

DEED 20150877  
 JUN 23 2015 14:25 P 11

Record - DANIEL BATTISTO  
 20150877

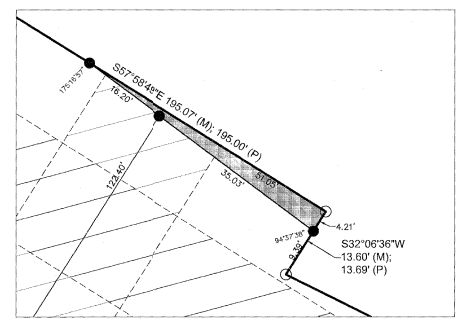
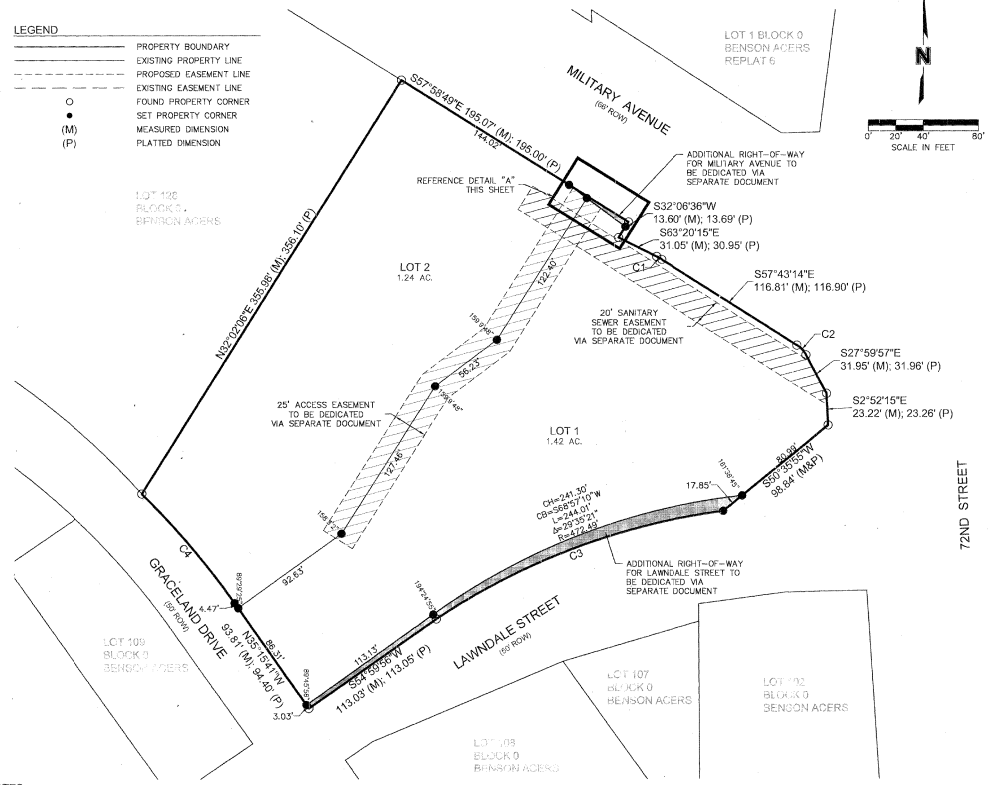
# BENSON ACRES - REPLAT 8

## LOTS 1 AND 2 BEING A REPLATTING OF PART OF LOTS 116, 129 AND 130 BENSON ACRES, DOUGLAS COUNTY, NE.

CURVE TABLE						
CURVE #	RADIUS	DIRECTION	LENGTH (M)	LENGTH (P)	CHORD (M)	CHORD (P)
C1	44.00'	S59°32'18"E	4.32'	4.29'	4.32'	4.29'
C2	19.00'	S43°23'21"E	9.84'	9.89'	9.73'	9.78'
C3	490.82'	S69°22'30"W	225.47'	223.49'	223.49'	221.56'
C4	598.70'	N40°21'12"W	104.81'	104.62'	104.67'	104.50'

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- MEASURED DIMENSION
- PLATED DIMENSION



**APPROVAL OF OMAHA PLANNING DIRECTOR**  
 APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1995. 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.

*Chris Rosecrance*  
 OMAHA PLANNING DIRECTOR  
 DATE: 6-8-15

**COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

*Sumit Kancholia*  
 COUNTY TREASURER  
 DATE: 6-29-15

**DOUGLAS COUNTY ENGINEER'S REVIEW**  
 THIS PLAT OF BENSON ACRES REPLAT 8 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

*David L. Dredling*  
 DOUGLAS COUNTY ENGINEER  
 DATE: 6-29-15

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, CUSTARD CATE LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BENSON ACRES REPLAT 8, LOTS NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. 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 (1) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND A (2) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A (3) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID FIVE-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEREAFTER INTERFERE WITH THE APRESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS  
 CUSTARD CATE, LLC  
*David L. Dredling*  
 DAVID L. DREDLING  
 MEMBER

**NOTES:**  
 1. ALL INTERIOR ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.  
 2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.

**SURVEYOR'S CERTIFICATION**  
 I, TERRY L. ROTHANZ, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS BENSON ACRES REPLAT 8 (LOTS NUMBERED AS SHOWN), A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



TERRY L. ROTHANZ  
 NEBRASKA, L.S. 607  
*Terry L. Rothanz*  
 DATE: 6-2-15

**ACKNOWLEDGEMENT OF NOTARIES**  
 STATE OF Kansas  
 COUNTY OF Polk ) SS

ON THIS 29th DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID L. DREDLING, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.  
*David L. Dredling*  
 NOTARY PUBLIC



**MOLOSSON ASSOCIATES**

REVISION DESCRIPTION	DATE	BY	NO.

ADMINISTRATIVE PLAT  
 BENSON ACRES - REPLAT 8  
 ADMINISTRATIVE REPLAT  
 OMAHA, NEBRASKA

SHEET  
 1 of 1

05719

USER: g08086  
 F:\projects\04-12924\04-12924-00-dms\AutoCAD\Draw\Draw\SHEETS\C\_PFL\_42924.dwg  
 DATE: May 05, 2015 2:55pm  
 XREF: 42924\_PURITY  
 FROM: ROTHANZ, L.S. NE

## LEGAL DESCRIPTION

A PARCEL OF LAND CONTAINING PART OF LOTS 116, 129, AND 130, BENSON ACRES, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 129, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 128, SAID BENSON ACRES, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MILITARY AVENUE; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 129, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF MILITARY AVENUE ON AN ASSUMED BEARING OF S57°58'49"E, 195.07 FEET; THENCE S32°06'36"W ON THE EAST LINE OF SAID LOT 129, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY OF MILITARY AVENUE, 13.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 130, SAID CORNER ALSO BEING AN EAST CORNER OF SAID LOT 129; THENCE EASTERLY ON SAID NORTH LINE OF LOT 130, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF MILITARY AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S63°20'15"E, 31.05 FEET; (2) ON A CURVE TO THE RIGHT WITH A RADIUS OF 44.00 FEET, AN ARC LENGTH OF 4.32 FEET, A CHORD BEARING OF S59°53'16"E, AND A CHORD LENGTH OF 4.32 FEET; (3) S57°43'14"E, 116.81 FEET; (4) ON A CURVE TO THE RIGHT WITH A RADIUS OF 19.00 FEET, AN ARC LENGTH OF 9.84 FEET, A CHORD BEARING OF S43°25'21"E, AND A CHORD LENGTH OF 9.73 FEET; (5) S27°59'57"E, 31.95 FEET TO THE POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF MILITARY AVENUE AND THE WEST RIGHT-OF-WAY LINE OF 72ND STREET; THENCE S02°52'15"E ON SAID WEST RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 130, 23.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 130, SAID CORNER INTERSECTS SAID WEST RIGHT-OF-WAY LINE OF 72ND STREET AND THE NORTH RIGHT-OF-WAY LINE OF LAWNSDALE STREET; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 130 AND 116, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF LAWNSDALE STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S50°35'55"W, 98.84 FEET; (2) ON A CURVE TO THE LEFT WITH A RADIUS OF 490.82 FEET, AN ARC LENGTH OF 225.47 FEET, A CHORD BEARING OF S69°23'30"W, AND A CHORD LENGTH OF 223.49 FEET; (3) S54°59'56"W, 113.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 116, SAID CORNER ALSO BEING THE POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF LAWNSDALE STREET AND THE EAST RIGHT-OF-WAY LINE OF GRACELAND DRIVE; THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF GRACELAND DRIVE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 116 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) N35°15'41"W, 93.81 FEET; (2) ON A CURVE TO THE LEFT WITH A RADIUS OF 598.70 FEET, AN ARC LENGTH 104.81 FEET, A CHORD BEARING OF N40°21'12"W, A CHORD LENGTH OF 104.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 116; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 117, SAID BENSON ACRES; THENCE N32°02'06"E ON THE NORTH LINE OF SAID LOTS 116 AND 129, SAID LINE ALSO BEING THE EAST LINE OF SAID LOTS 117 AND 128, 355.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 117,947.75 SQUARE FEET OR 2.71 ACRES, MORE OR LESS. TOTAL AREA OF SAID PARCEL ALSO CONTAINS 2221.77 SQUARE FEET OR 0.05 ACRES, MORE OR LESS OF RIGHT-OF-WAY TO BE DEDICATED VIA SEPARATE DOCUMENT.