclaim Deed was acknowledged before me on this 16 day of October, 2008 by Clare Duda, Chair, on behalf of Douglas County, Nebraska.

*Candy Kay Marchese*

Notary Public



NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)



## LEGAL DESCRIPTION

THAT PART OF THE NE1/4 OF THE NE1/4 OF SECTION 21, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID NE1/4;

THENCE S89°59'57"W (ASSUMED BEARING) 70.12 FEET ON THE NORTH LINE OF SAID NE1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HIGHWAY 275;

THENCE CONTINUING S89°59'57"W 855.03 FEET ON THE NORTH LINE OF SAID NE1/4 TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 245, WEST SHORES, A SUBDIVISION IN SAID DOUGLAS COUNTY;

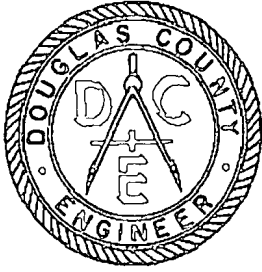
THENCE S59°35'31"E 65.20 FEET ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 245, WEST SHORES TO THE NW CORNER THEREOF;

THENCE N89°59'57"E 796.77 FEET ON THE NORTH LINE OF SAID LOT 245, WEST SHORES, TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF HIGHWAY 275;

THENCE N03°31'50"E 33.06 FEET ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 245, WEST SHORES AND ON THE WEST LINE OF HIGHWAY 275 TO THE POINT OF BEGINNING.

CONTAINING 27255 SQUARE FEET OR 0.63 ACRES

## Century Development Company LLC EXHIBIT "A"



TOM DOYLE  
**DOUGLAS COUNTY ENGINEER**

15505 West Maple Road  
Omaha, Nebraska 68116-5173  
(402) 444-6372  
Fax: (402) 444-6244  
engineer@douglascounty-ne.gov

RE: VACATING A PORTION OF WEST DODGE ROAD

RECEIVED FROM CENTURY DEVELOPMENT COMPANY LLC

\$4,820.33

CHECK # 1879

DATE October 1, 2010

BY *[Signature]*  
DOUGLAS COUNTY ENGINEER OFFICE

I ACKNOWLEDGE THE RECEIPT OF THE QUIT CLAIM DEED

DATE 10/4/10

BY *Frank R Krjci*

**AGENDA ITEM  
REQUEST/JUSTIFICATION FORM**  
(To be completed by requesting Department)

Forward all requests to Sharon Bourke, LC2 Civic Center  
**DEADLINE SUBMITTAL IS 4:00 P.M. WEDNESDAY**

Agenda item: Consent Agenda

Date to be on the agenda: June 17, 2008

Exact wording to be used for the agenda: Vacating a portion of West Dodge Road west of Highway 275. (Public Hearing held Tuesday, April 29, 2008.

Action requested: Approval

Amount requested: \_\_\_\_\_ Object Code: \_\_\_\_\_

Is item in current year's budget? Yes  No

Does this item commit funds in future years? Yes  No

If yes, explain: \_\_\_\_\_

If an agreement or contract, has the County Attorney reviewed and approved? Yes  No

Previous action taken on this item, if any: \_\_\_\_\_

Recommendations and rationale or action: \_\_\_\_\_

Will anyone speak on behalf of this item, if so who? \_\_\_\_\_

If this is a rush agenda item, please explain why: \_\_\_\_\_

Submitted by (Name & Dept.): Clare Duda, Chair Ext. \_\_\_\_\_

Date submitted: 6-10-08

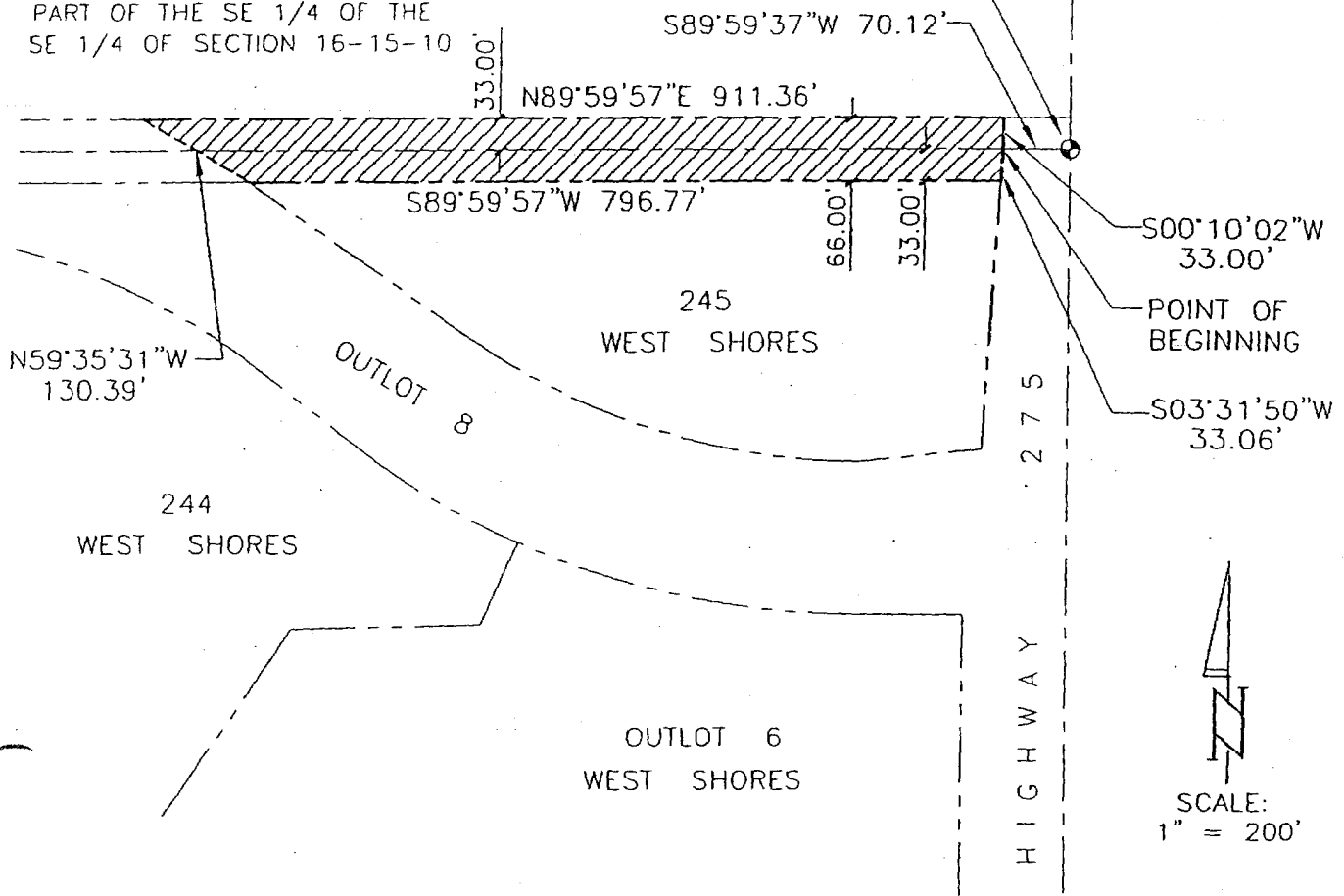
List Attachments: Letter, Exhibit A  
(Attach resolution and all pertinent documentation; i.e. contract, agreement, memorandums, etc.)

Certified Copies of the resolution should be sent to (please include name and addresses of all individuals or department that need a certified copy): \_\_\_\_\_

Completed by receiving office  
Received in Administrative Office: Date 6/10/08 Time \_\_\_\_\_

NE CORNER OF THE NE 1/4 OF SECTION  
21, T15N, R10E OF THE 6th P.M., DOUGLAS  
COUNTY, NEBRASKA. (COMMENCING POINT)

PART OF THE SE 1/4 OF THE  
SE 1/4 OF SECTION 16-15-10



## LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOGETHER WITH PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, ALL IN T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4;

HENCE S89°59'57"W (ASSUMED BEARING) 70.12 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HIGHWAY 275;

HENCE S03°31'50"W 33.06 FEET ON THE WEST LINE OF HIGHWAY 275 TO THE NE CORNER OF LOT 245, WEST SHORES, A SUBDIVISION IN SAID DOUGLAS COUNTY;

HENCE S89°59'57"W 796.77 FEET ON THE NORTH LINE OF SAID LOT 245 TO THE NW CORNER THEREOF;

HENCE N59°35'31"W 130.39 FEET TO A POINT 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4;

HENCE N89°59'57"E 911.36 FEET ON A LINE 33.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 TO THE WEST LINE OF HIGHWAY 275;

HENCE S00°10'02"W 33.00 FEET ON THE WEST LINE OF HIGHWAY 275 TO THE POINT OF BEGINNING.

CONTAINING 56400 SQUARE FEET OR 1.29 ACRES MORE OR LESS.

## EXHIBIT "A"

ENTURY DEVELOPMENT, INC. TD2 FILE NO.: 169-186-3EX DATE: APRIL 6, 2007  
OMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

**BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, NEBRASKA**

*RESOLVED*

Motion by Boyle, seconded by Rodgers.

I move this Board approve agenda item V.C. Vacating a portion of West Dodge Road west of Highway 275.

ADOPTED: June 17, 2008

YEAS: Borgeson, Boyle, Hutchings, Maxwell, Rodgers, Tusa, Duda

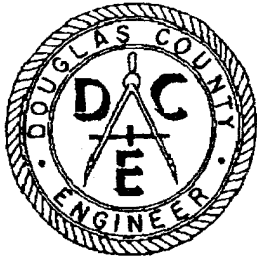
(Certified Copy)

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DOUGLAS COUNTY CLERK

Certified Copy: Commissioners, County Engineer (3)

Resolution No. 342  
ADOPTED: June 17, 2008



TOM DOYLE  
DOUGLAS COUNTY ENGINEER

15505 West Maple Road  
Omaha, Nebraska 68116-5173  
(402) 444-6372  
Fax: (402) 444-6244  
engineer@co.douglas.ne.us

April 8, 2008

Douglas County Board of Commissioners  
Omaha/Douglas Civic Center  
Omaha, Nebraska 68183

RE: VACATING A PORTION OF WEST DODGE ROAD  
WEST OF HIGHWAY 275  
SET PUBLIC HEARING

Commissioners:

Frank R. Krejci, Cynthia C. Smith and electors petitioned Douglas County to vacate a portion of West Dodge Road west of Highway 275, more particularly described in attached Exhibit "A".

On April 17, 2007 the Douglas County Board directed the County Engineer study the vacation request.

On August 14, 2007 the City Council of Omaha passed a resolution recommending to the Douglas County Board of Commissioners the vacation of West Dodge Road west of Highway 275 pursuant to Exhibit "A".

Our office has reviewed this vacation request and has no objection contingent upon all utility easements are maintained.

Giff Property Services prepared a complete appraisal of the proposed vacated property. Based on their investigation and analysis the fee simple market value of the subject property as of March 12, 2008 is estimated to be Eleven Thousand (\$11,000.00) Dollars.

We would recommend the County Board set a public hearing on this request at their earliest opportunity.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tom Doyle", is written over a horizontal line.

for Thomas D. Doyle, P.E.  
Douglas County Engineer

TDD:JDK:jl  
Attachments - Exhibit "A"  
Resolution



# BOARD OF COUNTY COMMISSIONERS

Douglas County Nebraska

## Resolved

WHEREAS, the Board voted on June 17, 2008 to vacate a portion of West Dodge Road, west of HiWay 275; and

WHEREAS, the resolution failed to specify the manner in which the vacated road should be disposed; and

WHEREAS, the County deems it to be in the best interests to sell the land at the most advantageous terms.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COMMISSIONERS that the County Engineer and County Attorney are authorized to sell the vacated land on terms which are most advantageous to the County in accordance with appraised values, and that the Chair of this Board is authorized to sign the appropriate documents necessary to transfer title.

Dated this 22nd day of July, 2008

Ref#: BJME-7GMJH8

Motion by Boyle, second by Borgeson to approve. I move the adoption of the resolution.

Adopted: July 22, 2008

Yeas: Borgeson, Boyle, Hutchings, Maxwell, Rodgers, Tusa, Duda

(CERTIFIED COPY)

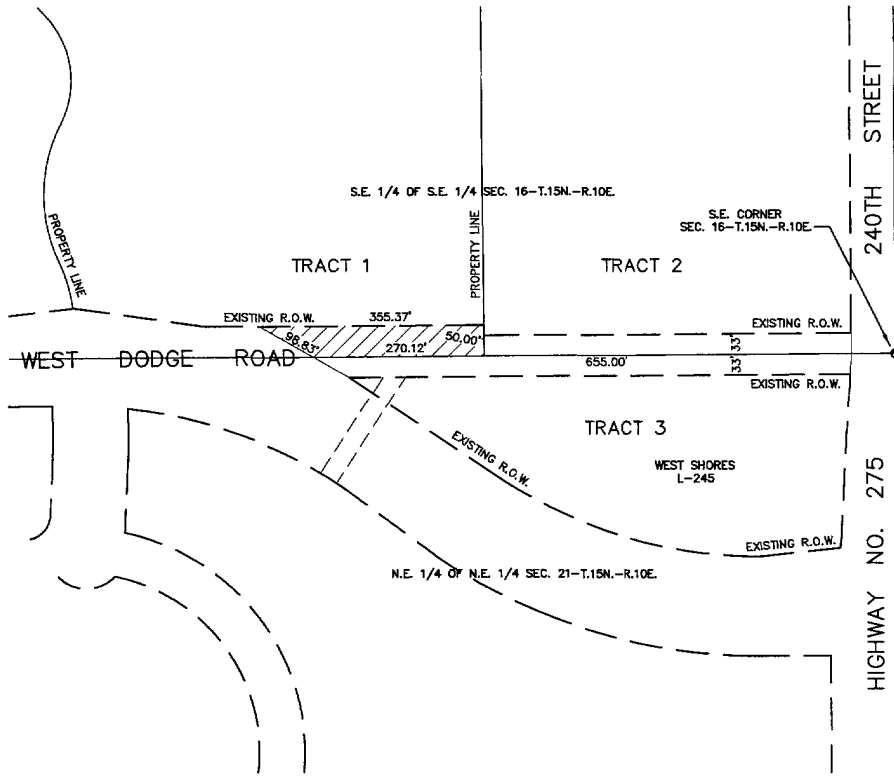
\_\_\_\_\_  
Douglas County Clerk

*Certified copies to: Commissioners, County Attorney, County Engineer*

Resolution No. 428  
ADOPTED: July 22, 2008



NORTH  
SCALE: NONE







**TRACT 1  
RIGHT-OF-WAY VACATION**

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 16; THENCE S.89°36'26"W. (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼, 655.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°36'26"W. ALONG SAID SOUTH LINE, 270.12 FEET; THENCE N.60°00'02"W., 98.83 FEET TO A POINT 50.00 FEET NORTH OF SAID SOUTH LINE, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE N.89°36'26"E. ALONG SAID RIGHT-OF-WAY LINE, 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ¼, 355.37 FEET; THENCE S.00°23'34"E. PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15,638 SQUARE FEET (0.36 ACRES) MORE OR LESS.

**DOUGLAS COUNTY ENGINEERS OFFICE**

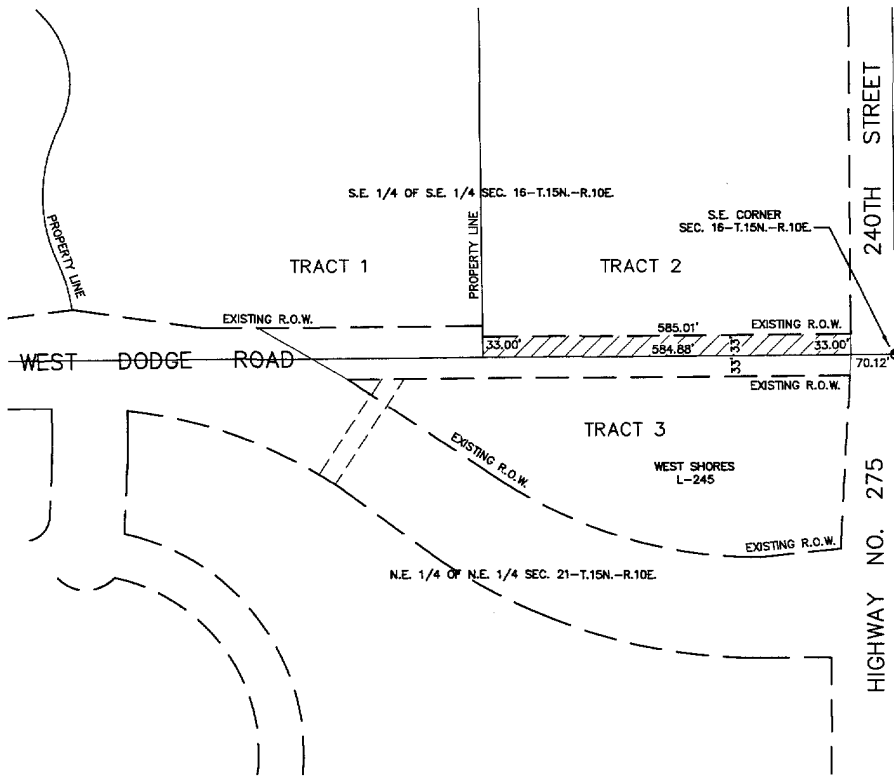
-  R.O.W. VACATION \_\_\_\_\_ S.F.
-  PERMANENT EASEMENT \_\_\_\_\_ S.F.
-  TEMPORARY EASEMENT \_\_\_\_\_ S.F.
-  CONTROLLED ACCESS

CYNTHIA C. SMITH  
506 SKYLINE DRIVE  
OMAHA, NE 68022

TRACT NO. 1



NORTH  
SCALE: NONE







**TRACT 2  
RIGHT-OF-WAY VACATION**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°36'26"W. (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 70.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°36'26"W. ALONG SAID SOUTH LINE, 584.88 FEET; THENCE N.00°23'34"W. PERPENDICULAR TO SAID SOUTH LINE, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE N.89°36'26"E. ALONG SAID RIGHT-OF-WAY LINE, 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, 585.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 275; THENCE S.00°10'15"E. ALONG SAID RIGHT-OF-WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING.

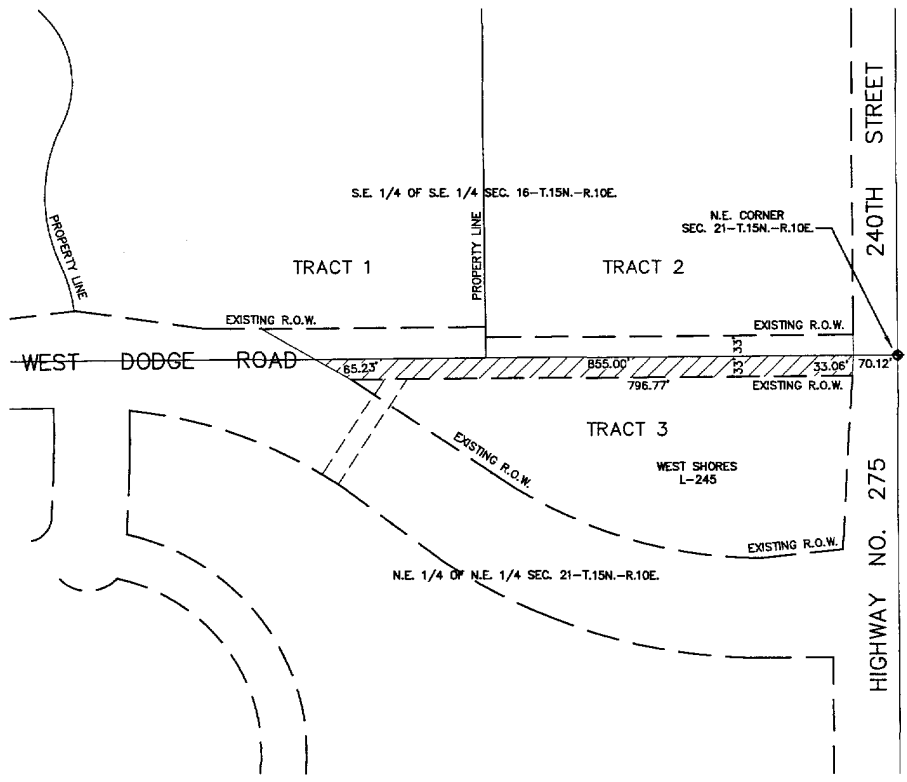
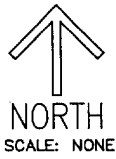
SAID PARCEL CONTAINS 19,303 SQUARE FEET (0.44 ACRES) MORE OR LESS.

**DOUGLAS COUNTY ENGINEERS OFFICE**

-  R.O.W. VACATION \_\_\_\_\_ S.F.
-  PERMANENT EASEMENT \_\_\_\_\_ S.F.
-  TEMPORARY EASEMENT \_\_\_\_\_ S.F.
-  CONTROLLED ACCESS

CYNTHIA C. SMITH  
506 SKYLINE DRIVE  
OMAHA, NE 68022

TRACT NO. 2







**TRACT 3  
RIGHT-OF-WAY VACATION**

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.89°36'26"W. (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 70.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 275; THENCE S.3°00'16"W. ALONG SAID WEST RIGHT-OF-WAY LINE, 33.06 FEET TO THE NORTHEAST CORNER OF LOT 245, WEST SHORES; THENCE S.89°36'26"W. ALONG THE NORTH LINE OF SAID LOT 245, 796.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 245; THENCE N.60°00'02"W., 65.23 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4; THENCE N.89°36'26"E. ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 855.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,255 SQUARE FEET (0.63 ACRES) MORE OR LESS.

**DOUGLAS COUNTY ENGINEERS OFFICE**

-  R.O.W. VACATION \_\_\_\_\_ S.F.
-  PERMANENT EASEMENT \_\_\_\_\_ S.F.
-  TEMPORARY EASEMENT \_\_\_\_\_ S.F.
-  CONTROLLED ACCESS

CENTURY DEVELOPMENT CO.  
C/O FRANK KREJCI  
3202 NORTH 216TH STREET  
OMAHA, NE 68022

TRACT NO. 3

2008 JUL 21 A 10: 23

V  
H

**AGENDA ITEM  
REQUEST/JUSTIFICATION FORM**  
*(To be completed by requesting Department)*

RECEIVED  
THOMAS P. CAVANAUGH  
CLERK/COMPTROLLER  
DOUGLAS COUNTY NE.

*Forward all requests to Sharon Bourke, LC2 Civic Center*  
**DEADLINE SUBMITTAL IS 4:00 P.M. WEDNESDAY**

Agenda Item: consent

Date to be on agenda: July 22, 2008

Exact wording to be used for the agenda: Dispose of vacated road by sale

Action requested: To authorize County Engineer and Attorney to negotiate sale of vacated road (west dodge road west of HiWay 275)

Amount requested: \$0 Object Code: \_\_\_\_\_

Is item in current year's budget?  Yes  No

Does this item commit funds in future years?  Yes  No

If no, explain: no expenditure of funds

Previous Action taken on this item, if any: Vote to vacate: June 17, 2008

Recommendations and rationale or actions: Vacated land has value, and County should dispose of land on terms most advantageous to County

Will anyone speak on behalf of this item, if so who? Dan Kutilek, Engineer's Office

If this is a rush agenda item, please explain why:

Submitted by (Name & Dept.): Bernard Monbouquette, Deputy County Attorney Ext. 6462

Date submitted: July 17, 2008

(Attach resolution and all pertinent documentation, i.e. contract, agreement, memorandums, etc.)

Certified Copies of the resolution should be sent to (please include name and addresses of all individuals or departments that need a certified copy):

County Clerk, County Attorney, County Engineer

Completed by receiving office

Received in Administrative Office: Date 7/16/08 Time