



BK 2169 PG 465-471



DEED 2000 16968

Nebr Doc  
Stamp Tax

12-11-00

Date

\$ 4.86

By *m*

REGISTER OF DEEDS  
NEBRASKA COUNTY, NE

00 DEC 11 AM 10:50

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed*  
*1*  
*m 15*

*New #* 49-23142<sup>BW</sup>  
01-60000 - old  
49-38586 - old ss  
49-35129 - old ss  
49-35127 - old ss.

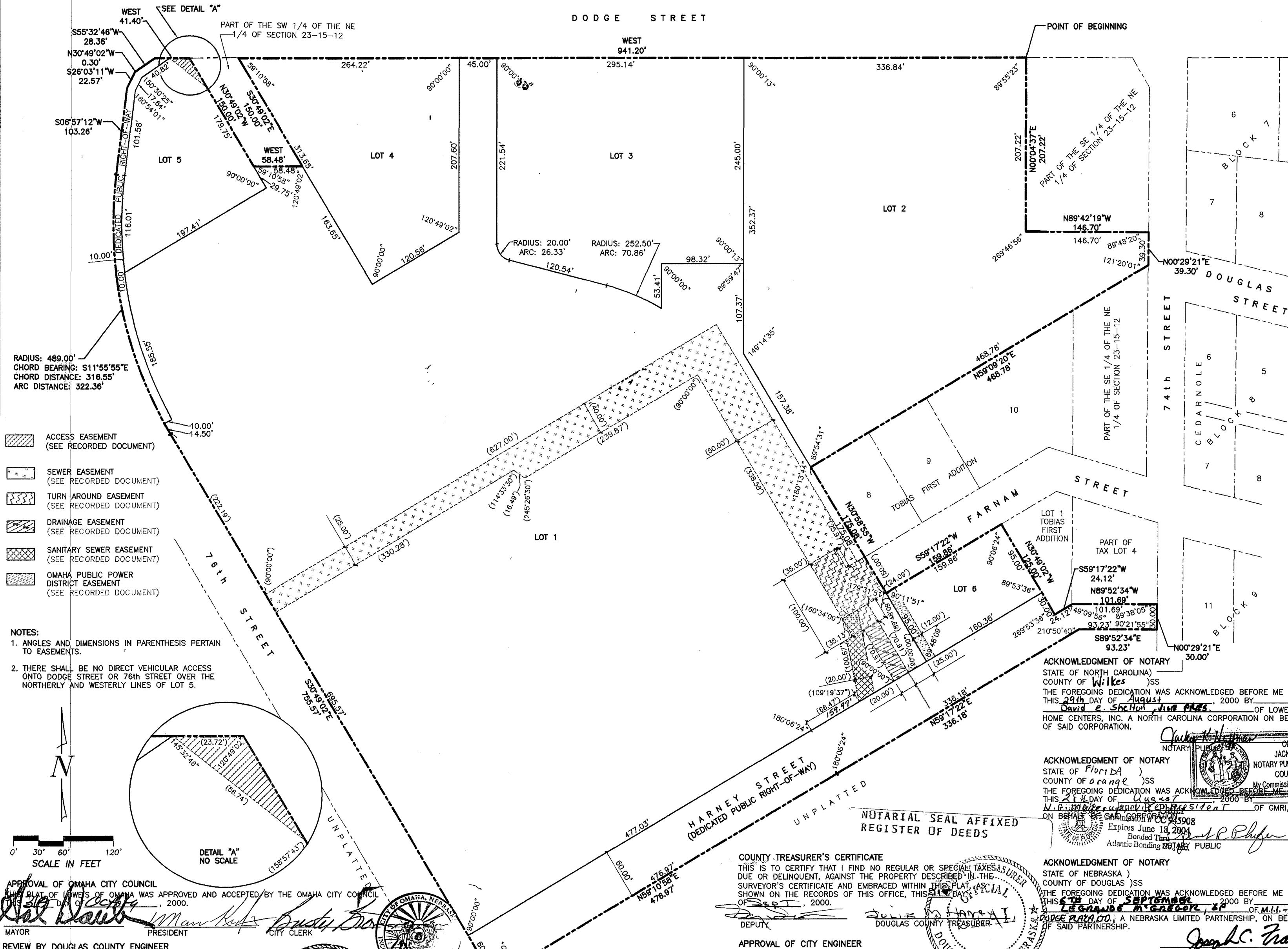
FEE 42.50 FB 49-35127 - old ss.  
EXP 23-15-12 CO. N comp MB  
DEL 93 SCH ds FY     

*SE NE  
SW NE*

# LOWE'S OF OMAHA

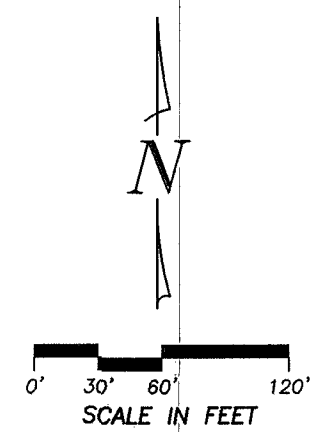
LOTS 1 THRU 6, INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 4 LYING WITHIN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 23, T15N, R12E OF THE EAST 6th P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PART OF FARNAM STREET AND BEING A REPLATTING OF LOT 1, 74 DODGE PLAZA ADDITION, LOT 1, 74 DODGE PLAZA ADDITION II AND LOTS 2 THRU 7, INCLUSIVE, TOBIAS FIRST ADDITION, SUBDIVISIONS IN SAID DOUGLAS COUNTY, NEBRASKA.



- ACCESS EASEMENT (SEE RECORDED DOCUMENT)
- SEWER EASEMENT (SEE RECORDED DOCUMENT)
- TURN AROUND EASEMENT (SEE RECORDED DOCUMENT)
- DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- OMAHA PUBLIC POWER DISTRICT EASEMENT (SEE RECORDED DOCUMENT)

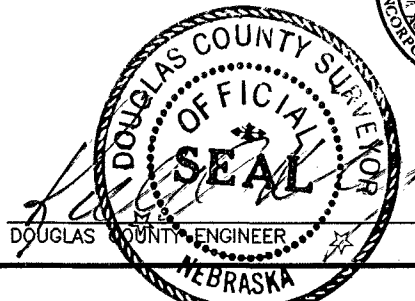
**NOTES:**  
 1. ANGLES AND DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.  
 2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO DODGE STREET OR 76th STREET OVER THE NORTHERLY AND WESTERLY LINES OF LOT 5.



APPROVAL OF OMAHA CITY COUNCIL  
 THIS PLAT OF LOWE'S OF OMAHA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS 24th DAY OF FEBRUARY, 2000.

*[Signatures]*  
 MAYOR PRESIDENT CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER  
 THIS PLAT OF LOWE'S OF OMAHA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 24th DAY OF FEBRUARY, 2000.



APPROVAL OF OMAHA CITY PLANNING BOARD  
 THIS PLAT OF LOWE'S OF OMAHA WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 24th DAY OF FEBRUARY, 2000.

*[Signature]*  
 CHAIRMAN

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 WITHIN THIS PLAT, SHOWN ON THE RECORDS OF THIS OFFICE, THIS 24th DAY OF FEBRUARY, 2000.

*[Signature]*  
 DEPUTY DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER  
 I HEREBY APPROVE THIS PLAT OF LOWE'S OF OMAHA ON THIS 24th DAY OF FEBRUARY, 2000.

*[Signature]*  
 CITY ENGINEER

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

*[Signature]*  
 CITY ENGINEER

ACKNOWLEDGMENT OF NOTARY  
 STATE OF NORTH CAROLINA )  
 COUNTY OF WILKES )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2000 BY  
 David E. Shelton, Vice President  
 OF LOWE'S HOME CENTERS, INC. A NORTH CAROLINA CORPORATION ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGMENT OF NOTARY  
 STATE OF Florida )  
 COUNTY OF Orange )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF August, 2000 BY  
 N.G. Mollerua, Vice President  
 OF GMRI, INC.,  
 ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGMENT OF NOTARY  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF FEBRUARY, 2000 BY  
 LEGAUME M. COHEN, et al  
 OF M.L.L. - 74 DODGE PLAZA, LLC, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

ACKNOWLEDGMENT OF NOTARY  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF February, 2000 BY  
 JOELLA COHEN

GENERAL NOTARY - State of Nebraska  
 RUSSELL J. KREKEMEIER  
 My Comm. Exp. Dec. 13, 2002

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS OF THE LOTS WITHIN SAID SUBDIVISION AS BEING KNOWN AS LOWE'S OF OMAHA, LOTS 1 THRU 6, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOT 4 LYING WITHIN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 23, T15N, R12E OF THE EAST 6th P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PART OF FARNAM STREET AND BEING A REPLATTING OF LOT 1, 74 DODGE PLAZA ADDITION II AND LOTS 2 THRU 7, INCLUSIVE, TOBIAS FIRST ADDITION, SUBDIVISIONS IN SAID DOUGLAS COUNTY, BEING ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, SAID 74 DODGE PLAZA ADDITION; THENCE WEST (ASSUMED BEARING) 941.20 FEET ON THE NORTH LINES OF SAID LOTS 1 AND TAX LOT 4; THENCE S30°49'02"E 150.00 FEET; THENCE WEST 58.48 FEET; THENCE N30°49'02"W 150.00 FEET; THENCE WEST 41.40 FEET; THENCE S55°32'46"W 28.36 FEET; THENCE N30°49'02"W 0.30 FEET; THENCE S26°03'11"W 22.57 FEET; THENCE S06°57'12"W 103.26 FEET; THENCE SOUTHEASTERLY ON A 489.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S11°55'55"E, CHORD DISTANCE 316.55 FEET, AN ARC DISTANCE OF 322.36 FEET; THENCE S30°49'02"E 755.57 FEET; THENCE N59°10'58"E 476.97 FEET; THENCE N59°15'22"E 336.18 FEET; THENCE S89°52'34"E 93.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 74th STREET; THENCE N00°29'21"E 30.00 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF 74th STREET; THENCE N89°52'34"W 101.69 FEET TO THE SE CORNER OF SAID TOBIAS FIRST ADDITION; THENCE S59°17'22"W 24.12 FEET ON THE SOUTHERLY LINE OF SAID TOBIAS FIRST ADDITION TO THE SE CORNER OF SAID LOT 2; THENCE N30°49'02"W 125.00 FEET ON THE EASTERLY LINE OF SAID LOT 2 TO THE NE CORNER THEREOF; THENCE S59°17'22"W 159.89 FEET ON THE NORTHERLY LINES OF SAID LOTS 2 AND 3 TO THE NW CORNER OF SAID LOT 3; THENCE N30°58'55"W 175.08 FEET TO THE SOUTHERLY LINE OF LOT 1, 74 DODGE PLAZA ADDITION; THENCE N59°09'20"E 468.78 FEET ON THE SOUTHERLY LINE OF SAID 74 DODGE PLAZA ADDITION TO THE WESTERLY RIGHT-OF-WAY LINE OF 74th STREET; THENCE N00°29'21"E 39.30 FEET ON THE WESTERLY LINE OF 74th STREET; THENCE N89°42'19"W 146.70 FEET ON THE EASTERLY LINE OF SAID 74 DODGE PLAZA ADDITION TO A CORNER THEREOF; THENCE N00°43'37"E 207.22 FEET ON THE EASTERLY LINE OF SAID 74 DODGE PLAZA ADDITION TO THE POINT OF BEGINNING.



FEBRUARY 24, 2000  
 DATE: CHRIS E. DORNIER  
 NEBRASKA R.L.S. 507

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, LOWE'S HOME CENTER, INC., A NORTH CAROLINA CORPORATION, GMRI, INC., A NORTH CAROLINA CORPORATION, NEBRASKA LIMITED PARTNERSHIP AND JOELLA COHEN, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOWE'S OF OMAHA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

LOWE'S HOME CENTERS INC.,  
 A NORTH CAROLINA CORPORATION  
 BY: *[Signature]*  
 TITLE: Senior Vice President

GMRI, INC.  
 BY: *[Signature]*  
 TITLE: N.G. MOLLERUA Vice President

BY: *[Signature]*  
 TITLE: JOELLA COHEN

1146-102  
 A1146102A.DWG

AS SHOWN  
 FEB. 24, 2000  
 JKW  
 CED

FINAL PLAT

LOWE'S OF OMAHA

2 THOMPSON, DREESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 350 - 8860

A1146102A.DWG