

NORTH PARK REPLAT TWO

LOTS 1 THRU 4 INCLUSIVE AND OUTLOT "A"

Being a replat of all of Lot 2, North Park Replat I, a subdivision located in the West 1/2 of the SW 1/4 of Section 8; and also being a replat of part of Outlot "A", North Park 1st Addition, a subdivision located in said West 1/2 of the SW 1/4 of Section 8; and also being a platting of part of the SW 1/4 of said SW 1/4 of Section 8; all located in Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska

SURVEYOR'S CERTIFICATE

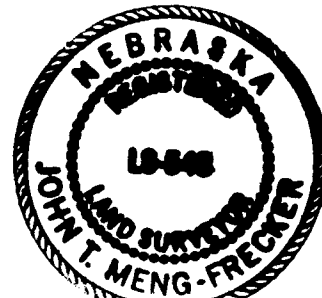
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in NORTH PARK REPLAT TWO (the lots numbered as shown), being a replatting of all of Lot 2, North Park Replat I, a subdivision located in the West 1/2 of the SW 1/4 of Section 8; and also being a replatting of part of Outlot "A", North Park 1st Addition, a subdivision located in said West 1/2 of the SW 1/4 of Section 8; and also being a platting of part of the SW 1/4 of said SW 1/4 of Section 8; all located in Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 3, said North Park Replat I, said point also being on the West right-of-way line of 117th Avenue, said point also being the Southeast corner of said Lot 2, North Park Replat I; thence S89°58'19"W (assumed bearing) along the Southerly line of said Lot 2, North Park Replat I, said line also being the North line of said Lot 3, North Park Replat I, a distance of 170.18 feet to the Northwest corner of said Lot 3, North Park Replat I; thence S00°01'41"E along the West line of said Lot 3, North Park Replat I, said line also being said Southerly line of Lot 2, North Park Replat I, a distance of 275.00 feet to a point on the North line of said Outlot "A", North Park 1st Addition, said point also being the Southwest corner of said Lot 3, North Park Replat I; thence N89°58'19"E along the South line of said Lot 3, North Park Replat I, said line also being said North line of Outlot "A", North Park 1st Addition, a distance of 158.57 feet to a point on the Northerly right-of-way line of Blondo Street; thence S58°14'25"W along said Northerly right-of-way line of Blondo Street, a distance of 34.81 feet; thence S89°58'19"W along said Northerly right-of-way line of Blondo Street, a distance of 384.97 feet to a point on the West line of said Outlot "A", North Park 1st Addition; thence along said Northerly right-of-way line of Blondo Street on the following described courses; thence S00°00'00"E, a distance of 4.52 feet; thence S89°58'19"W, a distance of 81.35 feet; thence S00°00'00"E, a distance of 1.17 feet; thence S89°58'19"W, a distance of 24.71 feet; thence N00°00'00"E, a distance of 1.34 feet; thence N70°50'06"W, a distance of 22.87 feet to the point of intersection of said Northerly right-of-way line of Blondo Street and the Easterly right-of-way line of 120th Street; thence N29°49'22"W along said Easterly right-of-way line of 120th Street, a distance of 36.12 feet; thence N06°13'07"W along said Easterly right-of-way line of 120th Street, a distance of 40.11 feet; thence N00°00'00"E along said Easterly right-of-way line of 120th Street, said line also being the West line of said Lot 2, North Park Replat I and the Southerly extension thereof, a distance of 758.74 feet; thence Easterly along said Easterly right-of-way line of 120th Street on a curve to the right with a radius of 27.00 feet, a distance of 42.41 feet, said curve having a long chord which bears N45°00'00"E, a distance of 38.18 feet to a point on the North line of said Lot 2, North Park Replat I, said line also being the Southerly right-of-way line of Grant Street; thence N90°00'00"E along said Northerly line of Lot 2, North Park Replat I, said line also being said Southerly right-of-way line of Grant Street, a distance of 53.00 feet to the Northwest corner of Lot 1, said North Park Replat I; thence S00°00'00"E along the Westerly line of said Lot 1, North Park Replat I, a distance of 25.00 feet; thence S45°00'00"W along said Westerly line of said Lot 1, North Park Replat I, a distance of 70.71 feet; thence S00°00'00"E along said Westerly line of said Lot 1, North Park Replat I, a distance of 156.25 feet to the Southwest corner of said Lot 1, North Park Replat I; thence N90°00'00"E along the South line of said Lot 1, North Park Replat I, a distance of 200.00 feet to the Southeast corner of said Lot 1, North Park Replat I; thence N00°00'00"E along the East line of said Lot 1, North Park Replat I, a distance of 222.14 feet to the Northeast corner of said Lot 1, North Park Replat I, said point also being on said Northerly line of Lot 2, North Park Replat I, said point also being on said Southerly right-of-way line of Grant Street; thence Easterly along said Northerly line of Lot 2, North Park Replat I, said line also being said Southerly right-of-way line of Grant Street on the following described courses; thence Southeasterly on a curve to the right with a radius of 299.32 feet, a distance of 9.56 feet, said curve having a long chord which bears S74°54'57"E, a distance of 9.56 feet; thence S74°00'00"E, a distance of 190.00 feet; thence Southeasterly on a curve to the left with a radius of 1847.23 feet, a distance of 182.32 feet, said curve having a long chord which bears S76°49'40"E, a distance of 182.24 feet; thence S79°39'19"E, a distance of 2.08 feet; thence Southerly on a curve to the right with a radius of 17.00 feet, a distance of 26.46 feet, said curve having a long chord which bears S35°04'26"E, a distance of 23.87 feet to a point on the Easterly line of said Lot 2, North Park Replat I, said point also being on the Westerly right-of-way line of 117th Avenue; thence Southerly along said Easterly line of Lot 2, North Park Replat I, said line also being said Westerly right-of-way line of 117th Avenue on a curve to the left with a radius of 2856.07 feet, a distance of 443.31 feet, said curve having a long chord which bears S05°03'38"W, a distance of 442.87 feet to the point of beginning.

Said tract of land contains an area of 391,099 square feet or 8.978 acres, more or less.

John Meng-Frecker
John Meng-Frecker, LS-48

3-22-04
Date



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of NORTH PARK REPLAT TWO (lots numbered as shown) as to the Design Standards.

for Michael Mockna 4/5/04
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

for Michael Mockna 7/21/04
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of NORTH PARK REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Frank H. Kulig 3/22/04
DOUGLAS COUNTY ENGINEER DATE

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

Frank H. Kulig 7-20-04
COUNTY TREASURER DATE

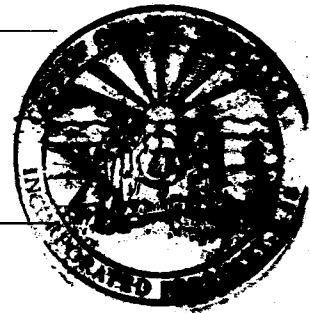


OMAHA CITY COUNCIL ACCEPTANCE

This plat of NORTH PARK REPLAT TWO (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Jolley
MAYOR

June 8, 2004
DATE



[Signature]
CITY CLERK

[Signature]
PRESIDENT OF COUNCIL

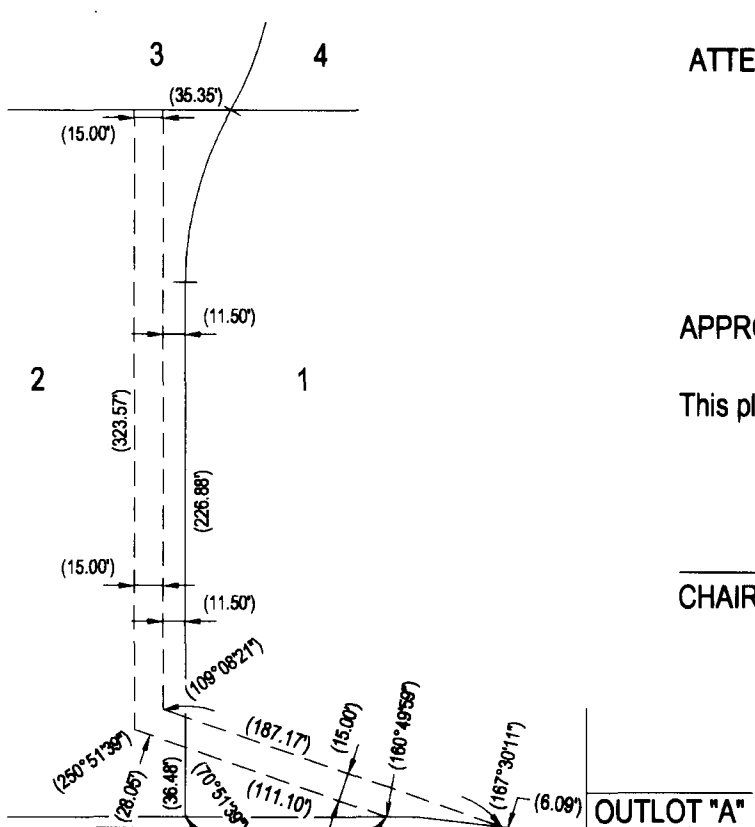
APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of NORTH PARK REPLAT TWO (Lots numbered as shown) was approved by the City Planning Board.

[Signature]
CHAIRMAN OF CITY PLANNING BOARD

DATE

100 0 50 100
1 inch = 100 ft.



DETAIL

PERMANENT SANITARY SEWER EASEMENT
GRANTED TO THE OWNERS OF LOTS 2 AND 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	50.00'	76.59'	48.08'	87°45'39"
2	181.76	94.17'	48.17'	29°41'05"
3	181.76	94.17'	48.17'	29°41'05"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS OR CURVED LOT LINES UNLESS SHOWN AS (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - DIRECT VEHICULAR ACCESS TO 120TH STREET AND TO BLONDO STREET FROM ANY ABUTTING LOTS WILL BE RESTRICTED TO TWO (2) 50.00 FOOT WIDE CONTROLLED ACCESS DRIVES, LOCATIONS AS SHOWN. NO ADDITIONAL VEHICULAR ACCESS WILL BE ALLOWED TO 120TH STREET OR TO BLONDO STREET.
 - A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4 INCLUSIVE, AND OUTLOT "A", THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4 INCLUSIVE, AND OUTLOT "A", EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 4 INCLUSIVE, AND OUTLOT "A" WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

DEDICATION

Know all men by these presents that we, The Venteicher Limited Liability Company, owners, and Security National Bank of Omaha, trustee and beneficiary, of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as NORTH PARK REPLAT TWO (lots to be 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 dedicate to the public for public use the streets, avenues and circles, 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 an eight-foot (8') wide strip of land abutting the boundary lines of all lots. 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 set our hands.

THE VENTEICHER LIMITED LIABILITY COMPANY (OWNER)

George W. Venteicher
George W. Venteicher, Managing member

SECURITY NATIONAL BANK OF OMAHA (TRUSTEE AND BENEFICIARY)

Vince Pille

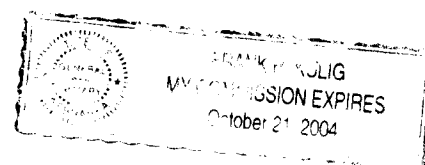
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5th day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, Managing member of The Venteicher Limited Liability Company, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year last above written.

Frank H. Kulig
Notary Public



ACKNOWLEDGEMENT OF NOTARY

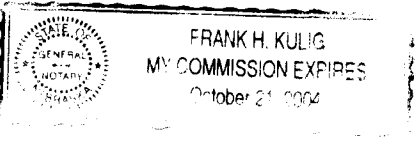
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 23rd day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Vince Pille

Vince Pille of Security National Bank of Omaha, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Frank H. Kulig
Notary Public



NORTH PARK REPLAT TWO (1-4 & A)

617-58



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