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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/31/2005 09:31:25.43



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#41

SORENSEN PARK PLAZA A CLUSTER SUBDIVISION

(LOTS 1 THRU 14 INCLUSIVE AND OUTLOT "A" AND OUTLOT "B") PART OF THE E1/2 OF THE NE1/4 AND A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 35, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA

NE/NE
SE/NE
NE/SE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT E. PARMENTER, VICE PRESIDENT AND TREASURER OF EATON HYDRAULICS INC. DENISE M. RITOSSA, MANAGER OF REAL ESTATE OF EATON CORPORATION, FOR EATON HYDRAULICS INC. OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS SORENSEN PARK PLAZA, AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND QWEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL DRIVES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS:

EATON HYDRAULICS INC.

BY: Robert E. Parmenter
ROBERT E. PARMENTER
VICE PRESIDENT & TREASURER

11-1-04
DATE

EATON CORPORATION - FOR EATON HYDRAULICS INC.

BY: Denise M. Ritossa
DENISE M. RITOSSA
MANAGER - REAL ESTATE

10.29.04
DATE

CORPORATION ACKNOWLEDGEMENT

STATE OF Ohio
COUNTY OF Cuyahoga

ON THIS 1 DAY OF November, 2004, A.D., BEFORE ME A NOTARY PUBLIC IN FOR SAID COUNTY PERSONALLY CAME THE ABOVE, ROBERT E. PARMENTER, VICE PRESIDENT AND TREASURER OF EATON HYDRAULICS INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

Celeste Delaney
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 31 DAY OF July, 2005 A.D.

Celeste Delaney

Notary Public
State of Ohio

My Commission Expires 7/31/05

CORPORATION ACKNOWLEDGEMENT

STATE OF Ohio
COUNTY OF Cuyahoga

ON THIS 22 DAY OF October, 2004, A.D., BEFORE ME A NOTARY PUBLIC IN FOR SAID COUNTY PERSONALLY CAME THE ABOVE, DENISE M. RITOSSA, MANAGER OF REAL ESTATE OF EATON CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

Celeste Delaney
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 31 DAY OF July, 2005 A.D.

Celeste Delaney

Notary Public
State of Ohio

My Commission Expires 7/31/05

LEGAL DESCRIPTION

A PORTION OF THE E1/2 OF THE NE1/4 AND A PORTION OF THE NE1/4 OF THE SE1/4, ALL IN SECTION 35, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID E1/2 NE1/4; THENCE N 02°34'48" W, 2645.25 FT. ON THE WEST LINE OF SAID E1/2 NE1/4 TO THE NORTHWEST CORNER OF SAID E1/2 NE1/4; THENCE N 87°23'07" E, 387.96 FT. ON THE NORTH LINE OF SAID E1/2 NE1/4 AND THE SOUTHERLY RIGHT OF WAY LINE OF SORENSEN PARKWAY; THENCE SOUTHEASTERLY ON A 934.25 FT. RADIUS CURVE TO THE RIGHT, 318.15 FT. (LONG CHORD BEARS S 51°52'33" E, 316.62 FT.) ON SAID RIGHT OF WAY LINE; THENCE S 42°08'03" E, 281.76 FT. ON SAID RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ON A 870.21 FT. RADIUS CURVE TO THE LEFT, 223.11 FT. (LONG CHORD BEARS S 49°26'47" E, 222.50 FT.) ON SAID RIGHT OF WAY LINE; THENCE S 33°01'43" W, 9.95 FT. ON SAID RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ON A 880.21 FT. RADIUS CURVE TO THE LEFT, 322.58 FT. (LONG CHORD BEARS S 67°19'39" E, 320.78 FT.) ON SAID RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF 72ND STREET; THENCE S 02°36'09" E, 599.54 FT. ON SAID WEST RIGHT OF WAY LINE; THENCE CONTINUING S 02°37'50" E, 1320.51 FT. ON SAID WEST RIGHT OF WAY LINE; THENCE S 02°32'51" E, 379.99 FT. ON SAID WEST RIGHT OF WAY LINE; THENCE S 42°05'44" W, 21.21 FT. TO THE NORTH RIGHT OF WAY LINE OF CROWN POINT AVENUE; THENCE S 87°13'30" W, 1241.18 FT. ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF SAID NE1/4 SE1/4; THENCE N 02°27'55" W, 394.65 FT. ON SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 79.47 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT SORENSEN PARK PLAZA (LOTS 1 THRU 14, INCLUSIVE AND OUTLOT "A" AND OUTLOT "B"), WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chad W. Marsh
CHAD W. MARSH, L.S. #560
OCTOBER 26, 2004

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF SORENSEN PARK PLAZA, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 8 DAY OF February, 2005, A.D.

Mike Jolley
MAYOR

Jim Loyal
CITY COUNCIL PRESIDENT

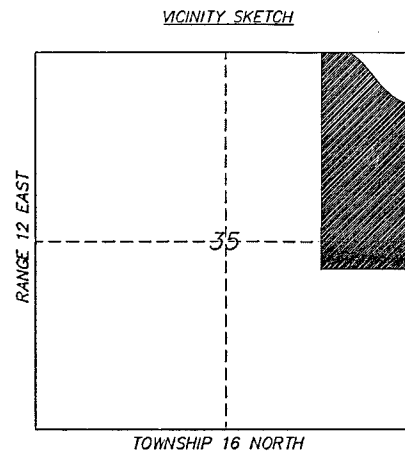
APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SORENSEN PARK PLAZA, AND AS TO THE DESIGN STANDARDS THIS 14 DAY OF January, 2004, A.D.

Kirkham Michael
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 14 DAY OF March, 2005, A.D.

Charles Keay
CITY ENGINEER



KIRKHAM
MICHAEL
CONSULTING ENGINEERS

FINAL PLAT
PART OF THE E1/2 OF THE NE1/4 AND
PART OF THE NE1/4 OF THE SE1/4 SEC. 35-T16N-R12E
NEBRASKA
OMAHA

Douglas County Survey
OFFICIAL
COUNTY ENGINEER

COUNTY ENGINEER'S CERTIFICATE
THIS PLAT OF SORENSEN PARK PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 3 DAY OF February, 2005, A.D.

Seal of Douglas County Engineer

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.

DATED THIS 14 DAY OF January, 2005, A.D.

Seal of Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF SORENSEN PARK PLAZA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 14 DAY OF December, 2004, A.D.

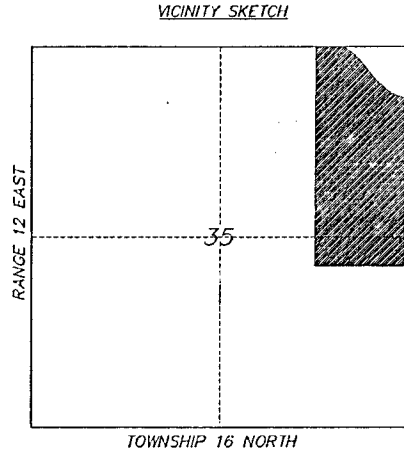
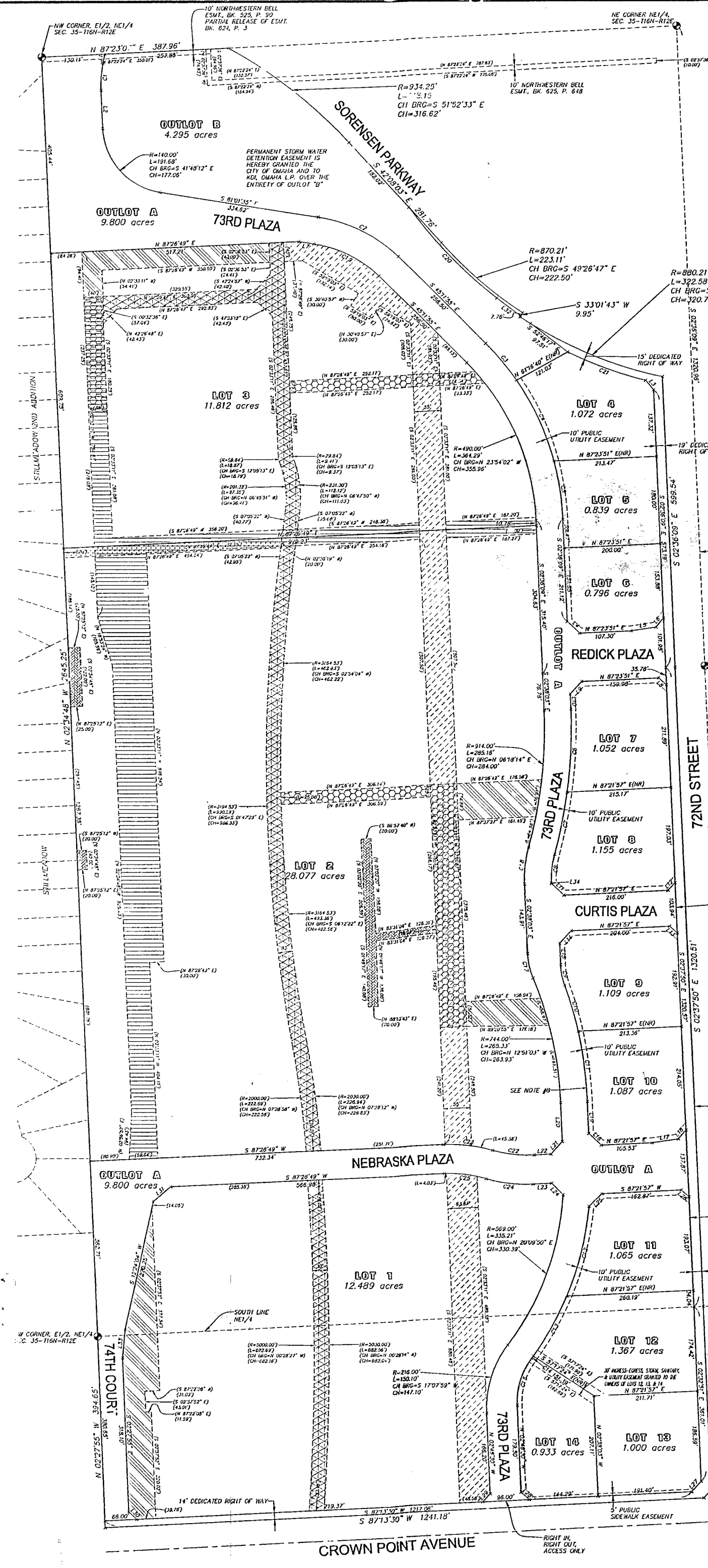
Robert O'Meara
CHAIRPERSON

S:\0307266\LD0-0307266\Draw\Final\FinalPlat.dwg
DCT-26-2004 1:36:02

SHEET 1/2
DATE: JULY 04
DESIGNED: [Signature]
CHECKED: [Signature]
CWM
LD0-0307266

SORENSEN PARK PLAZA A CLUSTER SUBDIVISION

(LOTS 1 THRU 14 INCLUSIVE AND OUTLOT "A" AND
 OUTLOT "B") PART OF THE E1/2 OF THE NE1/4 AND A
 PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 35,
 T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY
 NEBRASKA



- NOTES**
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED ONTO SORENSEN PARKWAY FROM LOT 4 AND OUTLOT B.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED ONTO 72ND STREET FROM LOT 4 THRU LOT 13 INCLUSIVE.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED ON CROWN POINT AVENUE FROM LOT 1, LOT 13 AND LOT 14.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED FROM LOTS 6 AND 7 TO REDICK PLAZA.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED FROM LOTS 8 AND 9 TO CURTIS PLAZA.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED FROM LOTS 10 AND 11 TO NEBRASKA PLAZA.
 - NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 73RD PLAZA BETWEEN CROWN POINT AVENUE AND THE INGRESS/EGRESS EASEMENT LOCATED AT THE NORTH END OF LOT 14.
 - THE ENTIRETY OF OUTLOT "A" SHALL BE USED FOR STORM, SANITARY, INGRESS/EGRESS AND UTILITY EASEMENT PURPOSES.
 - OUTLOT "A" AND OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE KOL OMAHA, L.P. OR THEIR ASSIGNS. MAINTENANCE TO INCLUDE SNOW REMOVAL AND SILT REMOVAL.
 - ALL EASEMENTS SHOWN HERE ON SAID PLAT (UNLESS OTHERWISE ASSIGNED) ARE GRANTED TO KOL OMAHA, L.P. OR THEIR ASSIGNS. KOL OMAHA, L.P. OR THEIR ASSIGNS SHALL MAINTAIN THESE EASEMENT AREAS.
 - PERMANENT STORM WATER DETENTION EASEMENT IS HEREBY GRANTED THE CITY OF OMAHA AND TO KOL OMAHA L.P. OVER THE ENTIRETY OF OUTLOT "B".
- FIELD NOTES SECTION 35, T-16N, R-12E**
- NW CORNER E1/2 NE1/4 SEC. 35 T16N-R12E (1/4" REBAR)
 NW 14.80 FT. TO CHISELED "X" ON SE RIM OF MANHOLE OF SQUARE AREA INLET
 WEST 1.48 FT. TO "X" NAILS IN EAST FACE OF POWER POLE (0.5 FT. ABOVE GROUND)
 SW 41.65 FT. TO CHISELED "X" IN NORTH RIM OF MANHOLE
 NE 10.93 FT. TO "X" NAILS IN WEST FACE OF 12" DECIDUOUS TREE
- SW CORNER E1/2 NE1/4 SEC. 35 T16N-R12E (1" PINCH TOP PIP)
 EAST 0.60 FT. TO 8" CHAIN LINK FENCE
 SE 47.67 FT. TO SE CORNER OF CONCRETE PAD
 SW 41.07 FT. TO SE CORNER OF METAL BUILDING (5.0 FT. ABOVE GROUND)
- SE CORNER NE1/4 SEC. 35 T16N-R12E (BRASS CAP)
 NW 55.61 FT. TO NAIL IN POWER POLE
 NW 31.97 FT. TO SE CORNER OF PUMPER PULL BOX
 WEST 1.30 FT. TO EAST FACE OF ISLAND CURB
 SW 78.69 FT. TO TOP NUT OF FIRE HYDRANT
 SE 66.05 FT. TO CHISELED "X" IN FACE OF LIGHT POLE
- NE CORNER NE1/4 SEC. 35 T16N-R12E (BRASS CAP)
 WEST 1.30 FT. TO EAST ISLAND CURB
 SW 45.30 FT. TO CHISELED "X" IN RIM OF INLET MANHOLE
 SW 73.97 FT. TO CHISELED "X" IN RIM OF INLET MANHOLE
 SE 27.19 FT. TO CHISELED "X" IN RIM OF INLET MANHOLE
- SE CORNER NE1/4 NE1/4 SEC. 35 T16N-R12E (BRASS CAP)
 NORTH 72.95 FT. TO STAR DRILL HOLE IN ISLAND 1.5 FT. NORTH OF CURB
 SW 57.19 FT. TO "X" NAILS IN NE FACE OF POWER POLE (1 FT. ABOVE GROUND)
 SW 28.57 FT. TO 80D NAIL IN JOINT OF NOSE ISLAND
 SE 52.29 FT. TO "X" NAILS IN NW FACE OF POWER POLE (3 FT. ABOVE GROUND)

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD	DELTA ANGLE
C1	240.00	56.88	S 04°12'35" W	56.75	13°31'47"
C2	296.00	185.09	N 03°06'45" W	182.09	35°49'41"
C3	546.00	99.29	N 39°59'20" W	99.15	10°29'10"
C4	546.00	165.10	N 25°04'02" W	164.91	19°25'25"
C5	546.00	121.53	N 08°58'44" W	121.28	12°45'11"
C6	970.00	171.87	N 02°28'31" E	171.65	10°09'08"
C7	970.00	130.77	N 11°22'49" E	130.67	7°43'27"
C8	180.00	39.28	S 08°18'14" W	39.04	17°52'33"
C9	140.00	43.00	S 11°26'03" E	42.84	17°32'59"
C10	800.00	93.05	N 16°41'09" W	92.92	7°05'46"
C11	800.00	146.66	N 07°53'09" W	146.45	10°30'13"
C12	625.00	191.86	N 13°56'25" E	191.11	17°35'18"
C13	625.00	142.72	N 29°18'35" E	142.41	13°09'01"
C14	625.00	91.17	N 36°05'58" E	91.13	10°44'41"
C15	150.00	102.51	S 16°48'10" W	100.53	39°02'20"
C17	148.00	52.08	S 12°51'03" E	51.79	20°28'00"
C18	246.00	76.75	S 08°18'14" W	76.44	17°52'33"
C19	240.00	150.08	N 03°06'45" W	147.04	35°49'40"
C20	880.00	283.27	S 44°12'35" E	282.29	17°07'23"
C21	895.21	173.05	S 70°11'24" E	172.81	11°04'40"
C22	270.00	86.08	S 83°30'05" E	85.71	18°15'57"
C23	350.00	104.74	N 83°27'58" W	104.30	18°11'04"
C24	350.00	98.15	S 83°15'43" E	97.71	18°44'40"
C25	270.00	87.95	N 83°11'17" W	87.58	18°39'48"

LINE	BEARING	LENGTH
L1	S 10°59'58" W	18.73
L2	S 02°34'48" E	78.30
L3	S 39°27'18" E	25.61
L4	S 47°36'09" E	35.36
L5	N 81°41'12" E	52.03
L6	N 39°32'32" E	23.73
L7	S 81°01'35" E	31.01
L8	N 47°39'22" W	21.22
L9	S 42°22'54" W	35.36
L10	S 02°38'03" E	80.15
L11	S 47°38'03" E	35.36
L12	N 42°21'57" E	21.17
L13	N 47°38'03" W	21.16
L14	S 42°21'57" W	35.36
L15	S 02°38'03" E	80.15
L16	S 47°38'03" E	35.36
L17	N 81°39'21" E	53.76
L18	N 39°30'46" E	23.73
L19	S 02°38'03" E	80.15
L20	S 02°38'03" E	80.15
L21	S 42°21'57" W	35.36
L22	S 87°21'57" W	35.33
L23	N 87°21'57" E	39.21
L24	S 45°18'11" E	33.89
L25	N 45°10'59" E	37.34
L26	S 47°38'03" E	21.11
L27	N 4°20'19" E	28.34
L28	S 74°50'50" E	22.63
L29	N 42°13'31" E	22.63
L30	S 47°38'03" E	22.57
L31	S 49°55'27" W	47.59
L32	S 52°46'17" E	61.33
L33	S 04°58'04" W	59.50
L34	S 02°38'03" E	1.91

SCALE: 1"=100'
 0 50' 100' 200'

GOVERNMENT CORNERS FOUND
 EASEMENT DIMENSIONS
 STORM, 100-YEAR FLOW & UTILITY EASEMENT
 SANITARY, INGRESS/EGRESS & UTILITY EASEMENT
 STORM, INGRESS/EGRESS & UTILITY EASEMENT
 STORM, SANITARY & UTILITY EASEMENT
 STORM EASEMENT
 SANITARY EASEMENT
 NO BUILD EASEMENT
 NON-RADIAL LINE
 MONUMENT SET (3/4" DIA) REBAR
 WITH PLASTIC SURVEY CAP (A
 STAKING BOND SHALL BE
 FURNISHED TO THE CITY OF OMAHA.
 MONUMENTS SHALL BE PLACED
 UPON COMPLETION OF GRADING AND
 UTILITY INSTALLATION)