



MISC 2003249019



DEC 30 2003 15:51 P 4

THE ABOVE SPACE IS FOR REGISTER OF DEEDS RECORDING DATA

LEGAL DESCRIPTION:

24.00 NEW#
FEE 24.00 FB 45-06020
BKP _____ C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

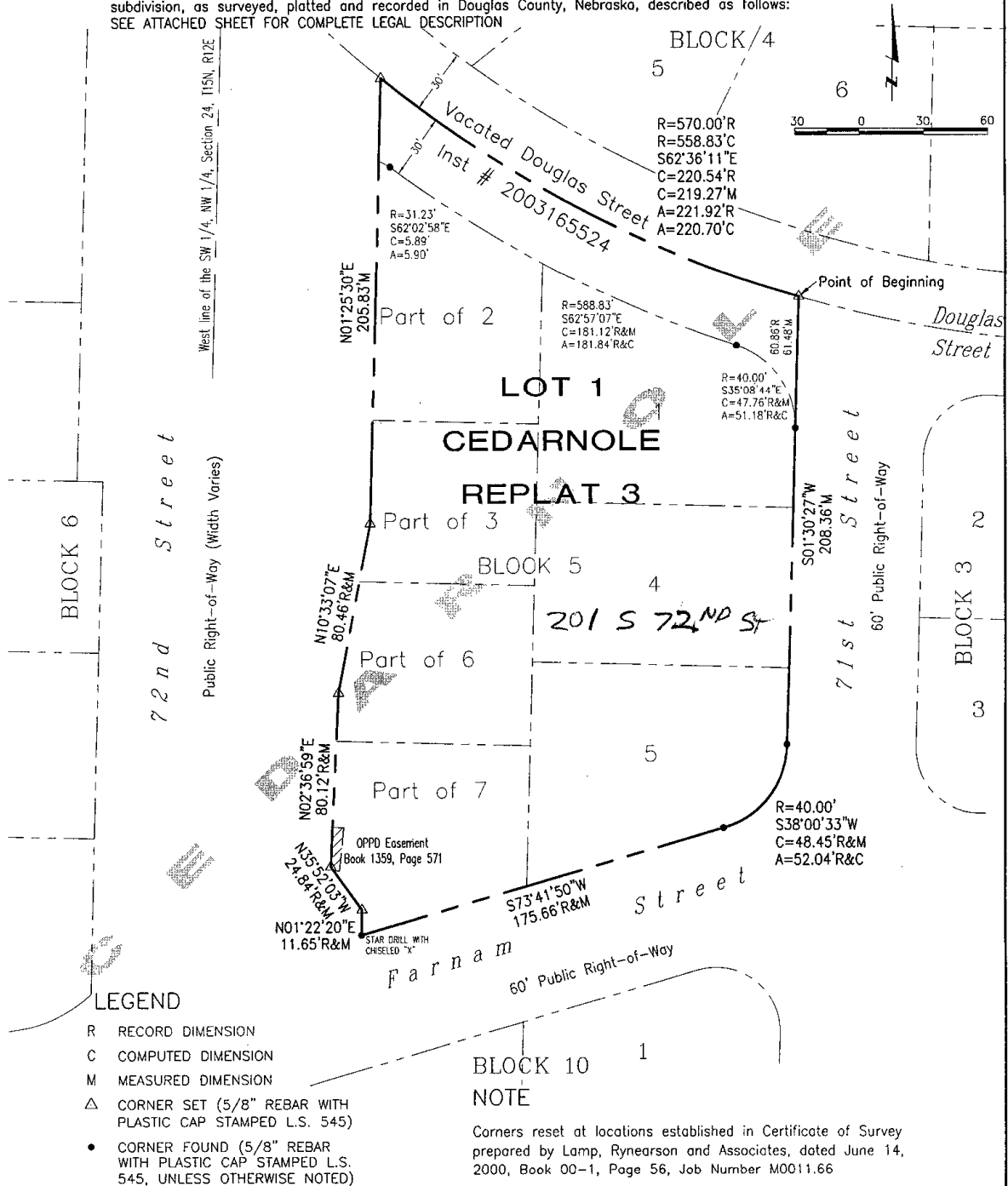
4
8



RETURN: Fullenkamp, Doyle, Tobewm
11440 W. Center Rd
Omaha, NE 68144
(Larry) 334-0700

LEGAL DESCRIPTION

Lot 1, CEDARNOLE REPLAT 3, being a replatting of Lots 1, 4 and 5 AND part of Lots 2, 3, 6 and 7, all in Block 5, TOGETHER WITH part of vacated Douglas Street as dedicated in the final plat of CEDARNOLE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:
SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION



03039\dwg\0339ADMINSUB.dwg

Book 02-3 Page 56 Date Dec. 5, 2003 Dwn.By JHVD Job Number 03039.01 / 006



Lamp, Ryneason & Associates, Inc.

WWW.LRA-INC.COM

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498
(Fax) 402.496.2730

4408

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

Lot 1, CEDARNOLE REPLAT 3, being a replatting of Lots 1, 4 and 5 AND part of Lots 2, 3, 6 and 7, all in Block 5, TOGETHER WITH part of vacated Douglas Street as dedicated in the final plat of CEDARNOLE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the intersection of the centerline of Douglas Street with the west right of way line of 71st Street;

Thence South 01°30'27" West (assumed bearings) for 208.36 feet along said west right of way line;

Thence along a curve to the right (having a radius of 40.00 feet and a long chord bearing South 38°00'33" West for 48.45 feet) for an arc length of 52.04 feet along the right of way transition to the north right of way line of Farnam Street;

Thence South 73°41'50" West for 175.66 feet along said north right of way line to the east right of way line of 72nd Street;

Thence North 01°22'20" East for 11.65 feet along said east right of way line;

Thence North 35°52'03" West for 24.84 feet along said east right of way line;

Thence North 02°36'59" East for 80.12 feet along said east right of way line;

Thence North 10°33'07" East for 80.46 feet along said east right of way line;

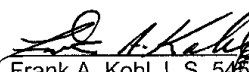
Thence North 01°25'30" East for 205.83 feet along the east right of way line of 72nd Street to the centerline of vacated Douglas Street;

Thence along a curve to the left (having a radius of 558.83 feet and a long chord bearing South 62°36'11" East for 219.27 feet) for an arc length of 220.70 feet along said vacated centerline to the Point of Beginning.

Contains 1.435 acres.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and found or placed permanent markers as shown on the attached drawing at all corners of all lots being platted.


Frank A. Kohl, L.S. 545
December 5, 2003

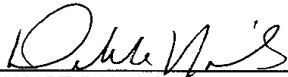


OWNER'S AND MORTGAGEE'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are the sole owner and mortgagee of the property as described in the surveyor's certificate and embraced within this plat and have caused said land to be subdivided into lots as shown hereon.



DEB DODGE LLC, an Arizona LLC, Owner
Don Bourn, Member



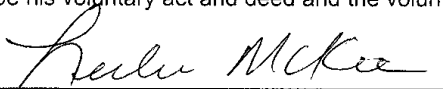
ALLIANCE BANK OF ARIZONA, Mortgagee

 
(name) (title)

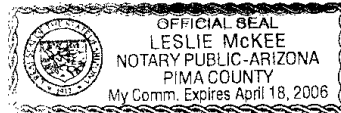
ACKNOWLEDGEMENT OF NOTARIES

State of AZ)
)SS
County of PIMA)

On this 10th day of December, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Don Bourn, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as Member of DEB DODGE L.L.C. and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said corporation.



Notary Public

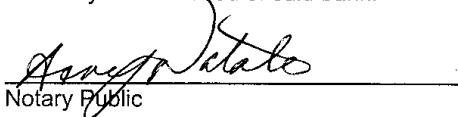


State of AZ)
)SS
County of Pima)

On this 12 day of December, 2003, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared (name)

Debbie Niles who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as (title)

Officer, AVP of ALLIANCE BANK OF ARIZONA and he/she acknowledged the signing of the same to be his/her voluntary act and deed and the voluntary act and deed of said bank.



Notary Public



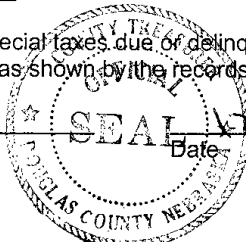
Notary Public State of Arizona
Pima County
Anne Natale
Expires July 29, 2006

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.



County Treasurer



12-19-03
Date

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8.08, Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.



Planning Director

12/12/03
Date