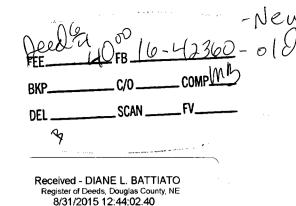


NOTE:

THERE WILL BE NO DIRECT VEHICULAR ACCESS

ONTO DODGE STREET FROM LOT 1.



COUNTY ENGINEER.

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE ONE WAS REVIEWED BY THE DOUGLAS

THE ONE

LOT

JANUARY 25, 2015

DEDICATION

DATE:

BEING A REPLATTING OF LOTS 12, 13 AND 14, BLOCK 11, WEST END ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID SUBDIVISION TO BE KNOWN AS THE ONE, LOT 1, BEING A REPLATTING OF LOTS 12, 13 AND 14, BLOCK 11, WEST END ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID

THENCE WEST (ASSUMED BEARING) 143.35 FEET ON THE SOUTH LINES OF SAID LOTS 12, 13 AND 14 TO THE SW CORNER OF SAID LOT 14; THENCE NOO'24'55"E 132.50 FEET ON THE WEST LINE OF SAID LOT 14 TO THE NW CORNER THEREOF; THENCE S89'53'18"E 143.19 FEET ON THE NORTH LINES OF SAID LOTS 14, 13 AND 12 TO THE NE CORNER

OF SAID LOT 12; THENCE S00'20'48"W 132.22 FEET ON THE EAST LINE OF SAID LOT 12 TO

LEBRASKA THE POINT OF BEGINNING.

JAMES D. WARNER. NEBRASKA RLS 308

thompson, dreessen & dorner, inc. 10836 Old Mill Rd

p.402.330.8860 f.402.330.5866

Omaha, NE 68154

td2co.com

A D D I T I O N E N DLOT 8 BLOCK 14 ALLEY S89'53'18"E 143.19' 143.19

ALLEY LOT 1 LIOCK 16,996 SQUARE FEET LOT 11 Z OR 0.39 ACRES LOT 9 60.00' WIDE ₹ RIGHT-OF-WAY 143.33' ADDITIONAL DODGE STREET RIGHT-OF-WAY DEDICATION WEST 143.35' POINT OF **BEGINNING** DODGE STREET

> LOT 0 F OMAHA MUTAL

KNOW ALL MEN BY THESE PRESENTS: THAT WE ICON PROPERTIES MIDTOWN, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOW HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 THE EAST, SOUTH AND WEST LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE NORTH LOT LINE. 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

> ICON PROPERTIES MIDTOWN, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30HD DAY OF APRIL, 2015 BY JOHN CANIGLIA, MEMBER OF ICON PROPERTIES MIDTOWN, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

CHRIS E. DORNÉR General Notary State of Nebraska My Commission Expires

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

TREASURER'S SEA QUATY TREAS OFFICIAL SEAL |* COUNTY

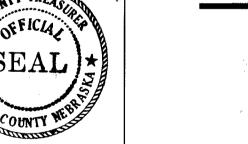
APPROVAL OF CITY ENGINEER I HEREBY APPROVE THIS PLAT OF THE ONE ON THIS

TITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

APPROVAL OF CITY OF OMAHA PLANNING BOARD THIS PLAT OF THE ONE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS OF _______, 2015.

APPROVAL OF OMAHA CITY COUNCIL T OF THE ONE WAS APPROVED AND ACCEPTED BY THE OMAH,



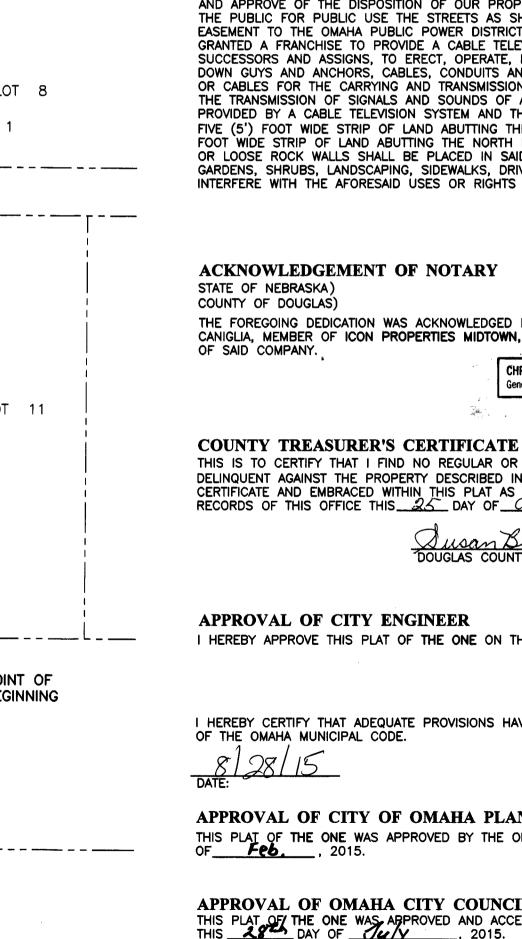
Description MM-DD-YY

Job No.: A1123-15-1A Drawn By: RJR Reviewed By: JDW Date: JANUARY 25, 2015 Book: 14-23 Page: 58

Sheet Title

CITY OF OMAHA FINAL PLAT

SHEET 1 OF 1



+*+

DOUGLAS COUNTY ENGINEER