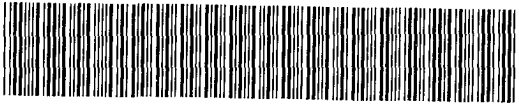




BK 2212 PG 369-379



DEED 2002 07797

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 JUN -7 AM 9:41

RECEIVED

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

deed
 " *110/101*
 FEE 110⁵⁰ # FB 01-60000-old
 BKP 30-15-11 C/O N COMP ER
 DEL MKS SCAN KS FV DB
bkpg sta

02-06081 New

CENTERLINE CURVE DATA				
CURVE	RADIUS	TANGENT	LENGTH	DELTA
A	100.00'	119.18'	174.53'	100°30'00"
B	1000.00'	131.62'	261.80'	19°30'00"
C	1000.00'	89.82'	139.81'	8°00'00"
D	1000.00'	52.41'	104.72'	6°00'00"
E	350.00'	60.32'	119.49'	19°33'32"
F	475.00'	81.87'	162.15'	19°33'32"
G	200.00'	62.82'	125.68'	8°00'00"
H	1000.00'	89.82'	139.81'	8°00'00"
I	350.00'	24.47'	48.87'	8°00'00"
J	225.00'	15.72'	31.44'	8°00'00"

RIGHT-OF-WAY CURVE DATA				
CURVE	RADIUS	TANGENT	LENGTH	DELTA
1	40.00'	30.69'	52.39'	79°00'00"
2	37.50'	13.85'	26.54'	40°33'16"
3	62.50'	62.50'	88.17'	90°00'00"
4	40.00'	33.41'	55.66'	79°44'02"

CENTENNIAL

LOTS 1 THRU 109, INCLUSIVE

BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CENTENNIAL, LOTS 1 THRU 109, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT SAID NE 1/4 CORNER OF SAID NE 1/4 SECTION 30, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: THENCE S89°35'52" (ASSUMED BEARING) 84.74 FEET ON THE NORTHERLY LINE OF SAID NE 1/4 TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A "PARTNERSHIP WARRANTY DEED" RECORDED IN DEED BOOK 2196 AT PAGE 699 OF THE DOUGLAS COUNTY RECORDS, HEREINAFTER REFERRED TO AS "TRACT A"; THENCE S00°02'01" 999.05 FEET ON THE EASTERLY LINE OF SAID "TRACT A"; THENCE S89°20'16" 95.33 FEET ON THE EASTERLY LINE OF SAID "TRACT A"; THENCE S00°02'01" 985.39 FEET ON THE EASTERLY LINE OF SAID "TRACT A" TO THE SE CORNER THEREOF; THENCE S89°27'34" 770.16 FEET ON THE SOUTHERLY LINE OF SAID "TRACT A" TO THE SW CORNER THEREOF; THENCE N00°04'30" 1987.45 FEET ON THE WESTERLY LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING.

SCALE:	1"=100'
DATE:	JAN. 10, 2002
DRAWN BY:	JMZ
CHECKED BY:	DFH
REVISION:	



JANUARY 10, 2001
DATE: DAVID N. WITT
NEBRASKA R.L.S. 475

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, WIT DEVELOPMENT COMPANY, L.L.C., BEING THE OWNER, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGEE, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND LOTS AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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, CROSSARMS, DOWN 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND SURVEYED, PLATTED AND RECORDED AS SAID SIXTEEN (16') FOOT EASEMENT IS NOT COVERED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPOSED USES OR RIGHTS HERIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPOSED USES OR RIGHTS HERIN GRANTED.

WIT DEVELOPMENT COMPANY, L.L.C.
Daniel N. Witt
DANIEL N. WITT, MANAGER
FIRST NATIONAL BANK OF OMAHA
Robert J. Horak
ROBERT J. HORAK, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, Daniel N. Witt, being the Manager of Wit Development Company, L.L.C., do hereby acknowledge before me this 10th day of January, 2002, that Daniel N. Witt, Manager of Wit Development Company, L.L.C. is the person whose name is subscribed to the foregoing instrument.

GENERAL NOTARY-STATE OF NEBRASKA
JAMES WARNER
My Comm. Exp. Feb. 1, 2006
James Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
I, Tracy MacRurison, being the Notary Public of the County of Douglas, do hereby acknowledge before me this 10th day of January, 2002, that Robert J. Horak, Senior Vice President of First National Bank of Omaha on behalf of said bank.

GENERAL NOTARY-STATE OF NEBRASKA
TRACY MACRURISON
My Comm. Exp. Dec. 24, 2003
Tracy MacRurison
NOTARY PUBLIC

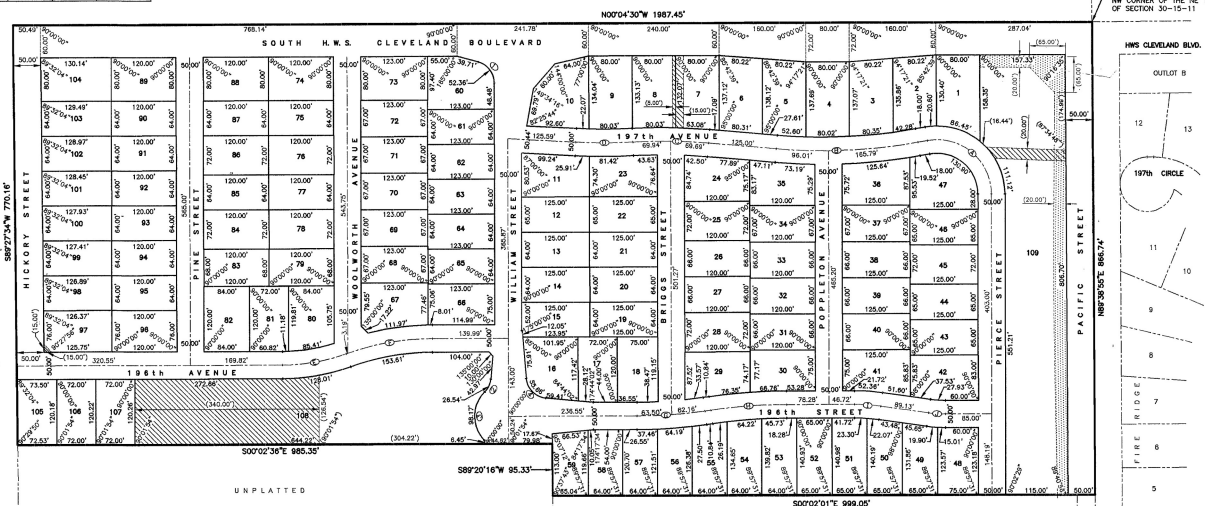
COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 10th DAY OF JAN, 2002.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF CENTENNIAL ON THIS 10th DAY OF Jan, 2002.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
DATE: 5.29.02
Ammy Kiesecker
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF CENTENNIAL WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6th DAY OF February, 2002.

John E. Hoich
CHAIRMAN

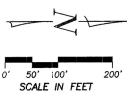


SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 474 AND TO THE CITY OF OMAHA. (SEE RECORDED DOCUMENT)
PEDESTRIAN EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 474 AND TO THE CITY OF OMAHA. (SEE RECORDED DOCUMENT)

- NOTES**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 - THESE SHALL BE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET FROM LOT 109.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SOUTH H.W.S. CLEVELAND BOULEVARD FROM LOTS 1 THROUGH 10, INCLUSIVE, LOTS 60, 74, 89, 89 AND 104.
 - THE HOMES ON LOTS 1 THROUGH 10, INCLUSIVE SHALL HAVE FRONT YARDS FACING SOUTH H.W.S. BOULEVARD.
 - THE DRAINAGE EASEMENT SHOWN ON LOT 109 SHALL BE GRADED TO MAINTAIN SURFACE FLOW FROM PACIFIC STREET TO PIERCE STREET.

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF CENTENNIAL WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14th DAY OF Jan, 2002.
Mayor John V. Norval
MAYOR
Jim Vokal
PRESIDENT
Bootsy B. Bohannon
CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF CENTENNIAL WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 10th DAY OF Jan, 2002.



CENTENNIAL
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
1000 South 16th Street
Omaha, Nebraska 68104
(402) 330-8880



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A620123A.DWG

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