



BK 1378 PG 357-360

RICHARD W. TANEER
REGISTER OF DEEDS
NEBRASKA COUNTY, NE

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MISC 2001 05655

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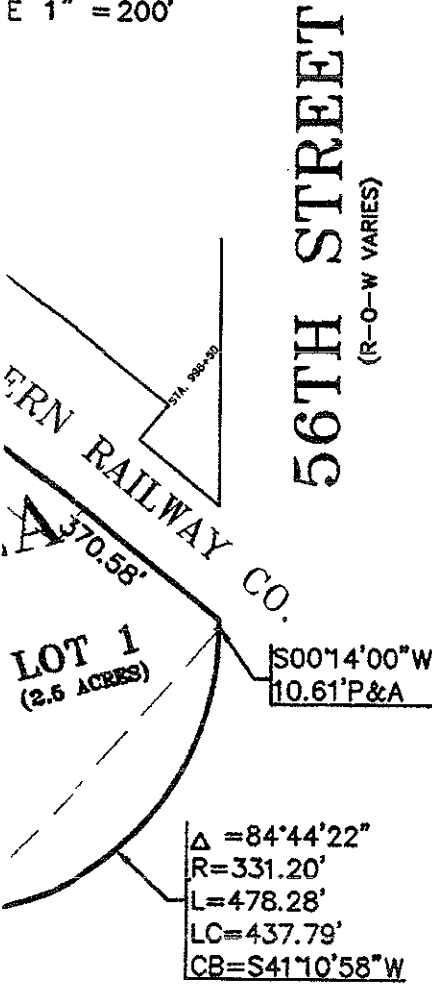
FEE	21.00	FB	01.00000	<i>jed</i>
BKP	31.16.13	C/O		
DEL		SCAN	ds	FV

VISION



ORTH

E 1" = 200'



56TH STREET
(R-O-W VARIES)

LEGAL DESCRIPTION

SORENSEN PLAZA LOTS 1 AND 2, BEING AN ADMINISTRATIVE SUBDIVISION OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 13 EAST, OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 60TH STREET, AND A LINE 401 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 31; THENCE S89°59'31"E (ASSUMED BEARING), A DISTANCE OF 548.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY CO.; THENCE N51°04'13"W ON SAID RIGHT OF WAY LINE, A DISTANCE OF 21.01 FEET; THENCE N38°58'48"E, ON SAID RIGHT OF WAY LINE, A DISTANCE OF 49.78 FEET TO A POINT 50 FEET DISTANT FROM THE CENTERLINE OF SAID RAILROAD AND COINCIDENT WITH RAILROAD STATION 992+00; THENCE S51°04'39"E, ON A LINE PARALLEL TO AND 50 FEET DISTANT FROM SAID CENTERLINE, A DISTANCE OF 847.31 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 56TH STREET; THENCE S00°14'00"W, ON SAID RIGHT OF WAY LINE, A DISTANCE OF 10.61 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 331.20 FEET, AN ARC LENGTH OF 504.35 FEET (CHORD LENGTH OF 457.01 FEET, CHORD BEARING OF S43°26'18"W) TO A POINT OF TANGENCY AND THE NORTH RIGHT OF WAY LINE OF REDICK AVENUE; THENCE S86°47'40"W, ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 494.39 FEET; THENCE S89°15'50"W ON SAID RIGHT OF WAY LINE, A DISTANCE OF 230.46 FEET; THENCE N00°02'54"E, A DISTANCE OF 184.97 FEET; THENCE S89°08'21"W, A DISTANCE OF 184.92 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 60TH STREET; THENCE N00°04'34"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 671.39 FEET, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 19.0 ACRES, MORE OR LESS.

PLANNING DIRECTOR APPROVAL

Approved as a subdivision of only two (2) lots with plat requirement waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless filed and recorded with the County Register of Deeds within thirty (30) days of this date.

4/5/01
Date

Planning Director

COUNTY TREASURER APPROVAL

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 as shown by the records of this office.

3-7-01
Date

County Treasurer

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey, or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Δ = 84°44'22"
R = 331.20'
L = 478.28'
LC = 437.79'
CB = S41°10'58"W

Date: 3/6/2001

L. A. Van Fleet
Larry A. Van Fleet



**EHRHART
GRIFFIN &
ASSOCIATES**

Project No. EGA011017

ENGINEERING

PLANNING

LAND SURVEYING

3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631

ADMINISTRATIVE SUBDIVI
 SORENSON PLAZA



60TH STREET
 (R-O-W VARIES)

P.O.C.
 BRASS CAP
 NW CORNER
 SEC. 31-T16N-R13E

401.0R

UNPLATTED

N38°58'46"E
 49.78'

P.O.B.

S89°59'31"E

548.00'

N51°04'13"W
 21.01'A

CHICAGO & NORTHWESTERN
 476.73'
 S51°04'39"E

LOT 2
 (16.5 ACRES)

SOERNSON PLAZA

N00°04'34"E
 671.39'

S89°08'21"W

184.92'

184.92'

N00°02'54"E
 184.97'

S89°15'50"W
 230.46'

184.86'

$\Delta = 04^{\circ}30'40''$
 $R = 331.20'$
 $L = 26.08'$
 $LC = 26.07'$
 $CB = S84^{\circ}48'29''W$

S86°47'40"W
 494.39'

S00°00'00"W
 572.92'
 LO
 (2.5)

BRASS CAP
 SW CORNER
 OF NW 1/4 OF THE NW 1/4
 SEC. 31-T16N-R13E

REDICK AVENUE
 (R-O-W VARIES)

Sorensen Parkway

3897

3897

OWNER'S CERTIFICATION

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

* DPS GROUP LLC
Daniel Linday 3/06/01
Owner Date Owner Date

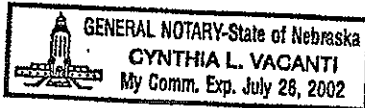
ACKNOWLEDGEMENT BY CORPORATION

State of Nebraska)
) s.s
County of Douglas)

On this 6 day of March 2001, before me, the undersigned, a Notary Public in and for said county, personally came DANIEL & LINDSAY President of the DPS Group Company, a corporation, to be personally known to be president and identical person whose name is affixed to the above _____ and he/she acknowledged the execution thereof to be his/her voluntary act and deed as such officer, and the voluntary act and deed of said corporation.

Witness my hand and notarial seal at Omaha in said county, the day and year last above written.

Cynthia L. Vacanti
Notary Public



MORTGAGE RELEASE: That _____ Mortgage(s) under Mortgage dated _____ day of _____ 19 _____ recorded at _____ Book No. _____ Page No. _____ Mortgage Records, Douglas County, Nebraska covering _____ foot of land above described hereby consent to and approve of plat and release from said mortgage the _____ without prejudice to the lien of mortgage on the remaining real estate.

Mortgagee