



DEED 2005045673



APR 22 2005 14:31 P 7

Not Ddc
Stamp Tax
4-22-05
Die
sex04
By <i>cl</i>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/22/2005 14:31:26.44



2005045673

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

Lead

N

FEE 36.50 FB

*New - 67-03933
01-6000-ald*

F $\frac{7}{3}$ BKP 2-14-12.70/0 COMP PN

DEL MS SCAN FV

whpg 4/26/05

NE
NW
SW NE
SE

RETURN: BETH GUCKLIN

FIRST NEBRASKA TITLE & ESCROW CO.

(4)

Final Plat

Bob's Addition

Lots 1 & 2, inclusive

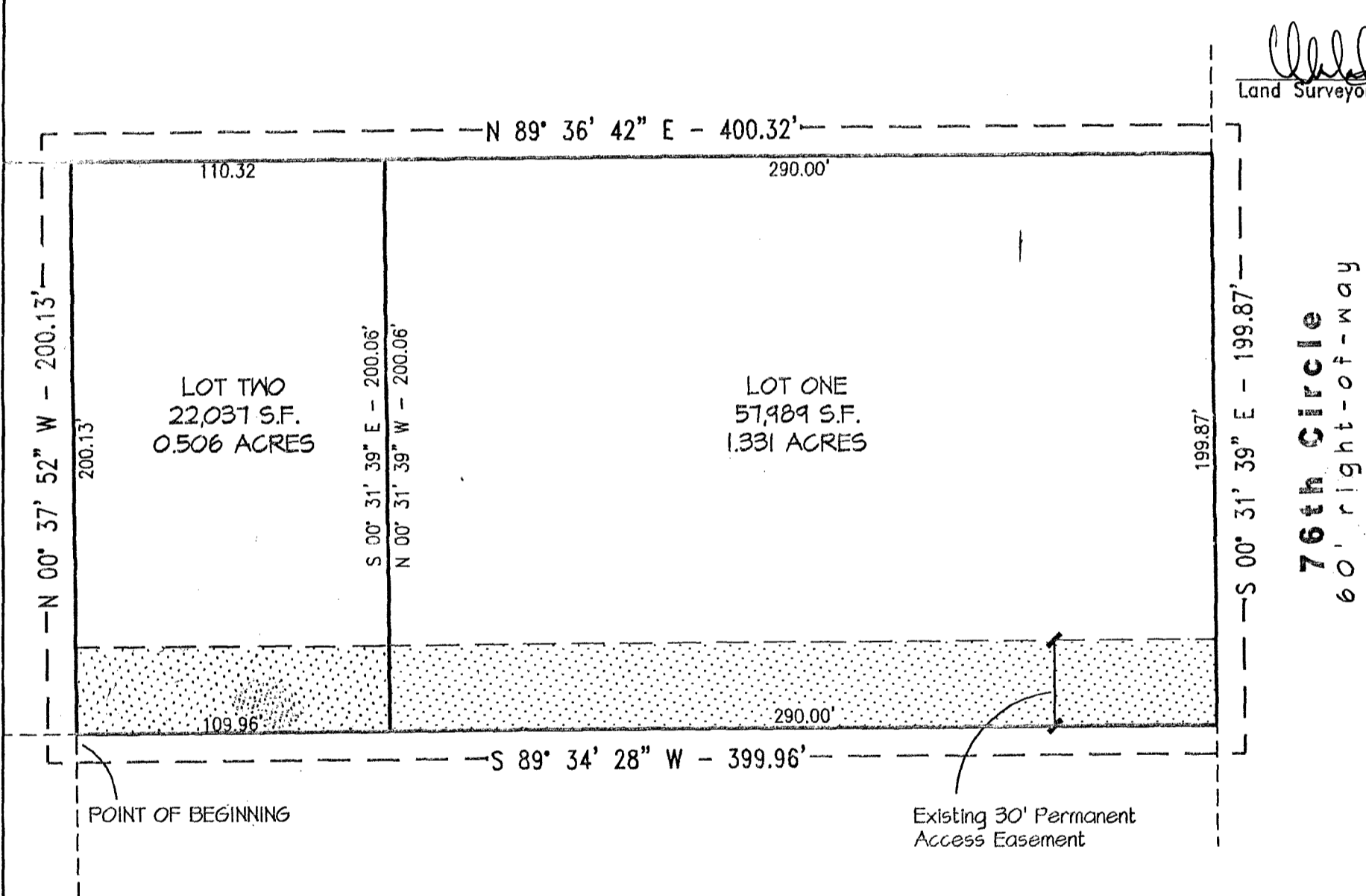
NW
SWNE

Being a replat of a tract of land lying in the Northeast Quarter of Section 2, T14N, R12E, of the 6th P.M., as surveyed and recorded in Douglas County, Nebraska

SURVEYOR'S CERTIFICATION

I, Michael J. Oehme, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or placed permanent markers at the corners of all lots in Bob's Addition, Lots 1 and 2 being a platting of a tract of land lying in the Northeast Quarter of Section 2, T14N, R12E of the 6th P.M., as surveyed and recorded in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 2, thence South 00°17'00" East along the West line of said Northeast Quarter a distance of 1155.0 feet, thence South 90°00'00" East a distance of 608.83 feet to the Point of Beginning; thence North 00°37'52" West a distance of 200.13 feet; thence North 89°36'42" East a distance of 400.32 feet to the West Right-of-Way of 76th Street; thence South 00°31'39" East along Right-of-Way a distance of 199.87 feet; thence South 89°34'28" West a distance of 399.96 feet to the Point of Beginning.



Michael J. Oehme
Land Surveyor
Date: 12-23-04



OWNER'S DEDICATION

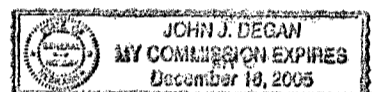
KNOW ALL PERSONS BY THESE PRESENTS: That I James A. Taphorn, a representative for South 76th Street, LLC is the sole owner of the property as described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Bob's Addition, Lots 1 and 2, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District and U. S. West 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, 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 kind 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 and an eight (8') foot wide strip of land adjoining the rear boundary lines of all lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping, drives, walks and other purposes that do not then interfere with the aforesaid uses or rights herein granted.

James A. Taphorn
James A. Taphorn, MANAGING PARTNER
South 76th Street, LLC
Date: 1-1-05

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 7th day of January, 2005, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared James A. Taphorn who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and she did acknowledge signing of the same to be her voluntary act and deed.



John J. Deegan
Notary Public

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.



[Signature]
County Treasurer
Date: 4/18/05

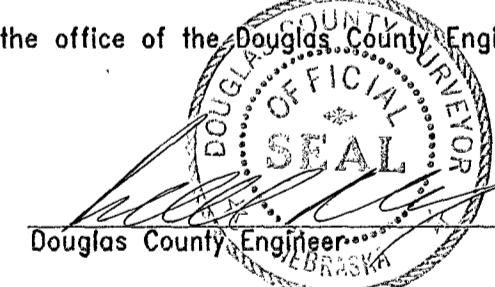
APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Bob's Addition, Lots 1 and 2 was approved by the City Planning board on this 2nd day of February, 2004.

Robert A. Marston
Chairman of City Planning Board

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of Bob's Addition, Lots 1 and 2 was reviewed by the office of the Douglas County Engineer on this 27th day of December, 2004.



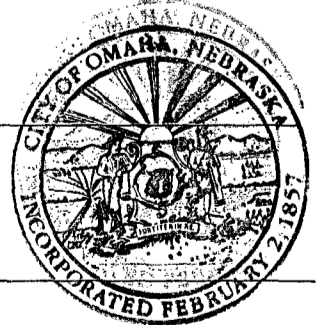
[Signature]
Douglas County Engineer

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Bob's Addition, Lots 1 and 2 was approved by the City Council of Omaha on this 12th day of April, 2005.

Micki Jolley
Mayor

[Signature]
President: Omaha City Council
[Signature]
Aides: City Clerk



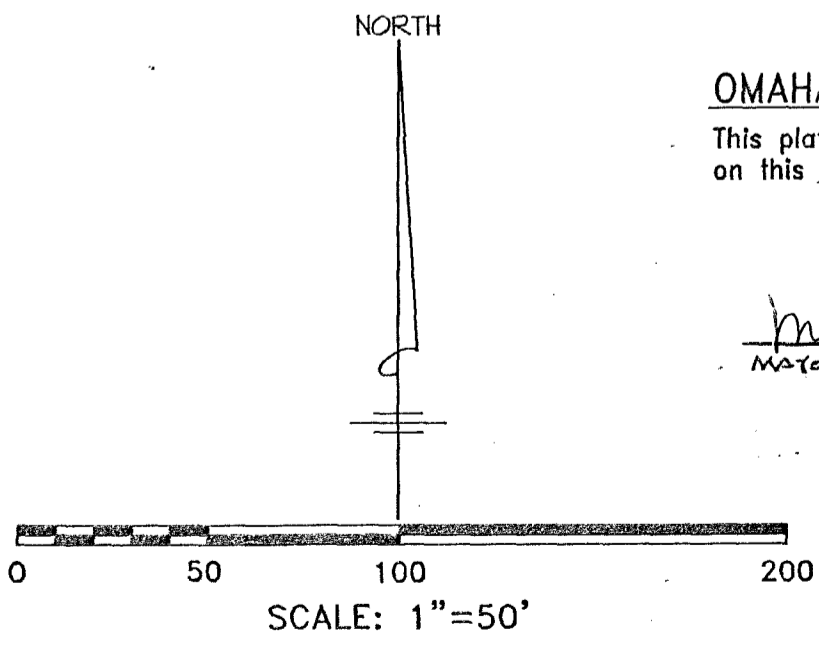
APPROVAL OF THE CITY ENGINEER OF OMAHA

I hereby approve this plat of Bob's Addition, Lots 1 and 2 as to the design standards on this 21st day of JANUARY, 2004.

Charles Keayuk
City Engineer

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

Charles Keayuk
City Engineer
Date: 4/22/05



Project No. ON526
Date 12-17-04
Scale 1" = 50'
Drawn TAB
Checked HJO
Field Book 202
Page 43
Sheet one of one