



MISC

2016053526



JUL 07 2016 13:26 P 12

misc 18/2
55-37848 New
FEE: 110.00
BKP: 01-60005888
DEL: SN SCAN FV
55-37848-000
COMB 4

100 0 100
1 inch = 100 ft.

SWANSON ADDITION REPLAT ONE

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

SWANSON ADDITION REPLAT ONE, LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, SWANSON ADDITION, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36, ALSO TOGETHER WITH A TRACT OF LAND BEING PART OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 36, AS RECORDED IN LAND SURVEYORS CERTIFICATE BY RYNEARSON LS-63 DATED DECEMBER 5, 1973, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, OPPD, QWEST AND CABLE CO. EASEMENT ALONG LOT LINES AS SHOWN IN PLAT RECORDED IN INSTRUMENT NO. 2008064119.

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 1, SWANSON ADDITION, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36, ALSO TOGETHER WITH A TRACT OF LAND BEING PART OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 36, AS RECORDED IN LAND SURVEYORS CERTIFICATE BY RYNEARSON LS-63 DATED DECEMBER 5, 1973, 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 SOUTHWEST CORNER OF SAID LOT 1, SWANSON ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, SAID SWANSON ADDITION, AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 61ST AVENUE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1, SWANSON ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 61ST AVENUE ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 40.11 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N06°08'13"W (ASSUMED BEARING), A DISTANCE OF 40.08 FEET; THENCE N02°46'20"W ALONG SAID WESTERLY LINE OF LOT 1, SWANSON ADDITION, AND THE NORTHERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 61ST AVENUE, A DISTANCE OF 490.26 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND RECORDED IN LAND SURVEYORS CERTIFICATE; THENCE N87°36'10"E ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND RECORDED IN LAND SURVEYORS CERTIFICATE; THENCE S03°01'27"E ALONG THE EASTERLY LINE OF SAID SAID TRACT OF LAND RECORDED IN LAND SURVEYORS CERTIFICATE, A DISTANCE OF 110.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND RECORDED IN LAND SURVEYORS CERTIFICATE, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 1 SWANSON ADDITION; THENCE N87°36'49"E ALONG SAID NORTHERLY LINE OF LOT 1 SWANSON ADDITION, A DISTANCE OF 131.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SWANSON ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 60TH STREET; THENCE S02°44'59"E ALONG THE EASTERLY LINE OF SAID LOT 1, SWANSON ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 60TH STREET, A DISTANCE OF 419.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SWANSON ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, SWANSON ADDITION; THENCE S87°36'42"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, SWANSON ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, SWANSON ADDITION, A DISTANCE OF 582.26 FEET TO THE POINT OF BEGINNING.

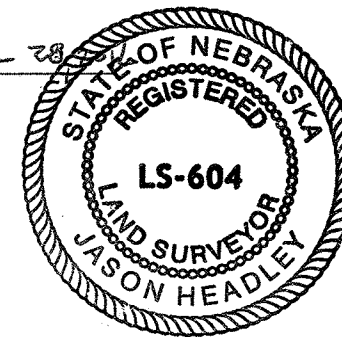
SAID TRACT OF LAND CONTAINS AN AREA OF 295,497 SQUARE FEET OR 6.784 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS BEING PLATTED.

JASON HEADLEY LS 604

APR 28
DATE



APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

Chris Rockwell
for OMAHA PLANNING DIRECTOR

6-21-16
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 AS SHOWN BY THE RECORDS OF THIS OFFICE.

Susan Berscheid
DOUGLAS COUNTY TREASURER

6-15-16
DATE

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

SWANSON FAMILY BUILDING, L.L.C.

Al Rausch, Manager

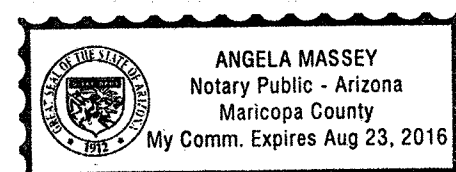
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 3rd DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME AL RAUSCH, MANAGER FOR SWANSON FAMILY BUILDING, L.L.C. 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Public



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

RAINBOW PROPERTIES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

William E. German, Manager

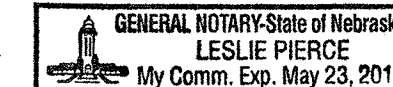
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 3rd DAY OF June, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WILLIAM E. GERMAN, MANAGER FOR RAINBOW PROPERTIES L.L.C., A NEBRASKA 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Public



OWNER'S CERTIFICATION

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LYNCH REAL ESTATE HOLDING COMPANY, L.L.C.

Tracy Jo Lynch, Manager

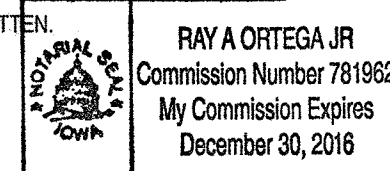
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 14th DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TRACY JO LYNCH, MANAGER FOR LYNCH REAL ESTATE HOLDING CO., L.L.C. 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Public

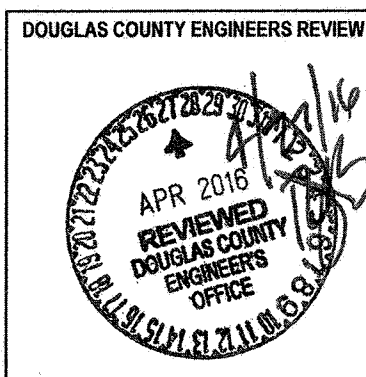


NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 60TH STREET FROM LOT 1

LEGEND

- PINS SET (CAP 604)
- PINS FOUND (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- EXIST. PROPERTY LINES
- (P) PLATTED DISTANCE SWANSON ADDITION
- (R) RECORDED DISTANCE LAND SURVEYORS CERTIFICATE RYNEARSON LS-63 DEC. 5, 1973
- (M) MEASURED DISTANCE



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|--------------|---------------|
| Proj No: | P2015.776.002 |
| Date: | 05/08/2016 |
| Designed By: | |
| Drawn By: | FCE |
| Scale: | 1" = 100' |
| Sheet: | 1 of 2 |

| Revisions | | |
|-----------|------|-------------|
| No | Date | Description |
| | | |

ADMINISTRATIVE SUBDIVISION

LOTS 1 AND 2
SWANSON ADDITION REPLAT ONE
DOUGLAS COUNTY, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

05822

SWANSON ADDITION REPLAT ONE

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

SWANSON ADDITION REPLAT ONE, LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, SWANSON ADDITION, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36, ALSO TOGETHER WITH A TRACT OF LAND BEING PART OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 36, AS RECORDED IN LAND SURVEYOR'S CERTIFICATE BY RYNEARSON LS-63 DATED DECEMBER 5, 1973, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, OPPD, QWEST AND CABLE CO. EASEMENT ALONG LOT LINES AS SHOWN IN PLAT RECORDED IN INSTRUMENT NO. 2008064119.

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS

Harry Wayne Sullivan
HARRY WAYNE SULLIVAN

ACKNOWLEDGEMENT OF NOTARY

STATE OF ~~NEBRASKA~~ *Tennessee*
COUNTY OF ~~DOUGLAS~~ *Rutherford*

ON THIS 6 DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME HARRY WAYNE SULLIVAN 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC

My Commission Expires 11/18/18

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS

Darcy Lea Brown
DARCY LEA BROWN

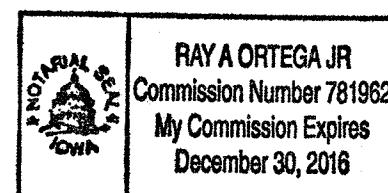
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 14th DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DARCY LEA BROWN 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Ray A. Ortega Jr
NOTARY PUBLIC



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS

Cori Kathryn Johnson c/o Barb Bewyer
CORI KATHRYN JOHNSON c/o BARB BEWYER - AS PR

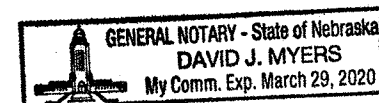
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 1st DAY OF June, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CORI KATHRYN JOHNSON c/o BARB BEWYER 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS

Lori Ann Hilker
LORI ANN HILKER

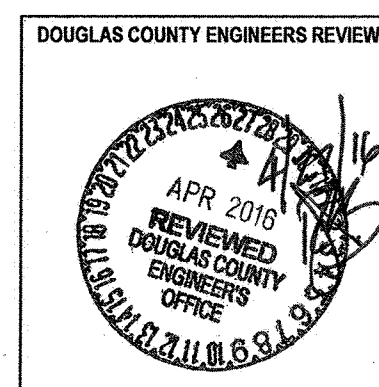
ACKNOWLEDGEMENT OF NOTARY

STATE OF ~~NEBRASKA~~ *IOWA*
COUNTY OF ~~DOUGLAS~~ *JASPER*

ON THIS 11th DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LORI ANN HILKER 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC



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|------------------------|-----------|------|----------------------------|---|---|---|
| Proj No: P2015.776.002 | Revisions | | ADMINISTRATIVE SUBDIVISION | LOTS 1 AND 2 SWANSON ADDITION REPLAT ONE DOUGLAS COUNTY, NEBRASKA | E & A CONSULTING GROUP, INC. Engineering Answers | E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599 www.eacg.com |
| Date: 05/08/2016 | No | Date | Description | | | |
| Designed By: | | | | | | |
| Drawn By: FCE | | | | | | |
| Scale: 1" = 100' | | | | | | |
| Sheet: 2 of 2 | | | | | | |