

DEED 2003244251



DEC 18 2003 13:52 P 7

Nebr Doc Stamp Tax
12/18/03
Date
\$ <u>EX/04</u>
By <u>my</u>

RICHARD M. JAKES
CLERK

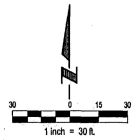
RECEIVED

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

Deed (5) Fee 38.00 New-54-03322
 FB Old-54-03321
 I BKP _____ CIO _____ COMP _____
 @ DEL PU SCAN _____ FV _____
 BKPP
 12-19-03
 M

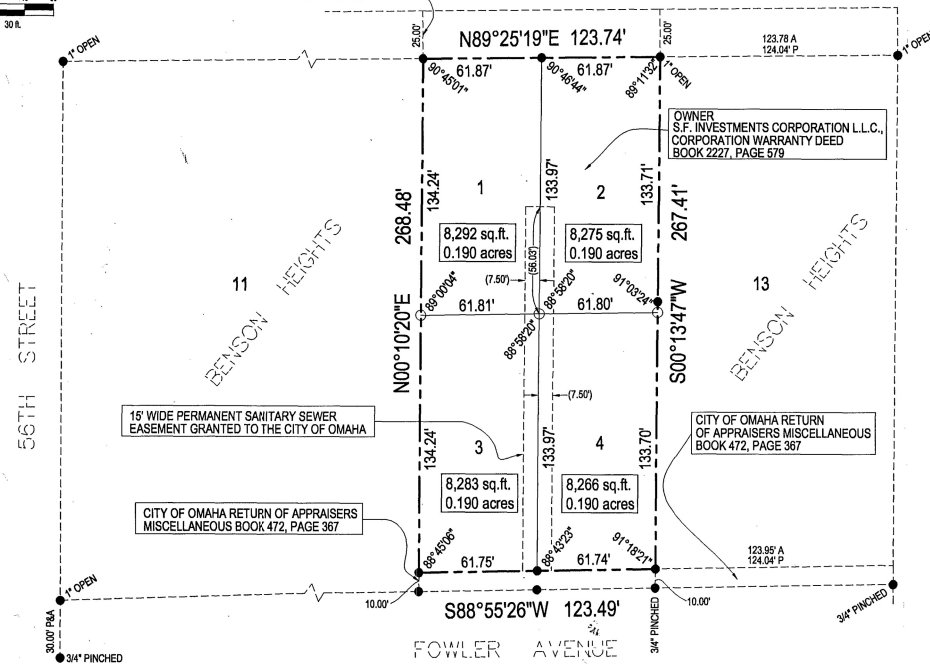
SF Investment
PO Box 540617
Omaha, Ne 68154

Temp 12.4.01



PLAT AND DEDICATION FOR STREET WIDENING DEED BOOK 355, PAGE 371

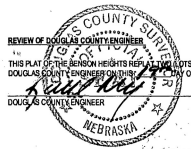
LARIMORE AVENUE



15' WIDE PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA

CITY OF OMAHA RETURN OF APPRAISERS MISCELLANEOUS BOOK 472, PAGE 367

CITY OF OMAHA RETURN OF APPRAISERS MISCELLANEOUS BOOK 472, PAGE 367



REVIEW OF DOUGLAS COUNTY ENGINEER
 THIS PLAT OF THE BENSON HEIGHTS REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 14th DAY OF MARCH, 2003.

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF BENSON HEIGHTS REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD ON THIS 2nd DAY OF April, 2003.

OMAHA CITY COUNCIL ACCEPTANCE
 THIS PLAT OF BENSON HEIGHTS REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA ON THIS 11th DAY OF December, 2003.

MAYOR: Mike Jolley
 CITY CLERK: Brian Brown
 PRESIDENT OF COUNCIL: Jim Volok



APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF BENSON HEIGHTS REPLAT TWO (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS THIS 25 DAY OF April, 2003.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 57 OF THE OMAHA MUNICIPAL CODE.
 DATE: 12/18/13

- LEGEND:
 P PLAT DISTANCE
 A ACTUAL DISTANCE
 O 5/8" REBAR SET
 ● PINS FOUND
 ○ 5/8" REBAR UNLESS OTHERWISE NOTED

- NOTES:
 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R/L)
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

BENSON HEIGHTS REPLAT TWO

LOTS 1, 2, 3, & 4

BEING A REPLAT OF LOTS 1 AND 2, BENSON HEIGHTS REPLAT ONE, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN BENSON HEIGHTS REPLAT TWO LOTS NUMBERED AS SHOWN BEING A REPLAT OF LOTS 1 AND 2, BENSON HEIGHTS REPLAT ONE, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SAD TRACT OF LAND CONTAINS AN AREA OF 33,116 SQUARE FEET OR 0.760 ACRES, MORE OR LESS.

John W. von Dolan 12-18-13
 JOHN W. VON DOLAN, L.S. 878 DATE:



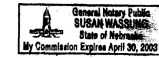
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SF INVESTMENTS CORPORATION, L.L.C., BEING OWNER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND SUBDIVISION WITHIN THE PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BENSON HEIGHTS REPLAT TWO LOTS NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS 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, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE 16' WIDE EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16) WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO FURNISHING, 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 HEREBY GRANTED. IN WITNESS WHEREOF, WE DO SET OUR HANDS.

OWNER:
 SF INVESTMENTS CORPORATION, L.L.C.
 BY: STEVE FINN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)
 ON THIS 26th DAY OF March, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED STEVE FINN, PRESIDENT OF SF INVESTMENTS CORPORATION, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE IDENTICAL PERSON WHOSE NAME IS APPLIED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED THE SIGNING OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.



Susan Wassinger 3/26/03
 NOTARY PUBLIC DATE:

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED BY THE LAND SURVEYOR'S CERTIFICATE AND EMBOSSED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

John W. von Dolan
 DOUGLAS COUNTY TREASURER



DATE: 12-18-2013

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

1500 O STREET
 LINCOLN, NEBRASKA 68502
 PHONE: (402) 865-0700
 FAX: (402) 865-0750

BENSON HEIGHTS REPLAT TWO
 OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date

Proj No: 2002128.02
 Date: 2/26/2003
 Designed By:
 Drawn By: DEF
 Checked By (Sign):
 Checked By (Imp):
 Checked By (Lead Map):
 Scale: 1" = 30'
 Sheet 1 of 1