DEED Inst. # 2019115635, Pg: 1 of 1 Rec Date: 12/30/2019 09:56:55.947
Fee Received: $52.00 By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

ASCENCIO

LOCATED IN:
NW 1/4 NE 1/4 SEC. 10, T15N, R13E

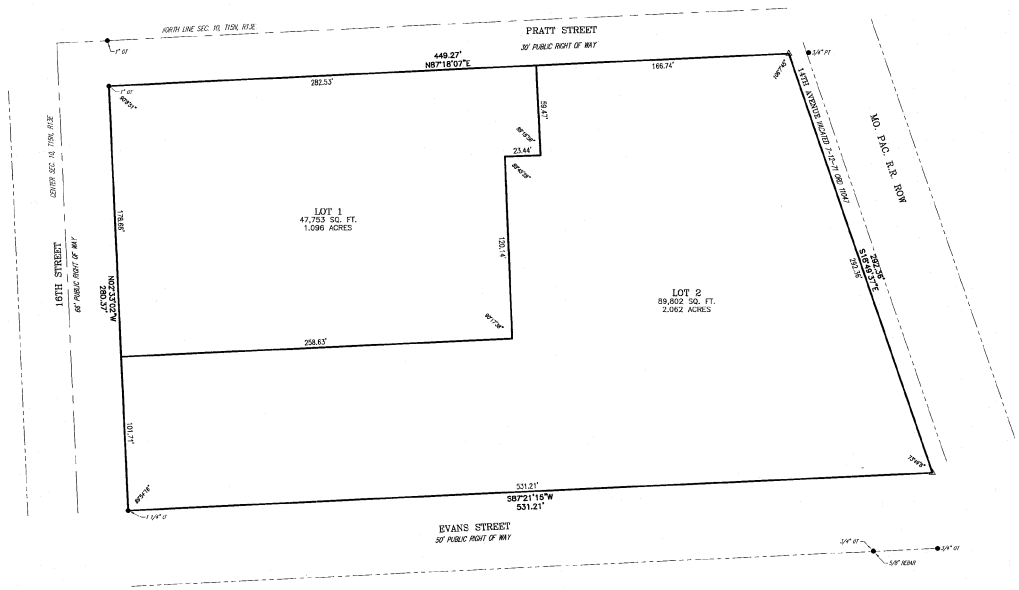
LOTS 1 & 2, BEING A REPLATTING OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, SCHAEFER PLACE TOGETHER WITH LOTS 1 THROUGH 10, INCLUSIVE, BLUFF VIEW ADDITION, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PART OF VACATED 14TH AVENUE, VACATED 15TH STREET AND VACATED ALLEYS ABUTTING SAID LOTS.

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS NOTED.

LEGEND

- PROPERTY LINE
- LOT LINE
- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-692, UNLESS NOTED OTHERWISE)
- ● CORNERS FOUND
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE



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 ASCENSIO, LOTS 1 AND 2, BEING AN REPLATTING OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, SCHAEFER PLACE TOGETHER WITH LOTS 1 THROUGH 10, INCLUSIVE, BLUFF VIEW ADDITION, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PART OF VACATED 14TH AVENUE, VACATED 15TH STREET AND VACATED ALLEYS ABUTTING SAID LOTS.

CONTAINS 3.158 ACRES

MATTHEW R. TINKHAM, L.S. 692

11-4-2019
DATE

MATTHEW R. TINKHAM LS-692 — REGISTERED LAND SURVEYOR — STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, LM&F INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ASCENSIO, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

LM&F INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

LEO ASCENCIO
MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

4 DAY OF November 2019

BY LEO ASCENCIO, MEMBER OF LM&F INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
GLORIA J. JANOUSEK
My Comm. Exp. December 14, 2019

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF ACSENCIO, LOTS 1 AND 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

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

24 DAY OF December, 2019.

Susan Bierschenk
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ACSENCIO, LOTS 1 AND 2 AS TO THE DESIGN STANDARDS.

CITY ENGINEER — 11/15/19 DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — 12/27/19 DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ACSENCIO, LOTS 1 AND 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

2nd DAY OF October 2019.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF ACSENCIO, LOTS 1 AND 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

20th DAY OF December, 2019.

MAYOR
ATTEST:

CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA — INCORPORATED FEBRUARY 1, 1857

LAMP RYNEARSON

14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

MINOR PLAT

ASCENCIO (LOTS 1 AND 2)
OMAHA, DOUGLAS COUNTY, NEBRASKA

REVISIONS

DESIGNER / DRAFTER
MRT/EAM
DATE
7-19-2019
PROJECT NUMBER
0119099.01-425
BOOK AND PAGE
19-2, 29-32

SHEET
1 OF 1

L:\Active\0119099 Leo Ascencio Plat\SURVEY\SURVEY\0119099-FP.dwg, 11/4/2019 8:33:48 AM, CLEE, A. KOLAR, LAMP RYNEARSON