



BK 2177 PG 097-099



DEED 2001 03753

Nebr Doc
Stamp Tax

4-3-01

Date

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By *cl*

REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 APR -3 AM 8:30

RECEIVED

Deed *F* *152*
FEE *152* FB

SPECIAL WARRANTY DEED
PUBLIC PURPOSES

BKP _____ C/O _____ COMP _____

DEL _____ SCAN *ds* FV _____

When recorded return to:
City of Omaha, Nebraska
Public Works Department
Design Division
R-O-W Section
Tom Lund, R/W Agent)

FOR OFFICE USE ONLY
Project: 120th & Burke Blv widening
City Proj. No.: S.P. 90-26
Tract No.: 6
Address: 12200 Burke Blvd
Omaha, Nebraska 68154

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 27th day of February, 2001, AD, between **Douglas County School District 001 formerly known as the School District of Omaha in the County of Douglas in the State of Nebraska**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of One and 00/100 dollars (\$1.00) and other good and valuable consideration, in hand paid, do hereby donate, grant, and convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons claiming by, through, or under the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hands by its respective officers this 27th day of February, 2001.

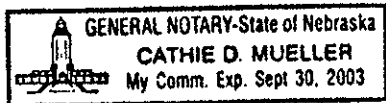
DOUGLAS COUNTY SCHOOL DISTRICT 001

By: *John T. Langan*
President, Board of Education

Attest: *Cathie D. Mueller*
Secretary, Board of Education

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 27th day of February, 2001, by John T. Langan, President of the Board of Education of Douglas County School District 001, a Nebraska political subdivision, on behalf of the School District.



Cathie D. Mueller
Notary Public
My commission expires: Sept. 30, 2003

Exhibit "A"

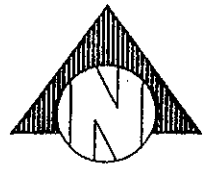
Right-of-Way Acquisition

Parcel A

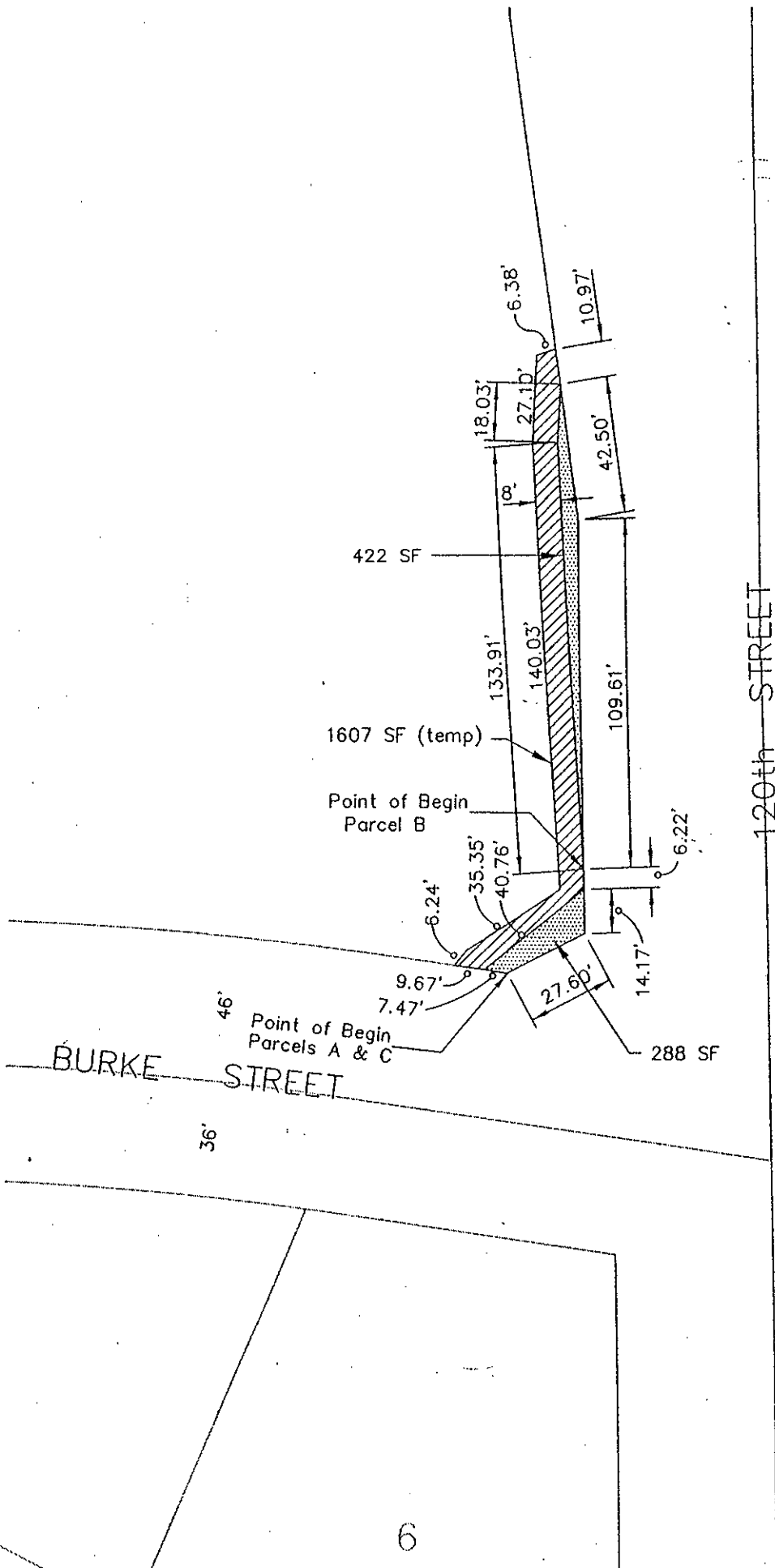
A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 15 North, Range 12 East and being more particularly described as follows: Commencing at the Northeast corner of said quarter section; thence Westerly a distance of 2652.20 feet along the North line of said quarter section; thence Southerly deflecting 090 degrees, 00 minutes left, a distance of 92.50 feet along the West line of said quarter section; thence Easterly deflecting 090 degrees, 00 minutes left, a distance of 16.59 feet; thence Easterly on a 40.00 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 00 minutes a distance of 62.83 feet, subtending a central angle of 090 degrees, 00 minutes; thence Southerly deflecting 000 degrees, 59 minutes left, a distance of 292.64 feet; thence Southerly deflecting 008 degrees, 18 minutes left, a distance of 61.63 feet to a point on the Westerly Burke Blvd right of way line; thence Easterly deflecting 081 degrees, 47 minutes left, a distance of 70.00 feet to a point on the Easterly Burke Blvd right of way line; thence Northerly deflecting 090 degrees, 00 minutes left, a distance of 275.00 feet along the Easterly Burke Blvd right of way line; thence Northerly deflecting 021 degrees, 27 minutes right, a distance of 90.29 feet; thence Northeasterly deflecting 018 degrees, 17 minutes right, a distance of 51.22 feet; thence Easterly deflecting 051 degrees, 20 minutes right, a distance of 1748.75 feet along the Southerly Dodge Street right of way line; thence Easterly deflecting 010 degrees, 47 minutes right, a distance of 273.39 feet; thence Easterly on a 495.67 foot radius curve to the right, deflection to the initial tangent being 005 degrees, 47 minutes left, a distance of 289.81 feet, subtending a central angle of 033 degrees, 30 minutes; thence Southeasterly deflecting 005 degrees, 33 minutes right, a distance of 98.17 feet; thence Southerly deflecting 045 degrees, 48 minutes right, a distance of 90.00 feet; thence Southerly deflecting 003 degrees, 00 minutes left, a distance of 440.60 feet; thence Southerly deflecting 003 degrees, 34 minutes left, a distance of 172.44 feet; thence Southerly deflecting 006 degrees, 59 minutes right, a distance of 103.97 to the point of beginning; thence South 1 degree, 26 minutes, 42 seconds East (assumed bearing), a distance of 14.17 feet; thence South 62 degrees, 33 minutes, 53 seconds West, a distance of 27.60 feet; thence North 82 degrees, 42 minutes, 20 seconds West, a distance of 7.47 feet; thence North 50 degrees, 41 minutes, 18 seconds East, a distance of 40.76 to the point of beginning.

Parcel B

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 15 North, Range 12 East and being more particularly described as follows: Commencing at the Northeast corner of said quarter section; thence Westerly a distance of 2652.20 feet along the North line of said quarter section; thence Southerly deflecting 090 degrees, 00 minutes left, a distance of 92.50 feet along the West line of said quarter section; thence Easterly deflecting 090 degrees, 00 minutes left, a distance of 16.59 feet; thence Easterly on a 40.00 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 00 minutes a distance of 62.83 feet, subtending a central angle of 090 degrees, 00 minutes; thence Southerly deflecting 000 degrees, 59 minutes left, a distance of 292.64 feet; thence Southerly deflecting 008 degrees, 18 minutes left, a distance of 61.63 feet to a point on the Westerly Burke Blvd right of way line; thence Easterly deflecting 081 degrees, 47 minutes left, a distance of 70.00 feet to a point on the Easterly Burke Blvd right of way line; thence Northerly deflecting 090 degrees, 00 minutes left, a distance of 275.00 feet along the Easterly Burke Blvd right of way line; thence Northerly deflecting 021 degrees, 27 minutes right, a distance of 90.29 feet; thence Northeasterly deflecting 018 degrees, 17 minutes right, a distance of 51.22 feet; thence Easterly deflecting 051 degrees, 20 minutes right, a distance of 1748.75 feet along the Southerly Dodge Street right of way line; thence Easterly deflecting 010 degrees, 47 minutes right, a distance of 273.39 feet; thence Easterly on a 495.67 foot radius curve to the right, deflection to the initial tangent being 005 degrees, 47 minutes left, a distance of 289.81 feet, subtending a central angle of 033 degrees, 30 minutes; thence Southeasterly deflecting 005 degrees, 33 minutes right, a distance of 98.17 feet; thence Southerly deflecting 045 degrees, 48 minutes right, a distance of 90.00 feet; thence Southerly deflecting 003 degrees, 00 minutes left, a distance of 440.60 feet; thence Southerly deflecting 003 degrees, 34 minutes left, a distance of 172.44 feet; thence Southerly deflecting 006 degrees, 59 minutes right, a distance of 103.97 to the point of beginning; thence North 1 degree, 26 minutes, 42 seconds, West (assumed bearing) a distance of 6.22 feet to the point of beginning of Parcel B: Thence North 4 degrees, 11 minutes, 42 seconds West, a distance of 133.91 feet; thence North 1 degree, 31 minutes, 1 second East, a distance of 18.03 feet; thence South 8 degrees, 52 minutes, 20 seconds East, a distance of 42.50 feet; thence South 1 degree, 26 minutes, 42 second East, a distance of 109.61 feet to the point of beginning.



N.E. 1/4 SEC. 19-15-12
N.W. 1/4 SEC. 20-15-12
SCALE: 1"=50'



CITY OF OMAHA — PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	710	S.F.
	PERMANENT EASEMENT	-0-	S.F.
	TEMPORARY EASEMENT	1607	S.F.

PROJECT NO. S.P. 90-26
TRACT NO. 6