

2-16-12
01-6000

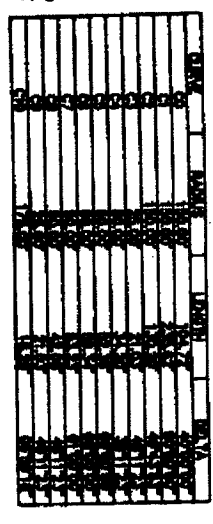
NEW-OL-CLUB
OP SCAM M/B
NO PV

RECEIVED
Dec 29 PM '93
Dec 29 1 34 PM '93

STATE OF NEBRASKA
REGISTER OF DEEDS

- Property Corner Found
- Property Corner Set (3/4" Open Top)

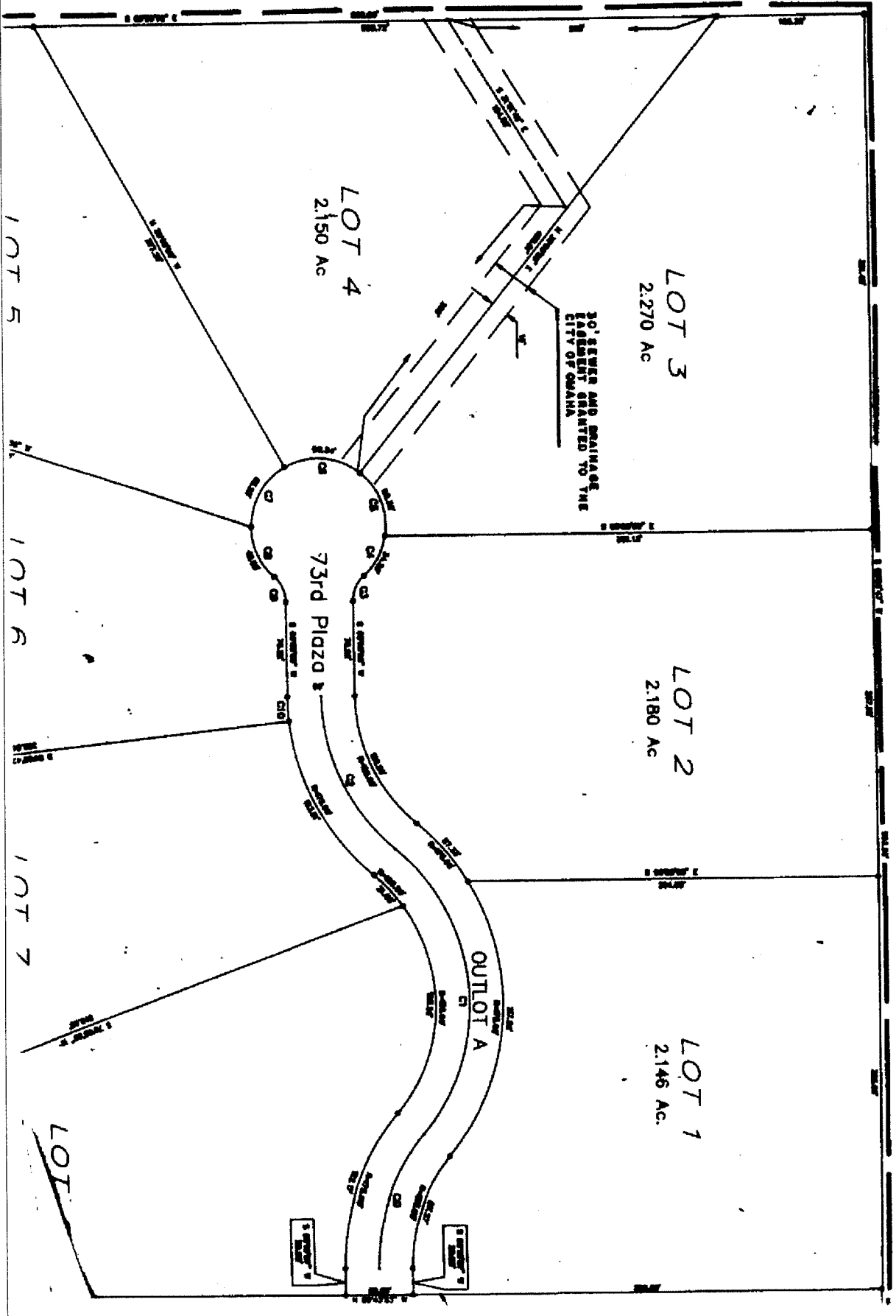
SCALE: 1 INCH = 60 FEET
OR
LATERAL



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CHARLES T. JENSEN'S CORNER

a Cluster Subdivision, Outlot A and Lots 1 through 8, Inclusive.
Being a platting of part of the Southeast Quarter of the Southeast Quarter
of Section 2, Township 16 North, Range 12 East of the 6th P.M.,
Douglas County, Nebraska.



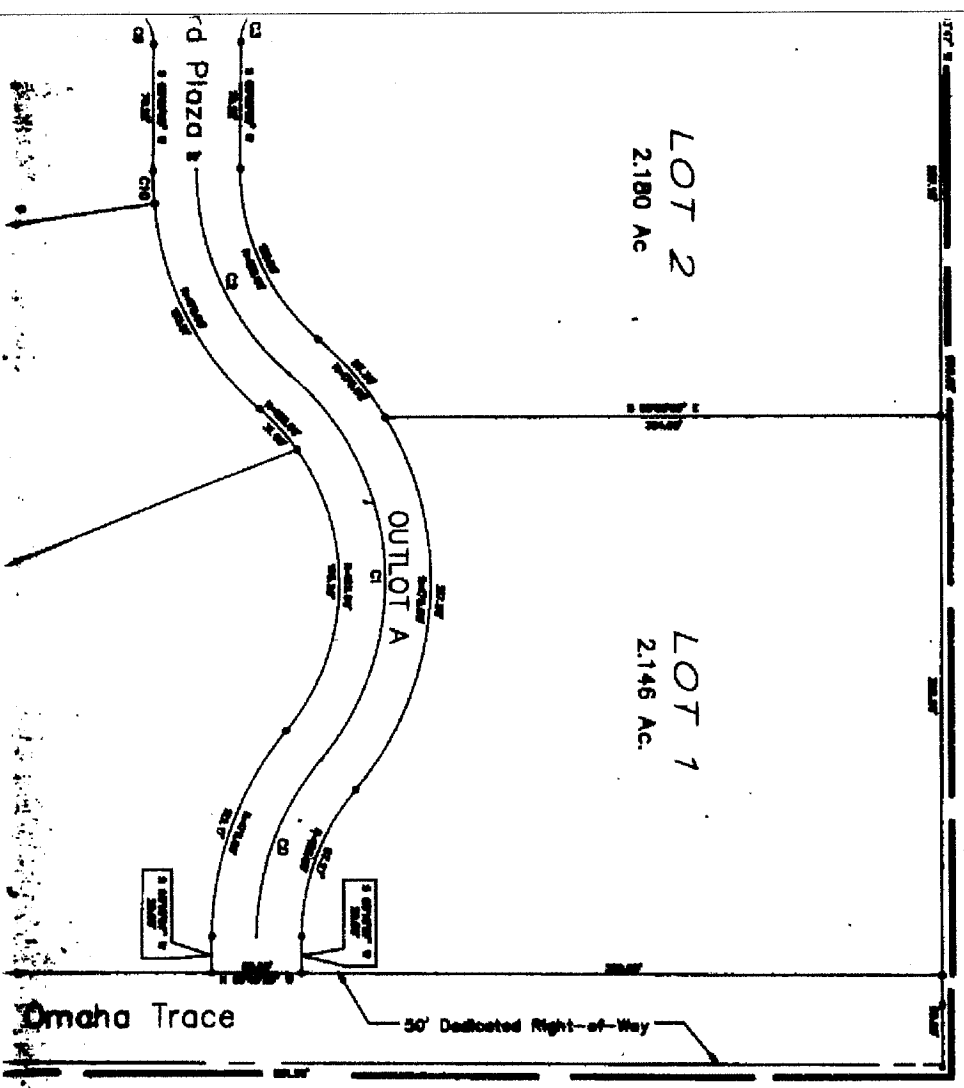
LOT 5

LOT 6

LOT 7

LOT

BRADON'S COPPER
Plot A and Lots 1 through 8, inclusive,
in Southeast Quarter of the Southeast Quarter
16 North, Range 12 East of the 6th P.M.,
Hos County, Nebraska.



REVISION 1 CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I have made a ground survey of the checker subdivision herein and that iron pipes have been placed on the boundary, and that iron pipes will be placed at all corners of all lots, streets, angle points and ends of all curves in Christensen's COMB, Outlot A and Lots 1 through 8 inclusive, being a platting of a part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the the southeast corner of said Section 21 thence along the easterly line of said Section 21, North 89 degrees 09 minutes 00 seconds West, 269.56 feet to said easterly line, North 89 degrees 09 minutes 00 seconds West, 269.56 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence along the northerly line of said Southeast Quarter of the Southeast Quarter, North 89 degrees 43 minutes 53 seconds West, 881.58 feet thence South 88 degrees 03 minutes 43 seconds West, 933.66 feet to a point 326 feet northerly distant northerly from the easterly line of said Section 21 thence parallel with said easterly line, North 89 degrees 09 minutes 00 seconds West, 882.66 feet to the POINT OF BEGINNING.

Dated this 1st day of February, 1993.

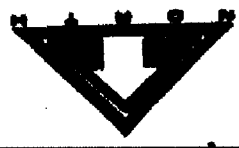
Louis W. Whisnant
Louis W. Whisnant L.S. 921



REVISION 1

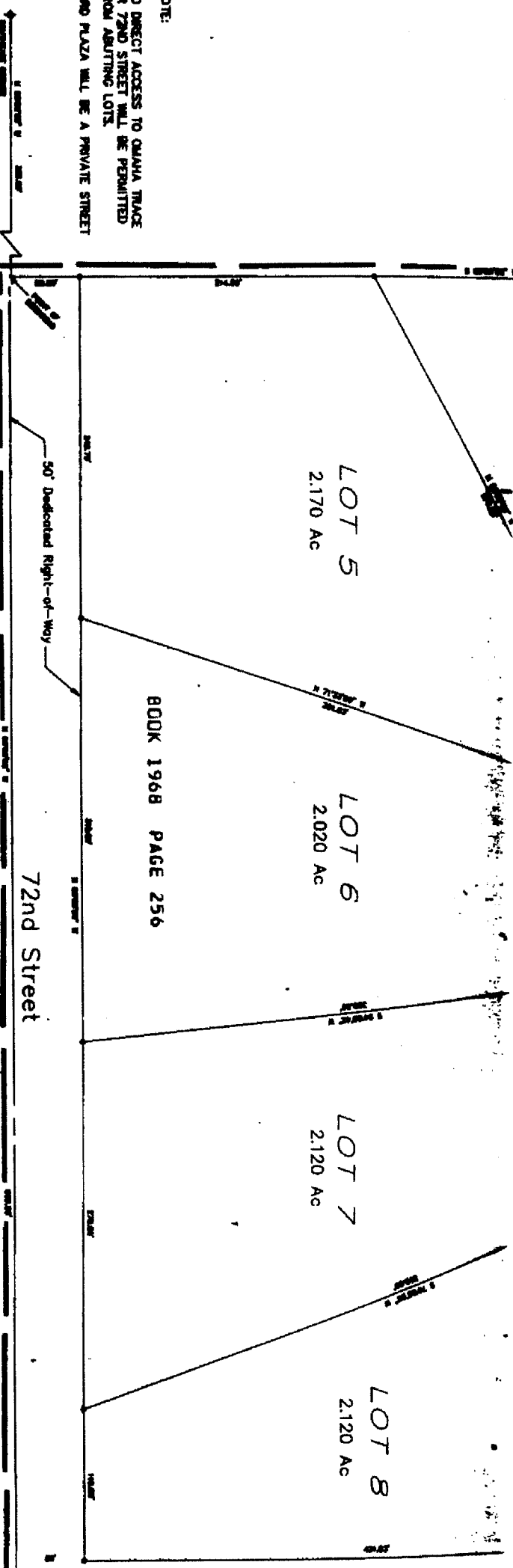
Know all men by these presents that Bradon S. Christensen, Plaintiff, and Louis W. Whisnant, Defendant, being the sole owners of the property described in the Surveyor's Certificate and endorsed within this plat has caused said land to be subdivided into lots to be numbered as shown and streets as named, said checker subdivision to be hereafter known as CHRISTENSEN'S COMB, and does hereby ratify and approve of the disposition of said property as shown on this plat, and does hereby dedicate to the public, for Public use, 72nd Street and Omaha Trace, as shown, and does hereby grant for purposes of ingress and egress over and upon Outlot A (Third Plaza) in favor of the owners of all numbered lots in the checker subdivision and their respective mortgages, liens and grant and grant stream discharge easement as shown on this plat, and does further grant a perpetual easement to Omaha Public Power District, a.P.D. West Communications, and any company granted a franchise to construct a cable television system in the area, for, be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, cables, conductors and other related facilities, and to extend, alter, replace or modify for the carrying and transmission of signals for light, heat and for the transmission of signals and sound of all kinds, including signals a cable television system, over, through, under and across Outlot A, a five foot (5') wide strip of land abutting all front and side boundary lot lines; a sixteen foot (16') wide strip of all land abutting the boundary lot lines forming the entire perimeter of the subdivision, provided said sixteen foot wide easement on the west and north boundary of the subdivision will be reduced to an eight foot (8') wide strip then adjoining land to surveyed, platted and recorded, the subdivision does hereby grant a perpetual easement to metropolitan utility district for its successors and assigns, to erect, maintain, operate, maintain, repair and renew pipelines and other related facilities, and to extend stream pipes for the transmission of natural gas on, through, under and across Outlot A and a five foot (5') wide strip of land abutting said strip, to be permanent buildings or retaining walls shall be placed

FINAL PLAT



CASE 110700 BK 463 F5
 TYPE Deed PG 25425 O/O COMP SCAN
 FEE 25.00 OF Deed LEGL PG MC FV

NOTE:
 NO DIRECT ACCESS TO QUANA TRACE
 OR 72ND STREET WILL BE PERMITTED
 FROM ADJUTING LOTS.
 72ND PLAZA WILL BE A PRIVATE STREET



I hereby approve this plat of CHRISTOPHERSON'S common title 3rd day of February, 1993.

[Signature]
 CITY ENGINEER

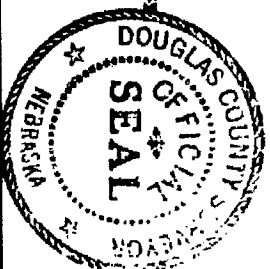
I hereby certify that adequate provisions have been made for compliance with Chapter 83 of the Omaha Municipal Code this 27th day of December, 1993.

[Signature]
 CITY ENGINEER

REVIEWED BY NEBRASKA COUNTY ENGINEER.

This plat of CHRISTOPHERSON'S common was reviewed by the Douglas County Engineer this 1st day of February, 1993.

[Signature]
 Douglas County Engineer



This plat of CHRISTOPHERSON'S common was approved by the City Planning Board of the City of Omaha this 1st day of February, 1993.

[Signature]
 CHAIRMAN

APPROVAL OF CITY PLANNING BOARD

QUANA CITY COUNCIL APPROVAL

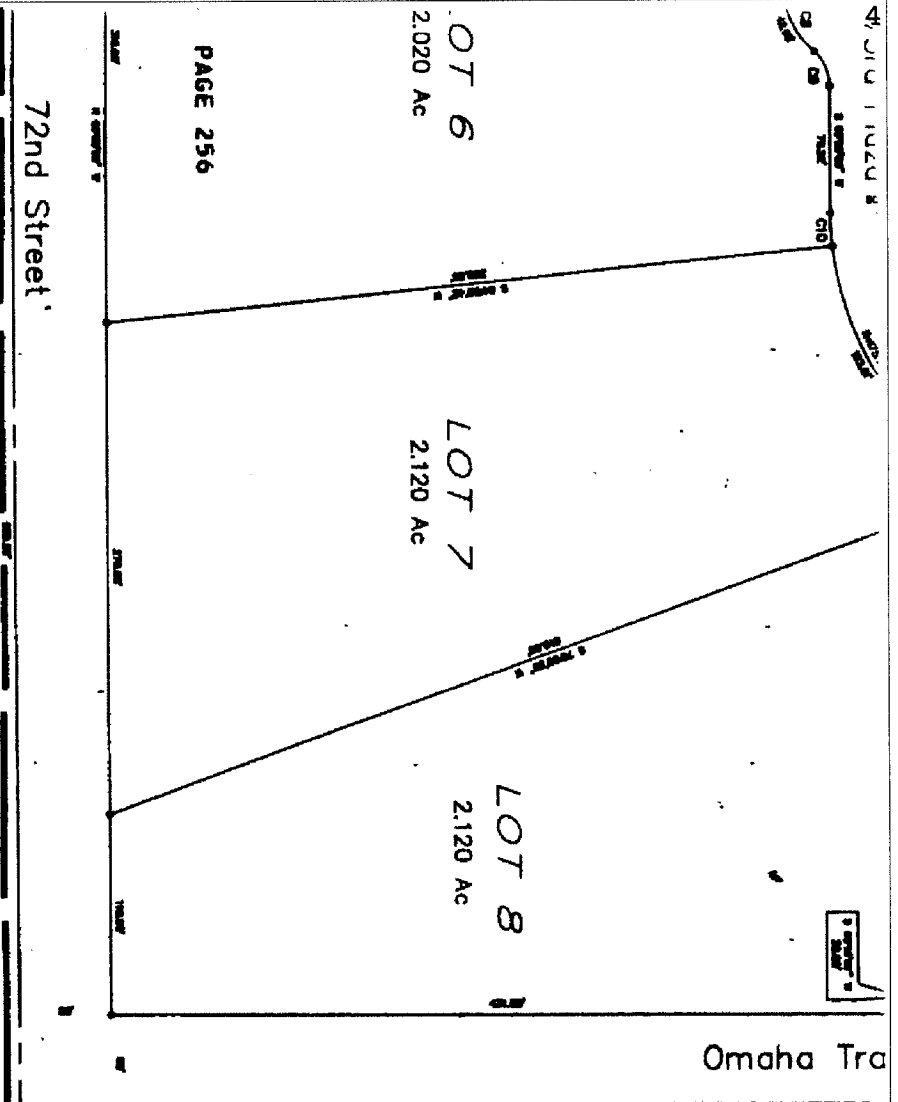
This plat of CHRISTOPHERSON'S common was approved and accepted by the City Council of Omaha this 1st day of February, 1993.

[Signature]
 Mayor

[Signature]
 City Clerk

[Signature]
 CITY COUNCIL REPRESENTATIVE





72nd Street

Omaha Trail

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LOT 6
2.020 Ac

LOT 7
2.120 Ac

LOT 8
2.120 Ac

RECORD OF CITY PLANNING BOARD:
This plat of CHRISTOPHERSON'S CORP. was approved by the City Planning Board of the City of Omaha this 16th day of February, 1993.

Deborah Springer
CITY CLERK

OMAHA CITY COUNCIL ACCEPTANCE:
This plat of CHRISTOPHERSON'S CORP. was approved and accepted by the City Council of Omaha this 22nd day of February, 1993.

Bill Wells
Mayor
CITY COUNCIL PRESIDENT

Walter H. Haggan
CITY CLERK



16' wide strip of all land abutting the boundary lot lines sixteen foot (16') wide strip of the subdivision, provided said sixteen foot wide easement on the east and south boundary of the subdivision will be reduced to an eight foot (8') wide strip when adjoining land is surveyed, platted and recorded. The undersigned does further grant a perpetual easement to Metropolitan Utilities District, its successors and assigns, to erect, install, operate, maintain, repair and renew pipelines and other related facilities, and to attend thereon pipes for the transmission of natural gas, steam, water and sewage. Ordinance A and a five foot (5') wide strip of land abutting Ordinance A. No permanent buildings or retaining walls shall be placed in said easements ways, but 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, Burton G. Christopherson and Pearl M. Christopherson has caused these presents to be executed this 22nd day of February, 1993.

Burton G. Christopherson
Burton G. Christopherson
Pearl M. Christopherson
Pearl M. Christopherson

ACCOMMODATION

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STATE OF NEBRASKA)
COUNTY OF NEBRASKA) ss

On this 2nd day of February 1993, before me a Notary Public in and for said County personally came the above named Burton G. Christopherson and Pearl M. Christopherson, who are personally known to me to be the identical persons and whose names are affixed to the instrument, and they acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

Richard C. Breda
Notary Public

My commission expires on the 16th day of January, 1994.



CERTIFICATE OF RECORDING:

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 entered in this plat as shown by the records of this office.

Record this 22nd day of February, 1993.
Douglas County Recorder
Douglas County Recorder

Louis Surveying
11926 Arbor Street, Omaha, Ne. 68144 (402) 334-7862

