



DEED 2009057740



JUN 04 2009 14:53 P 16

Deed OC-26592 ^{new} (old)
 FEE 8350 FB OC-26591
 BKP 25.1510CVO ^{cc/mg/h} COMP ^{ms}
 DEL AD SCAN FV

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 6/4/2009 14:53:13.15

 2009057740

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

NWNE
 SWNE
 SE NE
 NENE

Return To: Lamp 1

Check Number

(C)

LOCATED IN:
 NW 1/4 NE 1/4 SEC 25-15-10
 NE 1/4 NE 1/4 SEC 25-15-10
 SW 1/4 NE 1/4 SEC 25-15-10
 SE 1/4 NE 1/4 SEC 25-15-10

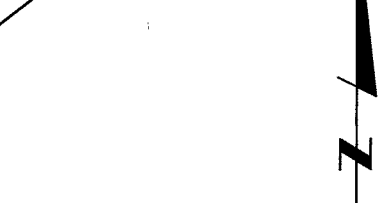
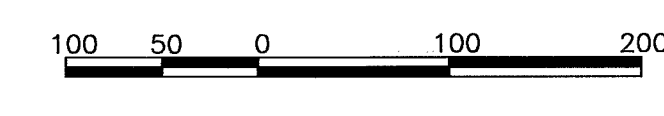
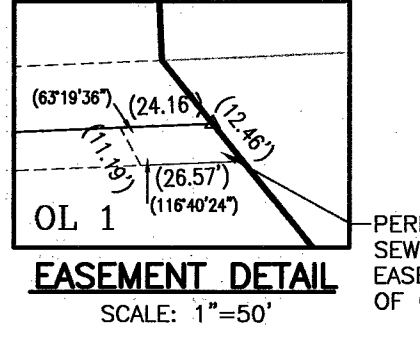
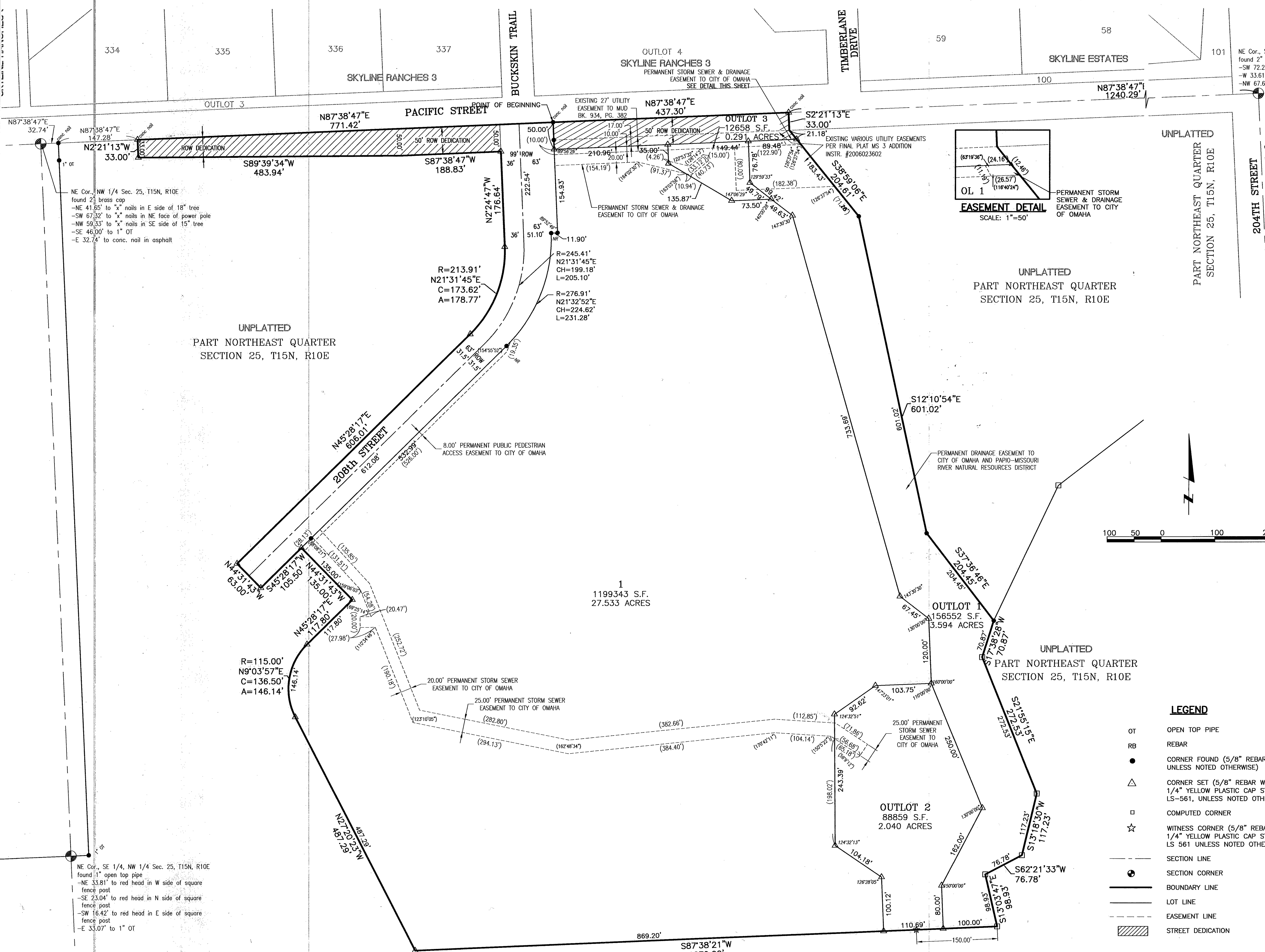
MS 3 ADDITION REPLAT 1

Lot 1 AND Outlots 1 through 3, inclusive, MS 3 ADDITION REPLAT 1, being a replatting of Lots 1 and 2, MS 3 ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska and a platting of part of the Northeast Quarter of Section 25, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska

LEGAL DESCRIPTION

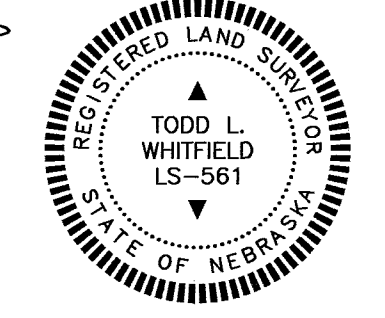
I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been found or set at all corners and angle points on the boundary as shown hereon and that permanent monuments (five eighth inch (5/8") diameter rebar with a minimum length of twenty four inches) have been set at all corners and angle points on all lots (except as shown hereon) within the subdivision to be known as MS 3 ADDITION REPLAT 1, Lot 1 and OUTLOTS 1 through 3 inclusive, being a replatting of Lots 1 and 2, MS 3 ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH that part of the Northeast Quarter of Section 25, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, the entire tract described as follows:

Beginning at a concrete nail at the northwest corner of said Lot 1, MS 3 ADDITION,
 Thence North 87°38'47" East for 437.30 feet along the north line of said Lots 1 and 2 MS 3 ADDITION to a concrete nail at the northeast corner of said Lot 1;
 Thence South 02°21'13" East for 33.00 feet along the east line of said Lot 2 MS 3 ADDITION to the south right of way line of Pacific Street;
 Thence South 38°59'06" East for 204.61 feet continuing along the said east line of Lot 2 to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 505;
 Thence South 12°10'15" East for 601.02 feet along the east lines of said Lots 1 and 2 MS 3 ADDITION to a 3/4" open top pipe;
 Thence South 37°36'46" East for 204.45 feet continuing along the said east line of Lot 1 MS 3 ADDITION to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 505 at the centerline of a creek;
 Thence South 17°38'28" West for 70.87 feet continuing along said east line of Lot 1 MS 3 ADDITION and said creek centerline;
 Thence South 21°55'15" East for 272.53 feet continuing along said east line of Lot 1 MS 3 ADDITION and along said creek centerline;
 Thence South 13°18'30" West for 117.23 feet continuing along said creek centerline to the southeast corner of said Lot 1 MS 3 ADDITION;
 Thence South 62°21'33" West for 76.78 feet continuing along said creek centerline;
 Thence South 13°03'47" East for 98.93 feet continuing along said creek centerline;
 Thence South 87°38'47" East for 437.30 feet along the north line of said Lots 1 and 2 MS 3 ADDITION to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence South 87°38'21" West for 929.90 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 27°20'23" West for 487.29 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence along a curve to the right (having a radius of 115.00 feet and a long chord bearing North 09°03'57" East for 136.50 feet) for an arc length of 148.14 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 45°28'17" East for 117.80 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 44°31'43" West for 135.00 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 44°31'43" West for 63.00 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 45°28'17" East for 606.01 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence along a curve to the left (having a radius of 213.91 feet and a long chord bearing North 21°31'45" East for 173.62 feet) for an arc length of 178.77 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;
 Thence North 02°24'47" West for 176.64 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561 said point being 50.00 feet south of the north line of the Northeast Quarter of said Section 25;
 Thence South 87°38'47" West for 188.83 feet parallel with and 50.00 feet south of the said north line of the Northeast Quarter of Section 25 to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561 said point being 33.00 feet southeast of the said north line of the Northeast Quarter of Section 25;
 Thence North 02°21'13" West for 33.00 feet to the POINT OF BEGINNING.
 Contains 1584871 square feet or 36.384 acres.



- ### LEGEND
- OT OPEN TOP PIPE
 - RE REBAR
 - CORNER FOUND (5/8" REBAR UNLESS NOTED OTHERWISE)
 - △ CORNER SET (5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED LS-561, UNLESS NOTED OTHERWISE)
 - COMPUTED CORNER
 - ☆ WINNER CORNER (5/8" REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 UNLESS NOTED OTHERWISE)
 - SECTION LINE
 - SECTION CORNER
 - BOUNDARY LINE
 - LOT LINE
 - - - EASEMENT LINE
 - ▨ STREET DEDICATION

Todd L. Whitfield, L.S. 561
 1-12-09
 Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Douglas County School District No. 10 aka Elkhorn Public Schools and Meak Farm Partnership, a Nebraska General Partnership, OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as MS 3 ADDITION REPLAT 1 (Lot 1 AND Outlots 1 through 3, inclusive); do hereby ratify and approve of the disposition of our property as shown on this plat and we do hereby dedicate to the public the streets as shown hereon and do hereby grant or affirm the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. In the event that the Grantee enters the Easement Area for purposes of maintenance or repair, the Grantee shall compensate Grantor for any damage to authorized uses within said easements. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR CHANNEL MAINTENANCE AND ACCESS
 We do hereby grant The Perpetual Drainage Easements shown hereon for the maintenance of the drainages lying within a three foot horizontal to one foot vertical ratio plus twenty foot from the natural flow of the stream (high water mark) as it existed on (date of survey) as determined by a field survey by Lamp, Ryterson and Associates to the City of Omaha, Nebraska and The Papio / Missouri River Natural Resources District. This easement is associated with the live location of the stream and may vary in the future. No surface improvements or fill, except trails, bank stabilization, stabilization structures, poles and sign structures, shall be placed within this easement.

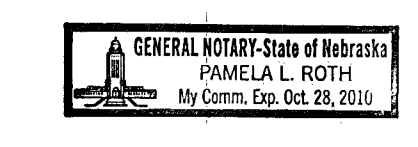
FOR DRAINAGE AND STORM SEWERS and/or SANITARY SEWERS
 We do hereby grant The Perpetual Storm Sewer Easements, The Perpetual Sanitary Sewer Easements, and/or The Perpetual Drainage Easements shown hereon for the construction and maintenance of said utilities to the City of Omaha, Nebraska. No permanent structures, trees, retaining walls, loose rock walls nor any grading, fill or fill material or abandonment work shall be placed in, on, over, or across this easement, 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.

Douglas County School District No. 10 aka Elkhorn School District, OWNER
 Meak Farm Partnership, a Nebraska General Partnership, OWNER
 Roger D. Breed, Ed.D., Superintendent
 Howard J. Kaslow, Managing Partner

ACKNOWLEDGEMENT OF NOTARIES

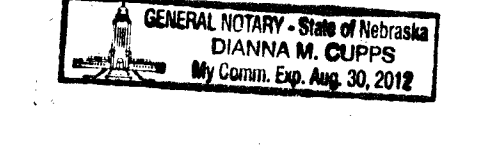
State of Nebraska } SS
 County of Douglas }
 The foregoing instrument was acknowledged before me this
 12th day of January, 2009
 by Roger D. Breed, Ed.D., Superintendent of DOUGLAS COUNTY SCHOOL DISTRICT NO. 10 AKA ELKHORN SCHOOL DISTRICT on behalf of the school district.

Witness my hand and seal the date aforesaid
 Signature of Notary Public



State of Nebraska } SS
 County of Douglas }
 The foregoing instrument was acknowledged before me this
 12th day of January, 2009
 by Howard J. Kaslow, Managing Partner of MEAK FARM PARTNERSHIP on behalf of the company.

Witness my hand and seal the date aforesaid
 Signature of Notary Public

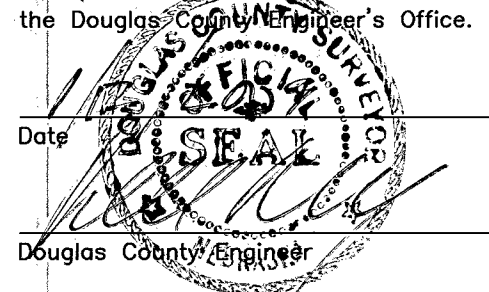


NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 1 AND OUTLOTS 1 AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET.
7. OUTLOTS 2 AND 3 SHALL EACH BE RESERVED FOR A PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT DETENTION BASIN.

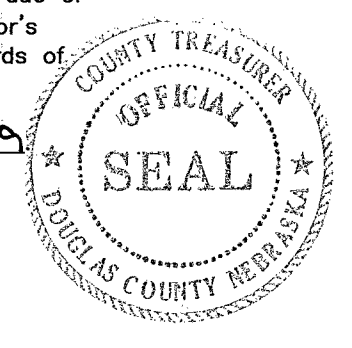
COUNTY ENGINEER'S CERTIFICATE

This plat of MS 3 ADDITION REPLAT 1 was reviewed by the Douglas County Engineer's Office.
 Date: 1/20/09
 Douglas County Engineer



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this
 20th day of MAY, 2009
 Douglas County Treasurer



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of MS 3 ADDITION REPLAT 1 was approved by the Omaha City Planning Board this
 Feb. 4 day of Feb., 2009
 P.S. Neary
 Chairman, Omaha City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of MS 3 ADDITION REPLAT 1 was approved and accepted by the City Council of Omaha, Nebraska, this
 14th day of APRIL, 2009
 Mike Jolley
 Mayor
 Attest:
 Dan J. Wilk
 City Clerk



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of MS 3 ADDITION REPLAT 1, Lot 1 AND Outlots 1 through 3, inclusive, as to the design standards.
 Date: 1/20/09
 Date: 6/1/09
 City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53-8 of the Omaha Municipal Code.

drawn by	EAM
designed by	
reviewed by	TLL
filename	05066P101.dwg
revisions	

WWW.LRA-INC.COM
 (Ph) 402.496.2498
 (Fax) 402.496.2730

Lamp, Ryterson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
MS 3 ADDITION REPLAT 1, (Lot 1 AND Outlots 1 through 3, inclusive) OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks
 0108066.01-003
 book page
 date 11-3-08
 sheet 1 of 1