



MISC 2006082283



JUL 21 2006 09:42 P 4

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/21/2006 09:42:24.91



2006082283

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

*misc
4/2*

FEE 21⁰⁰ FB 01-60000-01d
BKP 13-16-12⁰⁰ COMP _____
DEL _____ SCAN _____ FV _____

NE SE
NW SE

RETURN: KATRINA SZALKOWSKI
14122 HARTMAN AV.
OMAHA NE 68164
tel- 402 740 0693

11397

**CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION**

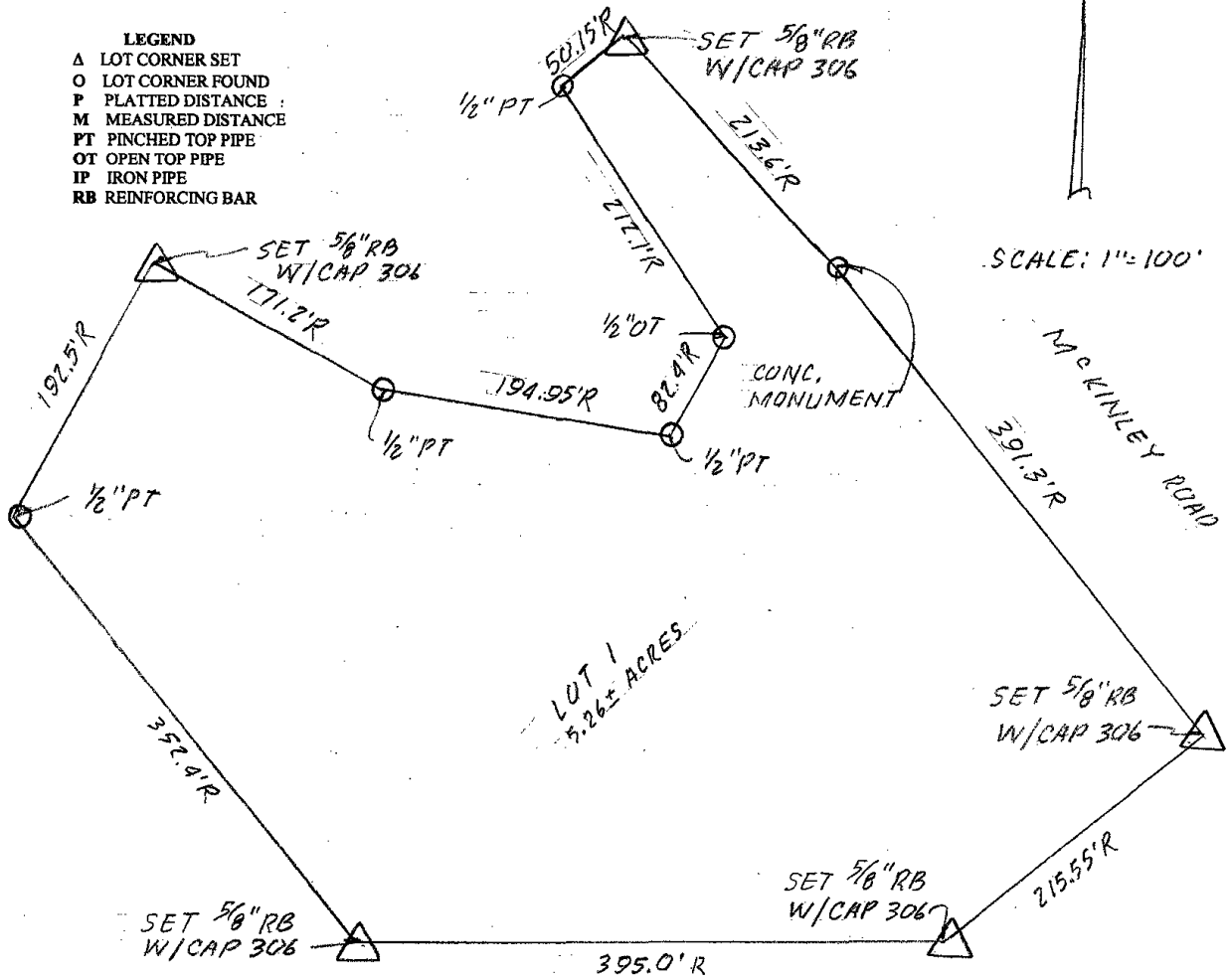
(Include a diagram of the plat, legal description and legend)

**SZALKOWSKI ADDITION
(LOT ONE ONLY)**

(see attached For legal Bw per CR)

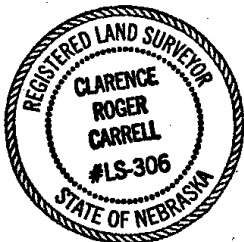
BEING A REPLAT OF A 5.26 ACRE PARCEL LYING IN THE NORTH HALF OF
THE SE ¼ OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH
P.M., DOUGLAS COUNTY, NEBRASKA.

- LEGEND**
- A LOT CORNER SET
 - O LOT CORNER FOUND
 - P PLATTED DISTANCE
 - M MEASURED DISTANCE
 - PT PINCHED TOP PIPE
 - OT OPEN TOP PIPE
 - IP IRON PIPE
 - RB REINFORCING BAR



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.



Clarence Roger Carrell
Land Surveyor

7-13-06
Date

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

[Signature] _____
Owner
Date 7/13/06
KATRINA SZALKOWSKI

[Signature] _____
Owner
Date 07-13-06
CHRIS SZALKOWSKI

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)

On this 13th day of July, 2006 before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Katrina Szalkowski & Chris Szalkowski who (are/is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.



[Signature]
Notary Public

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.



[Signature] _____
Date 7-13-06

PLANNING DIRECTOR'S APPROVAL

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, 1956. 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.

[Signature] _____
Planning Director
Date 7/20/06

LEGAL DESCRIPTION OF
-PARCEL "X" A PART OF THE N. 1/2 of the S.E. 1/4 of Sect. 13-T-16-N-R-
12 E. OF THE 6th P.M. DOUGLAS COUNTY, NEBRASKA

Beginning at an iron pipe 407.7Ft. South and 421.5 Ft. Easterly from the West line of the S.E. 1/4 of Sect. 13-T-16-N-R-12 East of the 6th P.M. grid bearing N-89°-02'-40" E., said G. P. being the S. E. Corner of Charles M. Bonniwell's MD property as staked Dec. 5, 1956 and is the beginning point of the description of said Parcel "X"; thence Northeasterly Grid Bearing N-31°-25' E. 192.5-Ft. to an iron fence post, the Southwesterly corner of Thos. R. Karmann Property; thence Southeasterly at right angles to previous course, Grid Bearing S-58°-35' E. 171.2ft to an existing iron pipe lot corner; thence Southeasterly Grid Bearing S-78°-16'E. 194.95 Ft. to an existing iron pipe (CP) lot corner; thence Northeasterly, grid bearing N-26°-44'E 82.4 Ft to an existing iron pipe lot corner; thence Northwesterly, grid bearing N-25°-16' E. 212.1 Ft. to an iron pipe (set) lot corner; thence Northeasterly, grid bearing N 38°-58' E. 50.15 Ft. to a point on the Southerly line of US Highway #36. (McKinley St. Road) 96.3 Ft Chord Distance along the Southerly line of said US #36 Highway to the North line of S. E. 1/4 of said Sect. 13-16-12, 758.2Ft. E. of the N. W. Corner of said S. E. 1/4 of Sect. 13-16-12; thence Southeasterly along the Southerly curved line of said US #36 Radius 4503.66 Ft. and 80 Ft. Southerly from and parallel to the center line of the 22Ft. wide pavement 213.6 plus or minus Ft. to the center of the concrete monument set by the Nebraska State Bureau of Roads for the East end of the curve At Sta-245 plus 33.6 P.T. 78.8 Ft Southwesterly from the center line of the pavement; thence Southeasterly along the Southerly line of said US #80 391.3Ft. to an iron pipe set 93.3 Ft. from the center of the pavement of US #36 and 65.65Ft Northwesterly from a tacked stake at the Northwesterly corner of the right of way concrete monument AT. Sta. 249 plus 94.1 P.C. thence Southwesterly, grid bearing N-48°-41'-10" E.

215.55 plus or minus Ft. to an iron pipe set; thence Westerly 395.0Ft. to an angle point 21 Ft. West of an iron pipe set by former survey, 670.55 Ft. Easterly from the West line of the S. E. 1/4 of Said Sect. 13-16-12, and 662 Ft. South of the N. W. Corner of said S. E. 1/4 of said Sect 13-16-12; thence Northwesterly 352.4Ft to place of Beginning, containing 5.26 plus or minus Acres.