



BK 1445 PG 089-091

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 JUN 14 AM 9:30



MISC 2002 13600

RECEIVED

*misc 13*  
**CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION**

**AVALON  
LOTS 1 AND 2**

*01-6000*  
FEE *21.5* FB *47-24900*  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN *dc* FY \_\_\_\_\_

BEING A REPLATTING OF LOTS 16 THRU 21, INCLUSIVE, TOGETHER WITH LOTS 106 THRU 112, INCLUSIVE, MEADOW CREST 2<sup>ND</sup> ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A PLATTING OF PART OF THE NORTH ½ OF THE SE ¼ OF SECTION 6, T14N, R13E OF THE 6<sup>TH</sup> P.M., SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 6;

THENCE S86°24'00"W (ASSUMED BEARING) 66.15 FEET ON THE NORTH LINE OF SAID SE ¼;

THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF "L" STREET AND THE NW CORNER OF A TRACT OF LAND DESCRIBED ON A "WARRANTY DEED" RECORDED IN BOOK 1446 AT PAGE 485 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE CONTINUING SOUTH 206.94 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF;

THENCE S89°57'41"E 80.51 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF, SAID CORNER ALSO BEING THE SW CORNER OF A TRACT OF LAND DESCRIBED ON A "QUIT CLAIM DEED" RECORDED IN BOOK 2197 AT PAGE 364 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "B";

THENCE CONTINUING S89°57'41"E 150.00 FEET ON THE SOUTH LINE OF SAID TRACT "B" TO THE SE THEREOF, SAID CORNER ALSO BEING THE SW CORNER OF A TRACT OF LAND DESCRIBED ON A "PARTNERSHIP WARRANTY DEED" RECORDED IN BOOK 2211 AT PAGE 456 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "C";

THENCE NORTH 96.47 FEET ON THE WEST LINE OF SAID TRACT "C" TO THE NW CORNER THEREOF;

THENCE N86°24'00"E 140.00 FEET ON THE NORTH LINE OF SAID TRACT "C" TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF 49<sup>TH</sup> AVENUE;

THENCE SOUTH 105.00 FEET ON THE EAST LINE OF SAID TRACT "C", ON THE WEST LINE OF 49<sup>TH</sup> AVENUE TO THE SE CORNER OF SAID TRACT "C";

THENCE SOUTH 220.00 FEET ON THE WEST LINE OF 49<sup>TH</sup> AVENUE AND ON THE EAST LINE OF SAID LOT 106 TO THE SE CORNER OF SAID LOT 106;

THENCE S89°55'02"W 1129.02 FEET ON THE SOUTH LINES OF SAID LOTS 106 THRU 112, INCLUSIVE, AND ON THE NORTH LINE OF "M" STREET, AND ON THE SOUTH LINES OF SAID LOTS 16 THRU 21, INCLUSIVE, TO THE SW CORNER OF SAID LOT 16;

THENCE N00°02'27"W 386.09 FEET ON THE WEST LINE OF SAID LOT 16 AND ON THE EAST LINE OF LOTS 96 THRU 102, INCLUSIVE, MEADOW CREST, A SUBDIVISION IN SAID DOUGLAS COUNTY TO THE SOUTH LINE OF "L" STREET;

THENCE N86°24'00"E 330.81 FEET ON THE SOUTH LINE OF "L" STREET;

THENCE S03°36'00"E 5.00 FEET ON THE SOUTH LINE OF "L" STREET;

THENCE N86°24'00"E 429.16 FEET ON THE SOUTH LINE OF "L" STREET TO THE POINT OF BEGINNING.

**SHEET 1 of 3**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY DESCRIBED HEREON AND  
THAT PERMANENT MARKERS HAVE BEEN  
FOUND OR SET AT ALL CORNERS OF THE  
LOTS BEING PLATTED.

MAY 30, 2002  
DATE:



JAMES D. WARNER,  
NEBRASKA R.L.S. 308

**OWNER'S CERTIFICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ROY A. SMITH INVESTMENTS CO., FORMERLY KNOWN AS H.P. SMITH MOTORS, INC., A NEBRASKA CORPORATION, ROY A. SMITH AND MACAELA J. SMITH (HUSBAND AND WIFE) AND 49<sup>TH</sup> AVENUE INC., A NEBRASKA CORPORATION, BEING THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

ROY A. SMITH INVESTMENTS CO.,  
FORMERLY KNOWN AS H.P. SMITH MOTORS, INC.,  
A NEBRASKA CORPORATION

49<sup>TH</sup> AVENUE INC.,  
A NEBRASKA CORPORATION

BY: Roy A. Smith  
ROY A. SMITH, PRESIDENT

BY: Ronald A. Widman, Jr.  
RONALD A. WIDMAN, JR., PRESIDENT

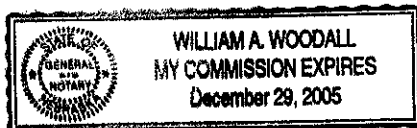
Roy A. Smith  
ROY A. SMITH

Macaela J. Smith  
MACAELA J. SMITH

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF DOUGLAS } s.s.

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF MAY, 2002, BY ROY A. SMITH, PRESIDENT, OF ROY A. SMITH INVESTMENTS CO., FORMERLY KNOWN AS H.P. SMITH MOTORS, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION

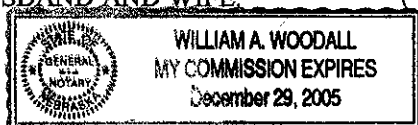


William A. Woodall  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF DOUGLAS } s.s.

THE FOREGOING DEDICATION ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF MAY, 2002, BY ROY A. SMITH AND MACAELA J. SMITH, HUSBAND AND WIFE.



William A. Woodall  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF DOUGLAS } s.s.

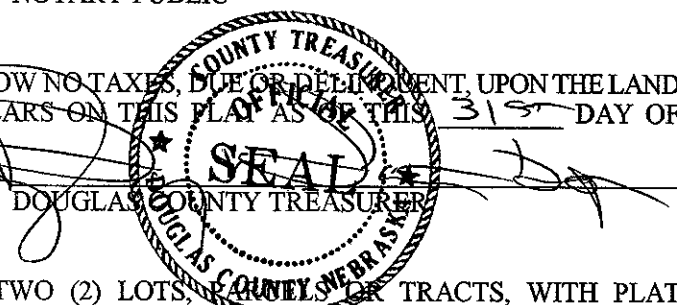
THE FOREGOING DEDICATION ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF MAY, 2002, BY RONALD A. WIDMAN, JR., PRESIDENT, OF 49<sup>TH</sup> AVENUE INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.



James Warner  
NOTARY PUBLIC

**DOUGLAS COUNTY TREASURER'S CERTIFICATION**

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES, DUE OR DELINQUENT, UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 31<sup>ST</sup> DAY OF MAY, 2002.

**PLANNING DIRECTOR'S APPROVAL**

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, 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.

6/12/02  
DATE:

[Signature]  
PLANNING DIRECTOR

**SHEET 2 of 3**

BYAM & HOARTY ATTORNEYS  
THOMPSON, DREESSEN & DORNER, INC.

TD<sup>2</sup> FILE NO. 200-300-124

DATE: MAY 30, 2002

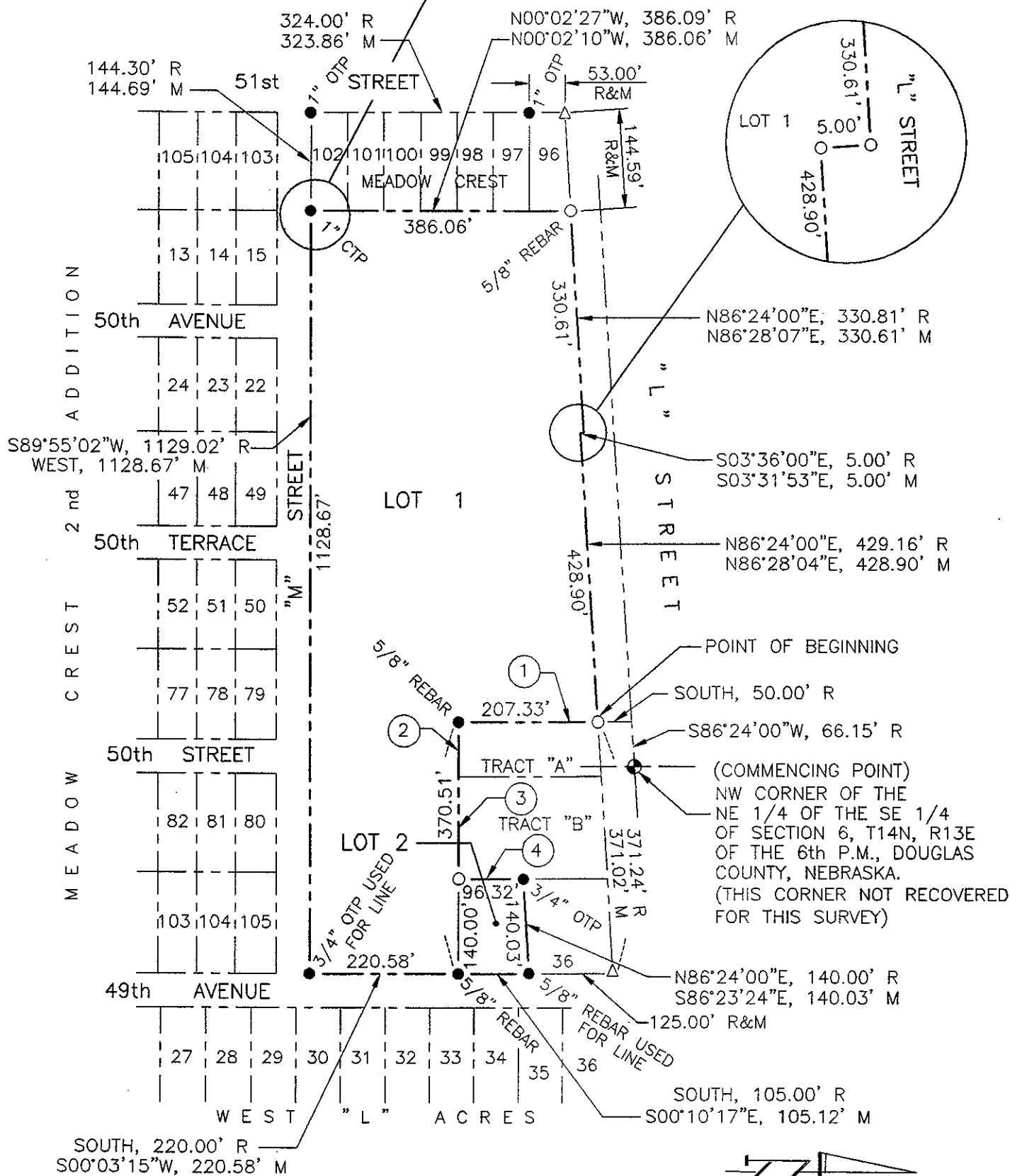
10836 OLD MILL ROAD • OMAHA, NEBRASKA 68154 • (402) 330-8860

4/30

● CORNERS FOUND  
○ CORNERS SET  
(PK NAIL IN ASPHALT UNLESS NOTED)  
Δ TEMPORARY POINT  
R RECORDED DISTANCE  
M MEASURED DISTANCE  
OTP OPEN TOP PIPE  
CTP CRIMPED TOP PIPE

- ① SOUTH, 206.94' R  
S00°03'58"E, 207.33' M
- ② S89°57'41"E, 80.51' R  
S89°59'35"E, 80.51' M
- ③ S89°57'41"E, 150.00' R  
S89°59'35"E, 150.00' M
- ④ NORTH, 96.47' R  
N00°02'22"W, 96.32' M

ADDRESS, LOT 2. 4714 / SOUTH 49th AVENUE



SCALE 1" = 200'

4130