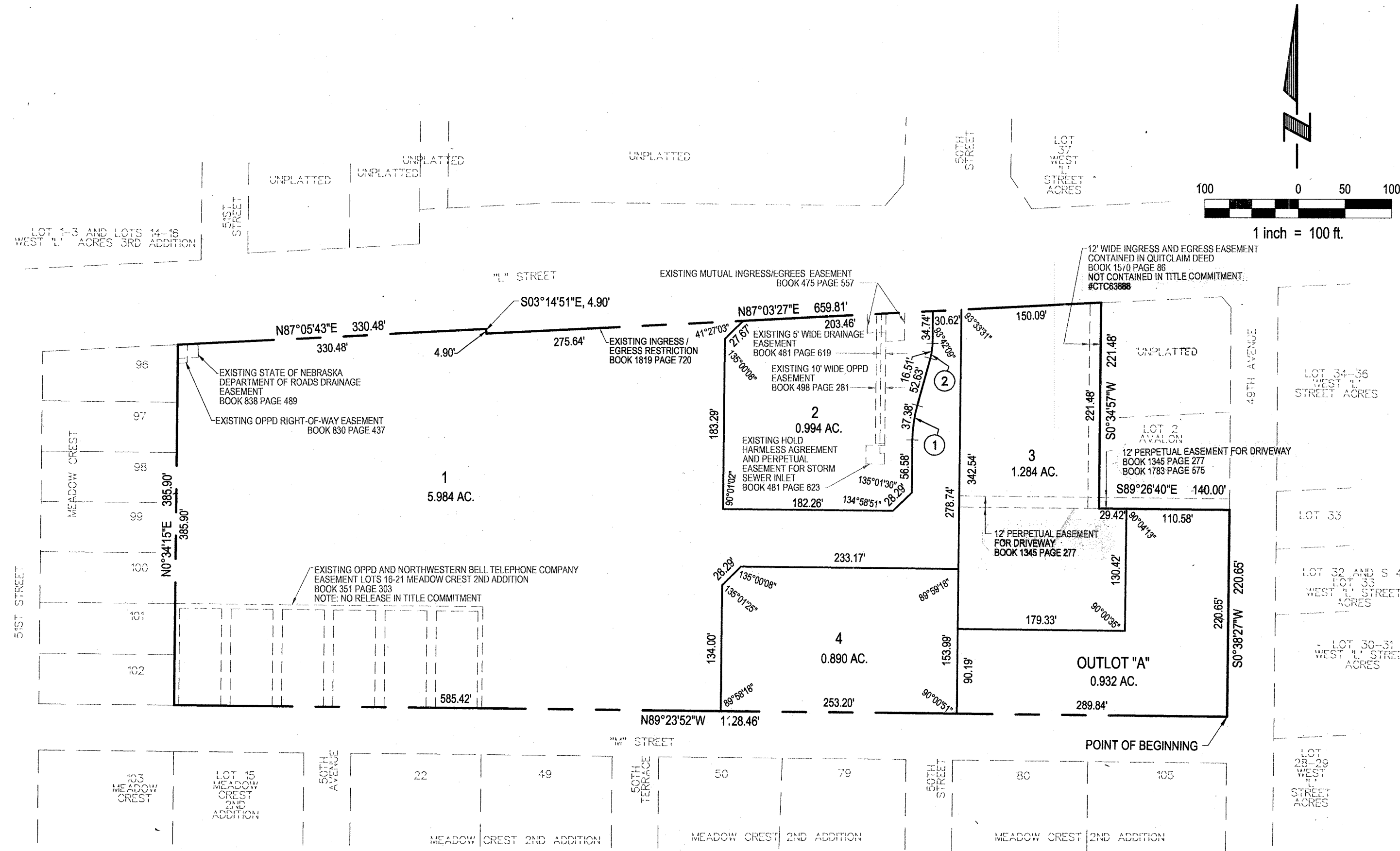


47-01356-NEW
47-01354-OLD
10 Fee 53.50 FB 01-60000
1 Date 11-13-11 V 10% COMP
DEI LC SCAN FV



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- A RECIPROCAL INGRESS & EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF ALL LOTS IN AVALON REPLAT ONE; SAID EASEMENT IS ALSO GRANTED TO SAID OWNERS GUESTS AND INVITEES OVER ALL OF SAID LOTS, EXCEPT THOSE PARTS OF SAID LOTS OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO "M" STREET FROM LOT 1 OR LOT 4.
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO "L" STREET FROM LOT 2.
- NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO "L" STREET FROM LOT 3 EXCEPT FOR THE EXISTING INGRESS AND EGRESS EASEMENT.
- OUTLOT "A" SHALL BE USED FOR DRAINAGE AND DETENTION. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

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.

COUNTY TREASURER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF AVALON REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER DATE

| LOT LINE CURVE TABLE | | | | |
|----------------------|---------|--------|---------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 145.67' | 37.38' | 18.79' | 14°42'09" |
| 2 | 64.33' | 16.51' | 8.30' | 14°42'09" |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS AVALON REPLAT ONE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PARRA PROPERTIES, LLC

BY JOHN PARRA, PRESIDENT DATE

ST. PETER CLAVER CRISTO REY CATHOLIC HIGH SCHOOL

BY GEORGE J. LUCAS, PRESIDENT DATE

BRIDGESTONE RETAIL OPERATIONS, LLC

BY JAMES M. BLECHA, Vice President Real Estate and Assets DATE

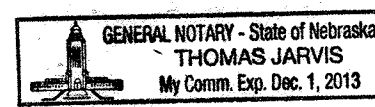
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 29TH DAY OF NOVEMBER, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN PARRA, PRESIDENT OF PARRA PROPERTIES, LLC, 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



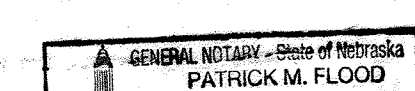
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 21ST DAY OF November, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GEORGE J. LUCAS THE PRESIDENT OF ST. PETER CLAVER CRISTO REY CATHOLIC HIGH SCHOOL OF OMAHA, A NEBRASKA NON-PROFIT CORPORATION, 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



ACKNOWLEDGEMENT OF NOTARY

STATE OF ILLINOIS)
COUNTY OF CO PAGE)

ON THIS 10TH DAY OF November, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME James M. Blecha OF BRIDGESTONE RETAIL OPERATIONS, LLC, 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



AVALON REPLAT ONE

LOTS 1 THRU 4 & OUTLOT "A" INCLUSIVE

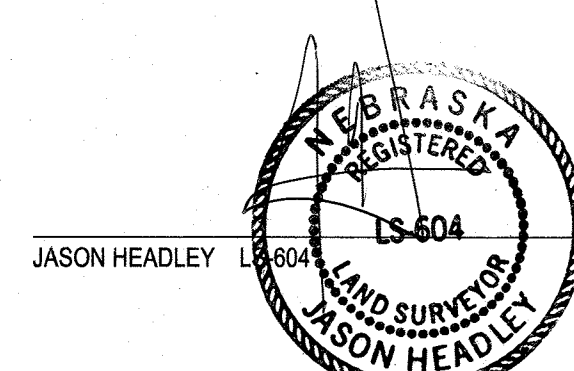
BEING A REPLATTING OF LOT 1, AVALON, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 6; AND A PLATTING OF PART OF THE SE1/4 OF SECTION 6; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLES POINTS AND END OF ALL CURVES IN AVALON REPLAT ONE (LOTS NUMBERED AS SHOWN) BEING A REPLAT OF LOT 1, AVALON, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 6; AND A PLATTING OF PART OF THE SE1/4 OF SECTION 6; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, AVALON, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 49TH AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF "M" STREET; THENCE N89°23'52"W (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOT 1, AVALON, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF "M" STREET, A DISTANCE OF 1128.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AVALON, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 102, MEADOW CREST, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 6; THENCE N00°34'15"E ALONG THE EASTERLY LINE OF SAID LOT 102, MEADOW CREST, AND ALSO THE EASTERLY LINE OF LOTS 101 THRU 96, SAID MEADOW CREST, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, AVALON, A DISTANCE OF 385.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 96, MEADOW CREST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, AVALON; THENCE N87°05'43"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, AVALON, A DISTANCE OF 330.48 FEET; THENCE S03°14'51"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, AVALON, A DISTANCE OF 4.90 FEET; THENCE N87°03'27"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, AVALON AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 659.81 FEET; THENCE S00°34'57"W, A DISTANCE OF 221.48 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID AVALON, SAID POINT ALSO BEING ON SAID NORTHERLY LINE OF LOT 1, AVALON; THENCE S89°26'40"E ALONG SAID NORTHERLY LINE OF LOT 1, AVALON, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 2, AVALON, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, AVALON, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, AVALON, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF 49TH AVENUE; THENCE S00°38'27"W ALONG THE EASTERLY LINE OF SAID LOT 1, AVALON, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 49TH AVENUE, A DISTANCE OF 220.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 439,267 SQUARE FEET OR 10.084 ACRES, MORE OR LESS.



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF AVALON REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD DATE

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF AVALON REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR DATE
CITY CLERK
PRESIDENT OF COUNCIL

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF AVALON REPLAT ONE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER DATE

