

DEED 2013039125
 FPR 22 2013 10:49 P 10

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 6/22/2013 10:49:42.24
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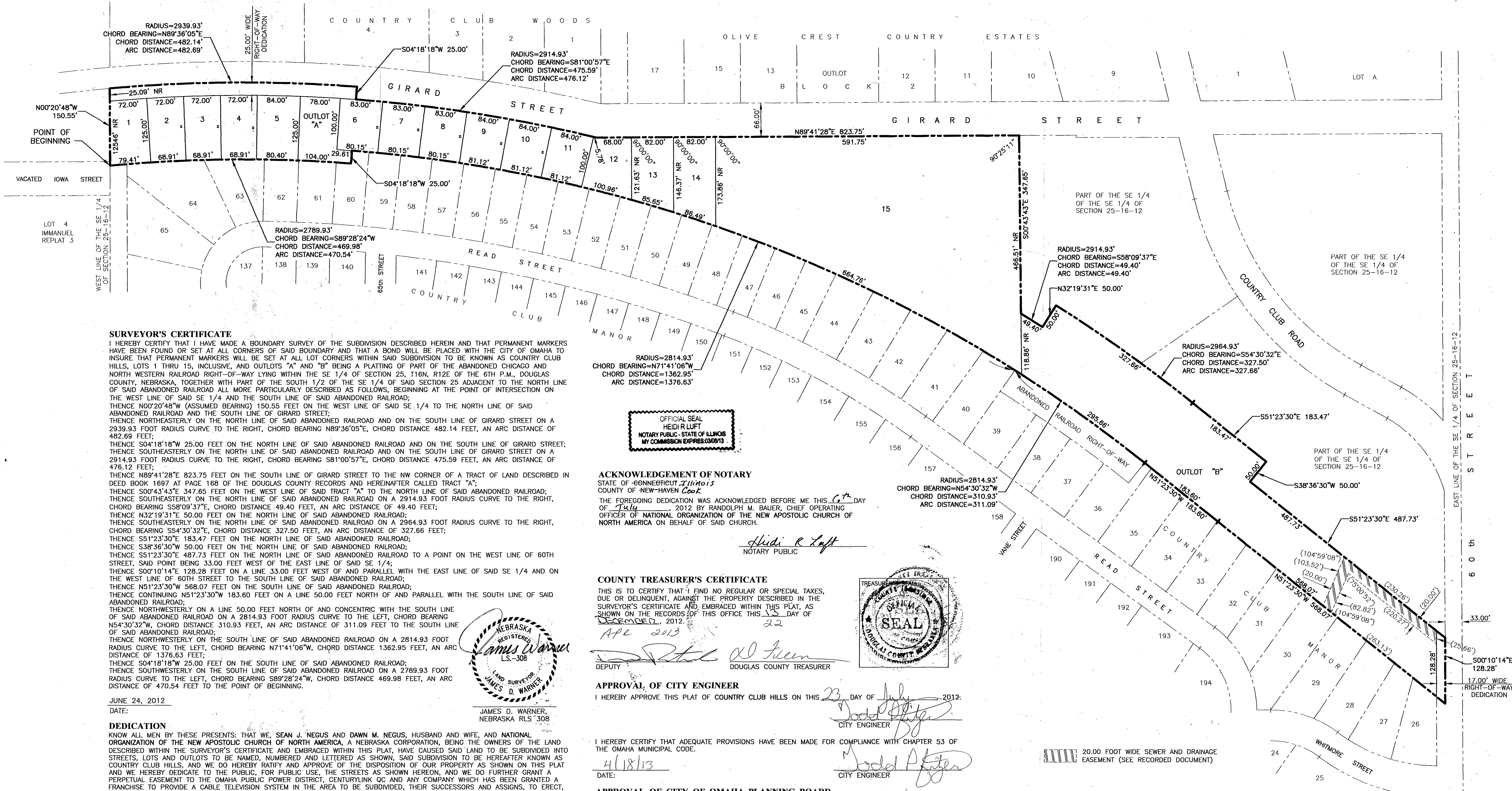
COUNTRY CLUB HILLS

LOTS 1 THRU 15, INCLUSIVE, AND OUTLOTS "A" AND "B"

BEING A PLATTING OF PART OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY LYING WITHIN THE SE 1/4 OF SECTION 25, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 25 ADJACENT TO THE NORTH LINE OF SAID ABANDONED RAILROAD



thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
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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 PLACED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB HILLS, LOTS 1 THRU 15, INCLUSIVE, AND OUTLOTS "A" AND "B" BEING A PLATTING OF PART OF THE ABANDONED CHICAGO AND NORTH WESTERN RAILROAD RIGHT-OF-WAY LYING WITHIN THE SE 1/4 OF SECTION 25, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SOUTH 1/2 OF SAID SECTION 25 ADJACENT TO THE NORTH LINE OF SAID ABANDONED RAILROAD ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SE 1/4 AND THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE NORTH 00°20'48"W 150.55 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°36'05"E 482.14 FEET, AN ARC DISTANCE OF 482.69 FEET;
 THENCE SOUTH 04°18'18"W 25.00 FEET ON THE NORTH LINE OF SAID ABANDONED RAILROAD AND ON THE SOUTH LINE OF GIRARD STREET;
 THENCE SOUTH 89°41'28"E 823.75 FEET ON THE SOUTH LINE OF GIRARD STREET TO THE NW CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1697 AT PAGE 168 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";
 THENCE SOUTH 00°43'43"E 347.65 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE NORTH LINE OF SAID ABANDONED RAILROAD;
 THENCE SOUTH 55°08'09"37"E, CHORD DISTANCE 49.40 FEET, AN ARC DISTANCE OF 49.40 FEET;
 THENCE NORTH 83°21'9"31"E 60.00 FEET ON THE NORTH LINE OF SAID ABANDONED RAILROAD;
 THENCE SOUTH 55°43'30"32"E, CHORD DISTANCE 327.50 FEET, AN ARC DISTANCE OF 327.66 FEET;
 THENCE SOUTH 51°23'30"E 183.47 FEET ON THE NORTH LINE OF SAID ABANDONED RAILROAD;
 THENCE SOUTH 53°36'30"W 50.00 FEET ON THE NORTH LINE OF SAID ABANDONED RAILROAD;
 THENCE SOUTH 55°12'33"0"E 487.73 FEET ON THE NORTH LINE OF SAID ABANDONED RAILROAD TO A POINT ON THE WEST LINE OF 60TH STREET, SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4;
 THENCE SOUTH 00°10'14"E 128.28 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 60TH STREET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE NORTH 51°23'30"W 568.07 FEET ON THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE CONTINUING NORTH 51°23'30"W 183.60 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE NORTHWESTERLY ON A LINE 50.00 FEET NORTH OF AND CONCENTRIC WITH THE SOUTH LINE OF SAID ABANDONED RAILROAD ON A 2814.93 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N54°30'32"W, CHORD DISTANCE 310.93 FEET, AN ARC DISTANCE OF 311.09 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID ABANDONED RAILROAD ON A 2814.93 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N71°41'06"W, CHORD DISTANCE 1362.95 FEET, AN ARC DISTANCE OF 1376.63 FEET;
 THENCE SOUTH 04°18'18"W 25.00 FEET ON THE SOUTH LINE OF SAID ABANDONED RAILROAD;
 THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID ABANDONED RAILROAD ON A 2789.93 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S89°28'24"W, CHORD DISTANCE 469.98 FEET, AN ARC DISTANCE OF 470.54 FEET TO THE POINT OF BEGINNING.

OFFICIAL SEAL
 HEIDI R. LUFT
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES 03/01/13

ACKNOWLEDGEMENT OF NOTARY
 STATE OF ILLINOIS
 COUNTY OF NEW HAVEN Cook
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July 2012 BY RANDOLPH M. BAUER, CHIEF OPERATING OFFICER OF NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH OF NORTH AMERICA ON BEHALF OF SAID CHURCH.

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, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 23rd DAY OF July 2012.

APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF COUNTRY CLUB HILLS ON THIS 23rd DAY OF July 2012.

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

APPROVAL OF CITY OF OMAHA PLANNING BOARD
 THIS PLAT OF COUNTRY CLUB HILLS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 12th DAY OF August 2012.

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF COUNTRY CLUB HILLS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 4th DAY OF December 2012.

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF COUNTRY CLUB HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

JUNE 24, 2012
 DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, SEAN J. NEGUS AND DAWN M. NEGUS, HUSBAND AND WIFE, AND NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH OF NORTH AMERICA, A NEBRASKA CORPORATION, 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, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COUNTRY CLUB HILLS, 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 HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 ERECT, 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. 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.

SEAN J. NEGUS
 DAWN M. NEGUS

NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH OF NORTH AMERICA
 BY: RANDOLPH M. BAUER, CHIEF OPERATING OFFICER

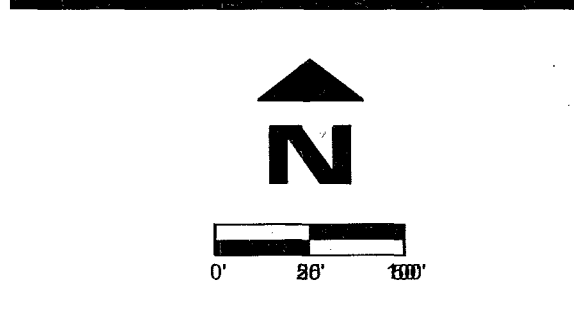
ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, 2012 BY SEAN J. NEGUS AND DAWN M. NEGUS, HUSBAND AND WIFE.

JAMES D. WARNER
 NEBRASKA RLS 308
 LAND SURVEYOR
 JAMES D. WARNER

20.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)

- NOTES:**
- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
 - ALL SIDE LOT LINES ARE RADIAL EXCEPT WHERE NOTED NR.
 - OUTLOT "A" IS TO BE GRANTED AS A SEWER AND DRAINAGE EASEMENT AND THE LOCATION OF THE PROPOSED BIO-RETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE COUNTRY CLUB HILLS HOMEOWNERS ASSOCIATION.
 - OUTLOT "B" WILL BE OWNED AND MAINTAINED BY SEAN J. NEGUS AND DAWN M. NEGUS, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS.

COUNTRY CLUB HILLS
 LOTS 1 THRU 15, INCLUSIVE,
 AND OUTLOTS "A" AND "B"



Revision Dates

| No. | Description | MM-DD-YY |
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Job No.: A1653-135A
 Drawn By: RJR
 Reviewed By: JDW
 Date: JUNE 24, 2012
 Book: 12-18
 Pages: 53-64

CITY OF OMAHA
 FINAL PLAT

SHEET 1 OF 1