

BK 2067 PG 382



DEED

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RECEIVED

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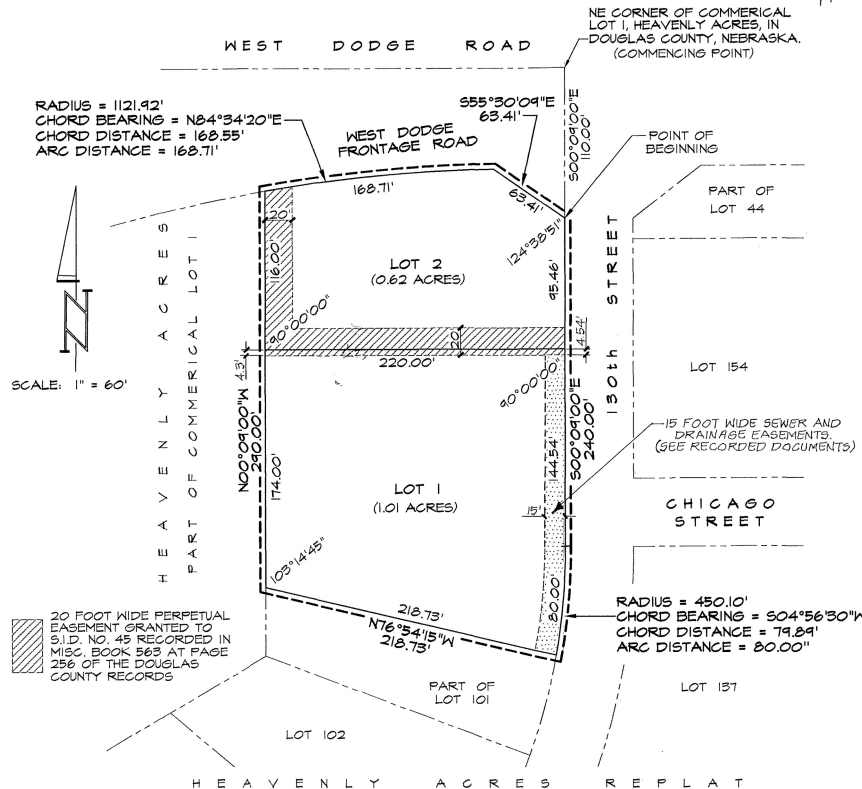
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

9930H
FEE 37.00 R FB 54-16020 } old
DEL PA C/O COMP 54-16000 }
LEGAL PG SCAN FV

GOLDSTREET

LOTS 1 AND 2

BEING A REPLATTING OF PART OF COMMERCIAL LOT 1, HEAVENLY ACRES, TOGETHER WITH THE NORTH 20 FEET OF LOT 2, HEAVENLY ACRES, TOGETHER WITH ALL OF LOT 100 AND PART OF LOT 101, HEAVENLY ACRES REPLAT, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF GOLDSTREET WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 5th DAY OF February, 1997.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF GOLDSTREET WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 10th DAY OF February, 1997.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF GOLDSTREET WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 10th DAY OF January, 1997.

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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS GOLDSTREET, LOTS 1 AND 2, BEING A REPLATTING OF PART OF COMMERCIAL LOT 1, TOGETHER WITH THE NORTH 20.00 FEET OF LOT 2 IN HEAVENLY ACRES, TOGETHER WITH ALL OF LOT 100, TOGETHER WITH PART OF LOT 101 IN HEAVENLY ACRES REPLAT, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID COMMERCIAL LOT 1; THENCE S00°04'00"E (ASSUMED BEARING) 110.00 FEET ON THE EAST LINE OF SAID COMMERCIAL LOT 1 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY LINE OF WEST DODGE FRONTAGE ROAD; THENCE CONTINUING S00°04'00"E 240.00 FEET ON THE EAST LINE OF SAID COMMERCIAL LOT 1 AND ON THE EAST LINES OF SAID LOTS 2 AND 100; THENCE SOUTHWESTERLY ON THE EASTERLY LINES OF SAID LOTS 100 AND 101 ON A 450.10 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S04°56'30"W, CHORD DISTANCE 79.84 FEET, AN ARC DISTANCE OF 80.00 FEET, THENCE N76°54'15"W 218.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 101, SAID POINT BEING 25.00 FEET SOUTH OF THE NW CORNER OF SAID LOT 101; THENCE N00°04'00"W 240.00 FEET ON THE WEST LINES OF SAID LOTS 101, 100 AND 2 AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEST DODGE FRONTAGE ROAD; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF WEST DODGE FRONTAGE ROAD ON A NONTANGENT 1121.92 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N84°34'20"E, CHORD DISTANCE 168.55 FEET, AN ARC DISTANCE OF 168.71 FEET; THENCE S55°30'09"E 63.41 FEET ON THE NONTANGENT SOUTHERLY LINE OF WEST DODGE FRONTAGE ROAD TO THE POINT OF BEGINNING.

pt K-0636-1014-13

K-0636-1016-13

K-0636-1307-13



JAMES D. WARNER
NEBRASKA RLS 308

JANUARY 9, 1997

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TALTON K. ANDERSON AND MARY JOY ANDERSON, HUSBAND AND WIFE, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GOLDSTREET, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND 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 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 THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF THE 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.

Talton K. Anderson
TALTON K. ANDERSON

FIRST NATIONAL BANK OF OMAHA

Mary Joy Anderson
MARY JOY ANDERSON

Robert J. Horak
ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 1997 BY TALTON K. ANDERSON AND MARY JOY ANDERSON, HUSBAND AND WIFE.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 1997 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, OF BEHALF OF SAID BANK.

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 ON THE RECORDS OF THIS OFFICE, THIS 10th DAY OF January, 1997.

DEPUTY

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF GOLDSTREET ON THIS 10th DAY OF February, 1997.

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

August 4, 1997
DATE

City Engineer

SCALE: AS SHOWN
DATE: JAN. 9, 1997
DRAWN BY: RJR
CHECKED BY: JDN
REVISIONS:

GOLDSTREET
FINAL PLAT

2 THOMPSON DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
1088 OLD HILL ROAD
LINCOLN, NEBRASKA 68502
(402) 890-2880

218-119-1

A218191ADWG