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Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

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new 55-00220
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55-08139-old

EGA
 3552 Farnam Street
 Omaha
 Nebraska 68131

FINAL PLAT FOR

AKSARBEN PLACE

A SUBDIVISION

BEING A REPLAT OF

ALL OF LOTS 1, 4 AND 13, PARTS OF LOT 2, LOT 15 AND

LOT 16, AK-SAR-BEN ACRES, AND

LOT 1, IN COURT 64, AND PREVIOUSLY VACATED CASTELAR

STREET, ALL IN

DOUGLAS COUNTY, NEBRASKA

2006

PROJECT NO.
EGA061123

NO.	REVISIONS	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

3532 Fathom Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**AKSARBEN PLACE
FINAL PLAT**
63rd & CENTER STREETS
OMAHA, NEBRASKA

DATE: 6-28-06

DESIGNED BY:

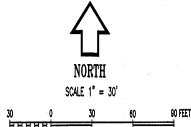
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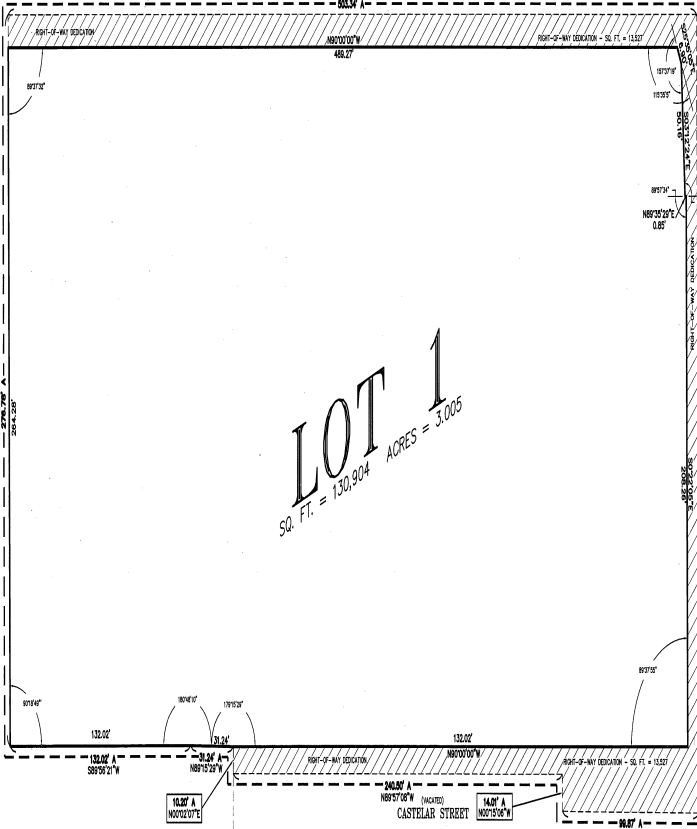
CREW:



SHEET NO.



CENTER STREET
AT WIDE RIGHT-OF-WAY
(ASSUMED BEARING)
S80°00'00"E



DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,
COLUMBO, LLC

BEING SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS AKSARBEN PLACE AND THE LOT TO BE NUMBERED AS SHOWN (LOT 1) AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND ALLEYS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE ADDRESSES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, TO LAY AND OPERATE, MAINTAIN, REPAIR AND REPLACE UNDERGROUND CABLES OR CONDUITS, PILES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, OUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL THINGS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. (WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO LAY AND OPERATE, MAINTAIN, REPAIR AND REPLACE PIPELINES, PIPEWAYS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL OIL-TO-GAS STREETS.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND
THIS 18th DAY OF February 2006
FOR: COLUMBO, LLC
SIGNED: Joseph H. Ruttlek
AS: Vice President OF SAID CORPORATION

CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS

ON THE 5th DAY OF January 2007 A.D.
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED
Joseph H. Ruttlek
WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS
AFFIXED TO THE INSTRUMENT AS Vice President
FOR COLUMBO, LLC
OWNER OF SAID PROPERTY, AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE
THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THE LAST DATE FOREGOING.

Kristine K. Mims
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 18th DAY OF February 2007 A.D.



SURVEYOR'S CERTIFICATE

I, WILLIAM A. WHITE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF

AKSARBEN PLACE

HAS BEEN MADE AND THAT A BOUND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF IRON PEGS AT THE CORNERS OF ALL LOTS, STREETS, ALLEY POINTS AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

AKSARBEN PLACE, LOT 1, A SUBDIVISION, BEING A REPLAT OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

PARCEL "A"
ALL OF LOT 1, THE EAST 82.1 FEET OF LOT 2, THE EAST 82.1 FEET OF THE NORTH 55.0 FEET OF LOT 15 AND THE NORTH 55.0 FEET OF LOT 16, ALL IN AK-SAR-BEN ACRES, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE WEST RIGHT-OF-WAY LINE OF 63rd STREET, THENCE SOUTH 89°50'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF CENTER STREET, FOR 200.00 FEET; THENCE SOUTH 89°50'00" WEST, ALONG SAID SOUTH 89°50'00" WEST, FOR 200.00 FEET; TO SAID WEST RIGHT-OF-WAY LINE OF 63rd STREET, THENCE DUE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR 187.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "B"
LOT 1, IN COURT 64, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

PARCEL "C"
LOTS 4 AND 13, IN AK-SAR-BEN ACRES, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, AK-SAR-BEN ACRES, THENCE SOUTH 89°50'00" EAST (ASSUMED BEARING) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET, A DISTANCE OF 139.89 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4, AK-SAR-BEN ACRES; THENCE SOUTH 0°02'00" EAST, ALONG THE EAST LINE OF LOTS 4 AND 13, AK-SAR-BEN ACRES, A DISTANCE OF 226.74 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 13, AK-SAR-BEN ACRES; THENCE SOUTH 89°50'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, AK-SAR-BEN ACRES, A DISTANCE OF 139.89 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 13, AK-SAR-BEN ACRES; THENCE NORTH 0°21'17" WEST, ALONG THE WEST LINE OF SAID LOTS 4 AND 13, AK-SAR-BEN ACRES, A DISTANCE OF 226.88 FEET, TO THE POINT OF BEGINNING.

PARCEL "D"
LOT 16, AK-SAR-BEN ACRES, EXCEPT THE WEST 8.0 FEET AND EXCEPT THE NORTH 55.0 FEET TOGETHER WITH THE NORTH 1/2 OF VACATED CASTELAR STREET ADJOINING ON THE SOUTH AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

LEGAL DESCRIPTIONS FOR PARCELS "A", "B" AND "C" - PER TITLE COMMITMENTS SUPPLIED BY THE OWNER.
LEGAL DESCRIPTION FOR PARCEL "D" - PER A SURVEY SUPPLIED BY THE OWNER.

William A. White, Jr.
WILLIAM A. WHITE, L.S. 510
DATE: 9-7-06

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF
AKSARBEN PLACE
AS TO THE DESIGN STANDARDS
THIS 18th DAY OF February 2006 A.D.
Charles K. Kopp
CITY ENGINEER

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF
AKSARBEN PLACE
WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA
THIS 18th DAY OF February 2006 A.D.
Michael J. ...
CHAIRMAN

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

THIS 18th DAY OF February 2006 A.D.
Charles K. Kopp
CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF
AKSARBEN PLACE
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA
THIS 30th DAY OF JANUARY 2007 A.D.
William A. White, Jr.
CITY CLERK
William A. White, Jr.
CITY COUNCIL PRESIDENT

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 EMBARRASSED IN THE PUBLIC AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATED THIS 16th DAY OF March 2006 A.D.
John M. Ludwig, Jr.
COUNTY TREASURER

