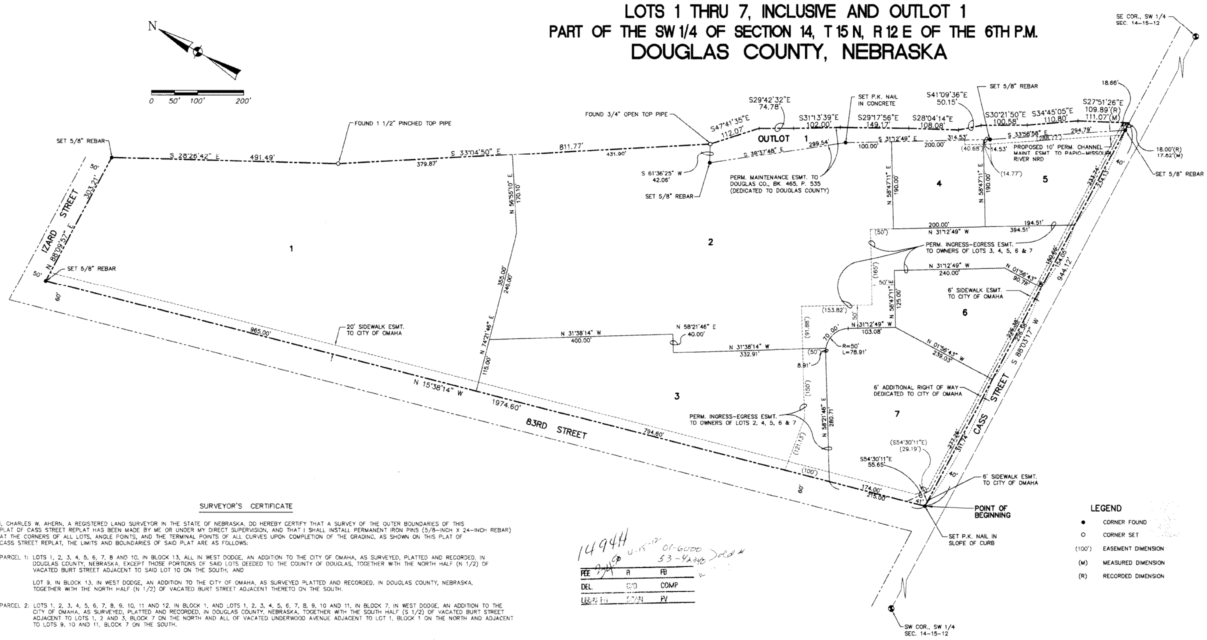
RECEIVED
FEB 12 10 37 AM '96

2025 184 DEED

01494 96 184-189

CASS STREET REPLAT
(CLUSTER SUBDIVSION)

LOTS 1 THRU 7, INCLUSIVE AND OUTLOT 1
PART OF THE SW 1/4 OF SECTION 14, T 15 N, R 12 E OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



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 EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 9th DAY OF February, 1996 A.D.

COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CASS STREET REPLAT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF October, 1995 A.D.

Ann L Spence
CHAIRPERSON

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF CASS STREET REPLAT (LOTS 1 THRU 7, INCLUSIVE & OUTLOT 1) AS TO THE DESIGN STANDARDS THIS 4th DAY OF October, 1995. A.D.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 9th DAY OF February, 1996 A.D.

CITY ENGINEER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF CASS STREET REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 19 DAY OF December, 19__ A.D.

MAYOR   Deputy CITY CLERK

CITY COUNCIL PRESIDENT

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF CASS STREET REPLAT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 26th DAY OF September, 1995

COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, CHARLES W. AHERN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF CASS STREET REPLAT HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AS SHOWN ON THIS PLAT OF CASS STREET REPLAT, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 10, IN BLOCK 13, ALL IN WEST DODGE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THOSE PORTIONS OF SAID LOTS DEEDED TO THE COUNTY OF DOUGLAS, TOGETHER WITH THE NORTH HALF (N 1/2) OF VACATED BURT STREET ADJACENT TO SAID LOT 10 ON THE SOUTH; AND

LOT 9, IN BLOCK 13, IN WEST DODGE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE NORTH HALF (N 1/2) OF VACATED BURT STREET ADJACENT THERETO ON THE SOUTH.

PARCEL 2: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, IN BLOCK 1, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, IN BLOCK 7, IN WEST DODGE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE SOUTH HALF (S 1/2) OF VACATED BURT STREET ADJACENT TO LOTS 1, 2 AND 3, BLOCK 7 ON THE NORTH AND ALL OF VACATED UNDERWOOD AVENUE ADJACENT TO LOT 1, BLOCK 1 ON THE NORTH AND ADJACENT TO LOTS 9, 10 AND 11, BLOCK 7 ON THE SOUTH.

PARCEL 3: ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2, SW 1/4) OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, LYING EAST OF LITTLE PAPILLION CREEK AND WEST OF THE RAILROAD RIGHT OF WAY, EXCEPT THAT PART DEEDED TO THE COUNTY OF DOUGLAS; AND

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., LYING WEST OF THE CENTER OF THE LITTLE PAPILLION CREEK, AND IN THE SOUTHWEST CORNER OF SAID EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 14-15-12, IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART DEEDED TO THE COUNTY OF DOUGLAS, BUT SPECIFICALLY INCLUDING THE FOLLOWING:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF CASS STREET, 945.67 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 1, WEST DODGE ADDITION; THENCE N 33°58'35" W, FOR A DISTANCE OF 293.53 FEET; THENCE N 31°12'11" W, FOR A DISTANCE OF 314.53 FEET; THENCE N 38°37'02" W, FOR A DISTANCE OF 299.54 FEET; THENCE N 61°36'16" E, FOR A DISTANCE OF 42.06 FEET; THENCE S 47°41'35" E, FOR A DISTANCE OF 112.07 FEET; THENCE S 29°42'32" E, FOR A DISTANCE OF 74.78 FEET; THENCE S 31°13'39" E, FOR A DISTANCE OF 102.0 FEET; THENCE S 29°17'56" E, FOR A DISTANCE OF 149.17 FEET; THENCE S 28°04'14" E, FOR A DISTANCE OF 108.08 FEET; THENCE S 41°09'36" E, FOR A DISTANCE OF 50.15 FEET; THENCE S 30°21'50" E, FOR A DISTANCE OF 100.58 FEET; THENCE S 34°45'05" E, FOR A DISTANCE OF 110.80 FEET; THENCE S 27°51'26" E, FOR A DISTANCE OF 109.89 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASS STREET; THENCE S 88°03'42" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 18.0 FEET TO THE POINT OF BEGINNING;

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; AND RUNNING THENCE WEST, 293.6 FEET; THENCE NORTH, 975.5 FEET, TO THE CENTER OF LITTLE PAPILLION CREEK; THENCE SOUTHEASTERLY, ALONG THE CENTER OF SAID CREEK, TO THE LINE DIVIDING THE EAST HALF AND THE WEST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH, 815 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

ALSO, BEGINNING AT A POINT 40 FEET NORTH OF, AND 431.9 FEET EAST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., ASSUMING THE SOUTH LINE OF SAID SECTION 14 TO BE DUE WEST, SAID POINT BEING THE CENTER LINE OF THE PAPILLION DRAINAGE DITCH; THENCE N 30°50' W AND PARALLEL TO THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, 604.0 FEET, TO THE INTERSECTION OF THE CENTER LINE OF A CREEK; THENCE IN A GENERAL SOUTHWARD DIRECTION, ALONG THE CENTER LINE OF SAID CREEK, TO A POINT 40 FEET NORTH OF AND 215.3 FEET EAST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 12 EAST; THENCE EASTWARD, 266.6 FEET TO THE PLACE OF BEGINNING.

ALL OF THE ABOVE DESCRIBED PARCELS COMPRISE THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT, WHICH IS MORE PARTICLARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF CASS STREET AND THE EASTERLY LINE OF 83RD STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 1 OF SAID WEST DODGE ADDITION; THENCE ALONG SAID EASTERLY LINE OF 83RD STREET, N 15°38'14" W, 1974.60' TO THE SOUTHERLY LINE OF IZARD STREET; THENCE ALONG SAID SOUTHERLY LINE, N 88°09'57" E, 303.21'; THENCE S 28°26'42" E, 491.49'; THENCE S 33°04'50" E, 811.77'; THENCE S 47°41'35" E, 112.07'; THENCE S 29°42'32" E, 74.78'; THENCE S 31°13'39" E, 102.00'; THENCE S 29°17'56" E, 149.17'; THENCE S 28°04'14" E, 108.08'; THENCE S 41°09'36" E, 50.15'; THENCE S 30°21'50" E, 100.58'; THENCE S 34°45'05" E, 110.80'; THENCE S 27°51'26" E, 111.07' TO THE NORTHERLY LINE OF SAID CASS STREET; THENCE ALONG SAID NORTHERLY LINE, S 88°03'17" W, 944.12' TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 26.99 ACRES, MORE OR LESS.

DATED THIS 5th DAY OF September, 1995 A.D.

NEBRASKA REGISTERED LS-112 LAND SURVEYOR CHARLES W. AHERN

CHARLES W. AHERN
REGISTERED LAND SURVEYOR L.S. 112

14944 u-15-12 01-6000 53-42340

FEE	R	FB
DEL	C/O	COMP
LEGAL PG	SCAN	FV

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS

ON THIS 26th DAY OF September, 19 95 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PESONALLY CAME THE ABOVE NAMED TOM PESCHIO, GENERAL MANAGER, PEONY PARK, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28th DAY OF September, 19 96 A.D.

GENERAL NOTARY-State of Nebraska KATHRYN L. GHORBA My Comm. Exp. Sep. 28, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, PEONY PARK, INC., TOM PESCHIO, GENERAL MANAGER, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS CASS STREET REPLAT, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 7, INCLUSIVE & OUTLOT 1), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES 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, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND THIS 26th DAY OF September, 95. A.D.

FOR

TOM PESCHIO, GENERAL MANAGER
PEONY PARK, INC.

KIRKHAM
MICHAEL
AND ASSOCIATES
9110 WEST DODGE ROAD - P.O. BOX 24129, OMAHA, NE 68124-0129
402 - 393 - 5630 FAX NO. 402 - 255 - 3850

SHEET 1 OF 1
KM M950931

SEP-08-1995 KM#: 940431 0803330 DIb SI\94043NS\94043I\FINPLAT.DWG

G-8, #56 (G-1-7 & O.L.1) w/AFFIDAVIT CASS STREET REPLAT

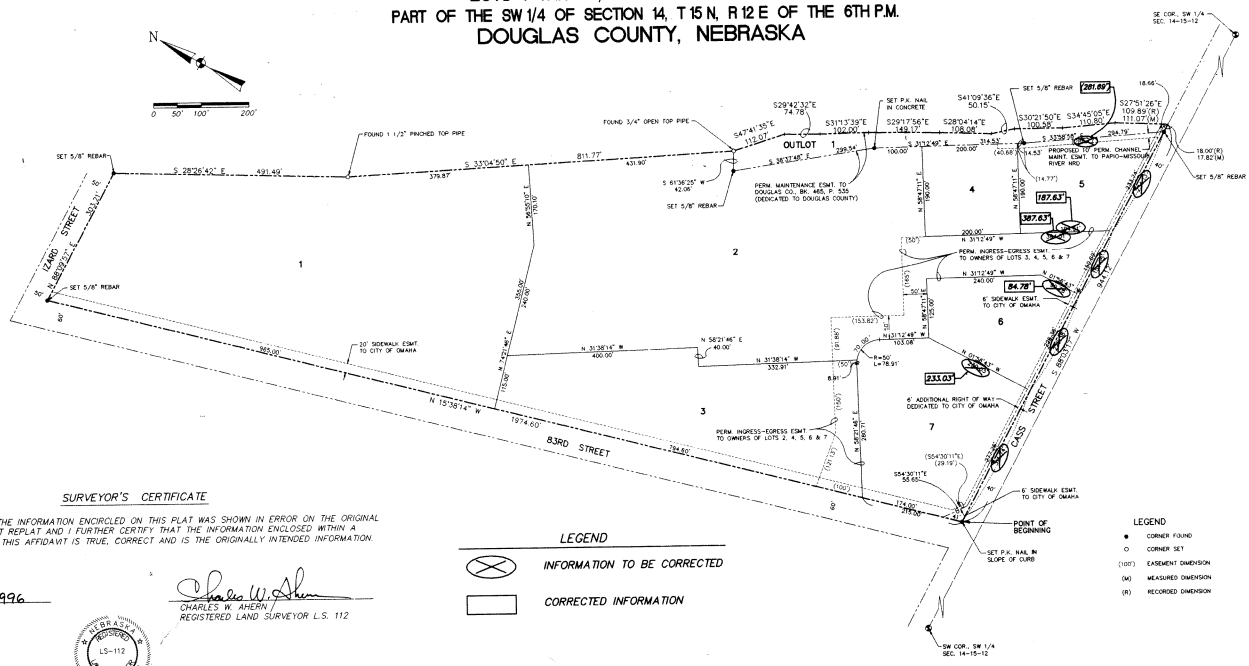
AFFIDAVIT

THESE ARE CORRECTIONS TO CASS STREET REPLAT

(CORRECTIONS TO LOTS 2, 5, 6, AND 7 ONLY)

CASS STREET REPLAT
(CLUSTER SUBDIVSION)

LOTS 1 THRU 7, INCLUSIVE AND OUTLOT 1
PART OF THE SW 1/4 OF SECTION 14, T 15 N, R 12 E OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE INFORMATION ENCIRCLED ON THIS PLAT WAS SHOWN IN ERROR ON THE ORIGINAL PLATTTING OF CASS STREET REPLAT AND I FURTHER CERTIFY THAT THE INFORMATION ENCLOSED WITHIN A RECTANGLE AS SHOWN ON THIS AFFIDAVIT IS TRUE, CORRECT AND IS THE ORIGINALLY INTENDED INFORMATION.

DATE Febr. 14, 1996

Charles W. Ahern
CHARLES W. AHERN
REGISTERED LAND SURVEYOR L.S. 112

NEBRASKA REGISTERED LS-112 LAND SURVEYOR CHARLES W. AHERN

LEGEND

INFORMATION TO BE CORRECTED

CORRECTED INFORMATION

KIRKHAM MICHAEL
CONSULTING ENGINEERS
8110 WEST DODGE ROAD, P.O. BOX 24125, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

SHEET 1 OF 1
KM M950931

SURVEYOR/ENGINEER
CALLOUT
FIELD BOOK
MAP BOOK

PB 8 AFFIDAVIT TO CASS STREET REPLAT 2-14-96 L.C. 68,856

DEED 2007076126

JUL 06 2007 08:36 P 1

Deed

FEE 5.50 FB 53-05432

CKP ____ C/O ____ COMP MB

DEL ____ SCAN ____ FV ____

Nebr Doc Stamp Tax
7/6/07
Date
$ 22.50
By 9B

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/6/2007 08:36:41.37
2007076126

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, or WE, Cass Street, LLC, a Nebraska Limited Liability Company, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, do hereby grant, bargain, sell convey and confirm unto EHPV Real Estate Group, LLC, a Nebraska Limited Liability Company, herein called the grantee whether one or more, the following described real property in Douglas, County, NE:

Lot 7, Cass Street Replat, an addition to the City of Omaha, in Douglas County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: 6/21/2007

Cass Street LLC, a Nebraska Limited Liability Company

Joseph H. Carter

By: Joseph H. Carter, member

STATE OF NE)
)ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 21 day of June, 2007 by Cass Street LLC, a Nebraska Limited Liability Company by Joseph H. Carter, member, on behalf of said Limited Liability Company.

Melinda Munk
Notary Public

My Commission expires: 6-6-10

GENERAL NOTARY - State of Nebraska
MELINDA MUNK
My Comm. Exp. June 6, 2010

(32) 577-117

14016