

TURTLE CREEK PLAZA

LOT 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH,
RANGE 12 EAST OF THE 6th P M DOUGLAS COUNTY NEBRASKA. 1983

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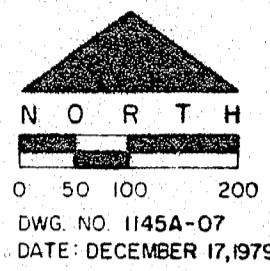
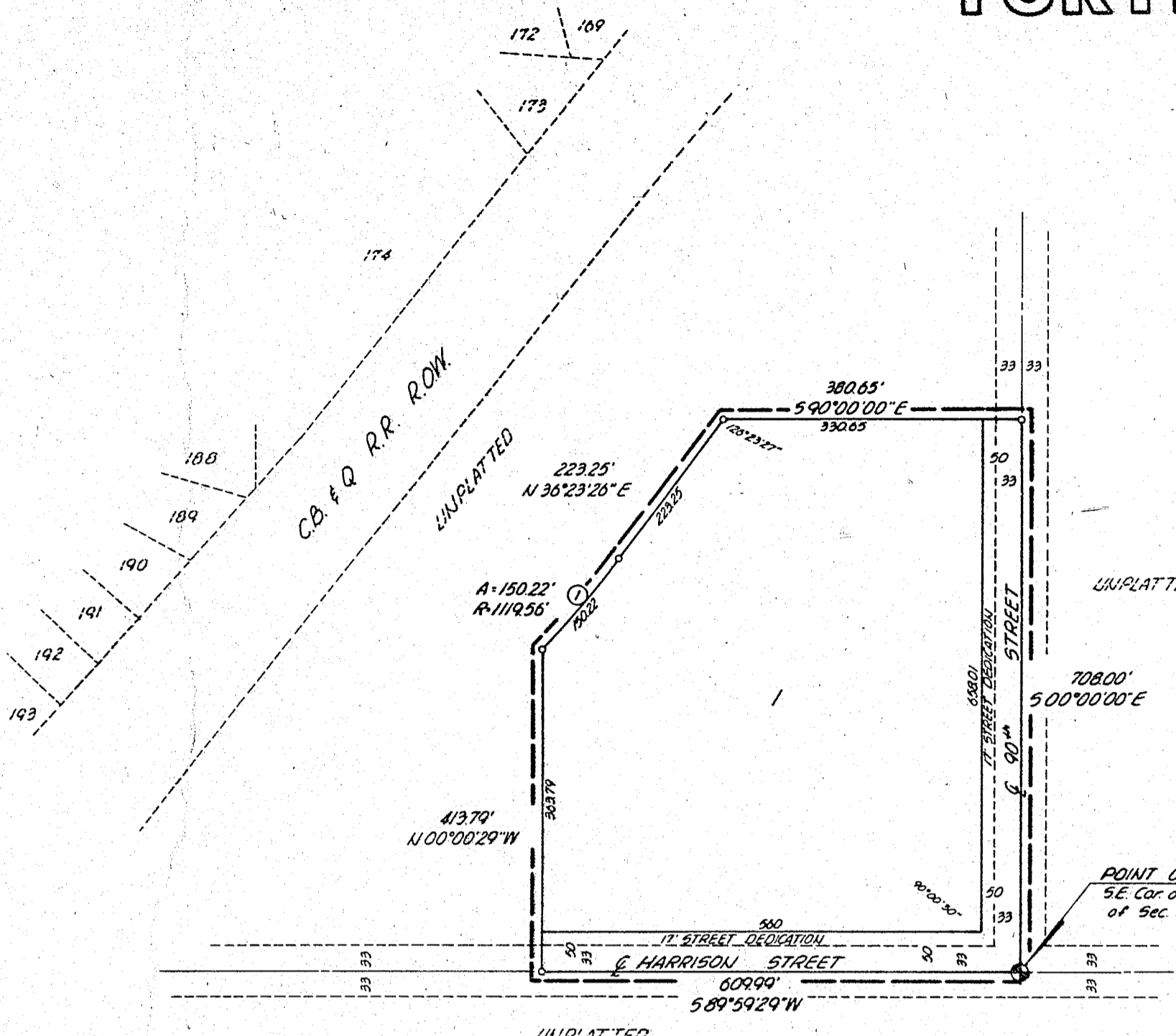
PLAT IN BACK OF BOOK

65
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA \$600
7 DAY OF Sept 1983 AT 1:37 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

TURTLE CREEK PLAZA

LOT 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

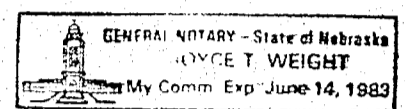


ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 3rd DAY OF January, 1980, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Frederick S. Bucholz OF RICKURT COMPANY, A DELAWARE CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THAT HE/SHE EXECUTED SAID DEDICATION AS HIS/HER VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



Joyce T. Weight
NOTARY PUBLIC

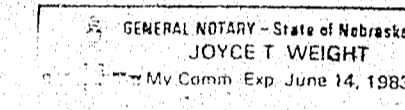
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 26th DAY OF December, 1979, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME John M. Hosking OF CHICAGO TITLE INSURANCE COMPANY, TRUSTEE, OMAHA, NEBRASKA, TRUSTEE FOR RICKURT COMPANY, A DELAWARE CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AND AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



Joyce T. Weight
NOTARY PUBLIC

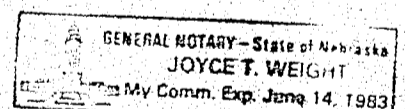
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ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

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WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



Joyce T. Weight
NOTARY PUBLIC

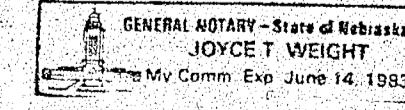
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

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WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.



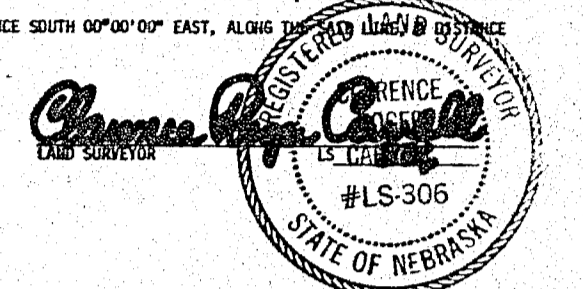
Joyce T. Weight
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS TURTLE CREEK PLAZA (LOT 1) AND IS LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°59'29" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 10 (A.K.A. THE CENTER LINE OF HARRISON STREET), A DISTANCE OF 609.99 FEET; THENCE NORTH 00°00'29" WEST, A DISTANCE OF 413.79 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A 1119.56-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING NORTH 40°14'02" EAST, CHORD DISTANCE OF 150.11 FEET), AN ARC DISTANCE OF 150.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 36°23'26" EAST, A DISTANCE OF 223.25 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 380.65 FEET TO A POINT LOCATED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 (A.K.A. THE CENTER LINE OF 17TH STREET); THENCE SOUTH 00°00'00" EAST, ALONG THE CENTER LINE OF SAID STREET A DISTANCE OF 708.00 FEET TO THE POINT OF BEGINNING.

DATE December 12, 1979



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE BY TURTLE CREEK, INC., A NEBRASKA CORPORATION, A JOINT VENTURER, GENE D. SVENSEN, PRESIDENT, AND CHICAGO TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE AND XX LAND AND CATTLE COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFIICIARY OF A CERTAIN TRUST DEED, AND CHICAGO TITLE INSURANCE COMPANY, OMAHA, NEBRASKA, TRUSTEE, AND RICKURT COMPANY, A CORPORATION, OMAHA, NEBRASKA, BENEFIICIARY OF A CERTAIN SECOND TRUST DEED, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS TURTLE CREEK PLAZA, LOT 1, 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; SEWER AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 299 OF DOUGLAS COUNTY, NEBRASKA; A PERPETUAL EASEMENT IS HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER OR, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND BUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, LIGHT 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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 HERETO SET OUR HANDS THIS 3RD DAY OF Jan., 1980, A.D.

TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE
BY John M. Hosking
RICKURT COMPANY, A DELAWARE CORPORATION
BY Frederick S. Bucholz
CHICAGO TITLE INSURANCE COMPANY, A CORPORATION, TRUSTEE FOR XX LAND AND CATTLE COMPANY, A NEBRASKA CORPORATION
BY John M. Hosking

XX LAND AND CATTLE COMPANY, A NEBRASKA CORPORATION
BY John M. Hosking
CHICAGO TITLE INSURANCE COMPANY, A CORPORATION, TRUSTEE FOR RICKURT COMPANY, A DELAWARE CORPORATION
BY John M. Hosking

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF TURTLE CREEK PLAZA, LOT 1, WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 14th DAY OF June, 1980, A.D.

Michael Boyle
MAYOR
Bernie Simon
PRESIDENT OF COUNCIL

ATTEST: Gene P. Mantich
CLERK

ACTING DEPUTY

APPROVAL OF OMAHA PLANNING BOARD

THIS PLAT OF TURTLE CREEK PLAZA, LOT 1, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 12 DAY OF March, 1980, A.D.

Allen P. Rungt
CHAIRMAN, OMAHA CITY PLANNING BOARD



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 BY THE RECORDS OF THIS OFFICE.

DATE Feb 12, 1980
Gene J. Howard
COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF TURTLE CREEK PLAZA (LOT 1) AS TO THE DESIGN STANDARDS AND SPECIFICATIONS ON THIS 11 DAY OF March, 1980, A.D.

John J. Herington
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE.

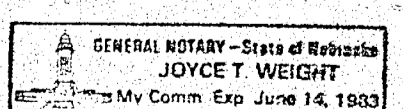
DATE July 11, 1983
Raymond A. Morrison
CITY ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 26 DAY OF December, 1979, BEFORE ME, THE UNDERSIGNED, IN AND FOR SAID COUNTY, PERSONALLY CAME GENE D. SVENSEN, PRESIDENT OF TURTLE CREEK, INC., A NEBRASKA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE PRESIDENT AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID TURTLE CREEK, INC., THE VOLUNTARY ACT AND DEED OF SAID TURTLE CREEK, INC., AND THE VOLUNTARY ACT AND DEED OF TURTLE CREEK JOINT VENTURE, A NEBRASKA JOINT VENTURE, AND THAT THE CORPORATE SEAL OF SAID TURTLE CREEK, INC., WAS AFFIXED THERETO BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL IN OMAHA, NEBRASKA, IN SAID COUNTY AND STATE, THE DATE AND YEAR LAST ABOVE WRITTEN.



Joyce T. Weight
NOTARY PUBLIC