

CROSSROADS PLAZA

BOOK 1710 PAGE 724

(LOTS 1 THRU 5 INCLUSIVE)
 BEING A PART OF NEW TAX LOT 1, LOCATED IN THE NE 1/4 OF THE
 NW 1/4 OF SEC. 23 & PART OF THE NW 1/4 OF THE NE 1/4 OF SAID SEC. 23,
 ALL IN T15 N, R12 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.

SURVEYOR'S CERTIFICATE

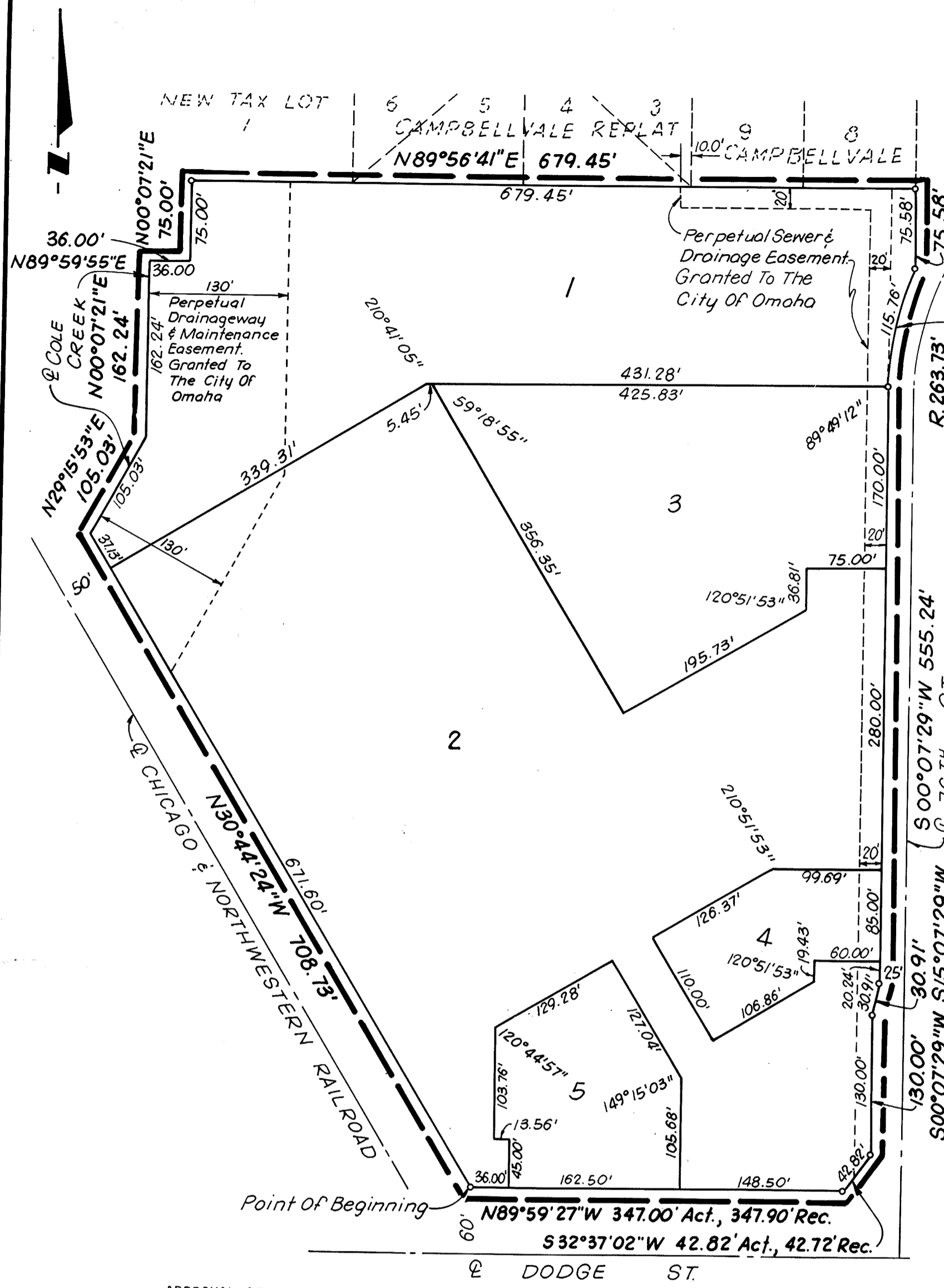
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, angle points, and ends of all curves in Crossroads Plaza (Lots 1 thru 5, inclusive) being a part of New Tax Lot 1, located in the NE 1/4 of the NW 1/4 of Section 23, and part of the NW 1/4 of the NE 1/4 of said Section 23, all in Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the North right-of-way line of Dodge Street and the Northeasterly right-of-way line of the Chicago and Northwestern Railroad; thence N30°44'24"W (assumed bearing), along said Northeasterly right-of-way line of the Chicago and Northwestern Railroad, a distance of 708.73 feet to a point on the centerline of the channel of Cole Creek; thence N29°15'53"E, along said centerline of the channel of Cole Creek, a distance of 105.03 feet; thence N00°07'21"E, along said centerline of the channel of Cole Creek, a distance of 162.24 feet; thence N89°59'55"E, a distance of 36.00 feet; thence N00°07'21"E, a distance of 75.00 feet to a point on the Westerly extension of the South line of Campbellvale Replat and Campbellvale, subdivisions located in said NW 1/4 of the NE 1/4 of Section 23; thence N89°56'41"E, along said South line of Campbellvale Replat and Campbellvale, and the Westerly extension thereof, a distance of 679.45 feet to the Southeast corner of Lot 8, Campbellvale; thence S00°07'29"W, a distance of 75.58 feet to a point on the West right-of-way line of 76th Street; thence, along said West right-of-way line of 76th Street, on the following described courses; thence Southerly on a curve to the left with a radius of 263.73 feet, a distance of 115.76 feet, said curve having a long chord which bears S12°41'57"W, a distance of 114.83 feet; thence S00°07'29"W, a distance of 555.24 feet; thence S15°07'29"W, a distance of 30.91 feet; thence S00°07'29"W, a distance of 130.00 feet; thence S32°37'02"W, a distance of 42.82 feet to a point on said North right-of-way line of Dodge Street; thence N89°59'27"W, along said North right-of-way line of Dodge Street, a distance of 347.00 feet to the Point of Beginning.

Roger L. Starr
 Roger L. Starr

L.S. 399

5-11-83
 Date



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Crossroads Plaza (Lots 1 thru 5 inclusive) as to the Design Standards this 8th day of June, 1983.

Roger L. Starr
 City Engineer

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

Date Aug 5, 1983

Roger L. Starr
 City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Crossroads Plaza (Lots 1 thru 5 inclusive) was approved by the City Planning Board on this 8 day of JUNE, 1983.

Leo F. Blad
 Chairman of City Planning Board

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Crossroads Plaza (Lots 1 thru 5 inclusive) was approved by the City Council of Omaha on this 26 day of July, 1983.

Michael Boyle
 Mayor
Bernie Simon
 President of Council

APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Crossroads Plaza (Lots 1 thru 5 inclusive) was approved by the Office of the Douglas County Surveyor on this 17th day of MAY, 1983.

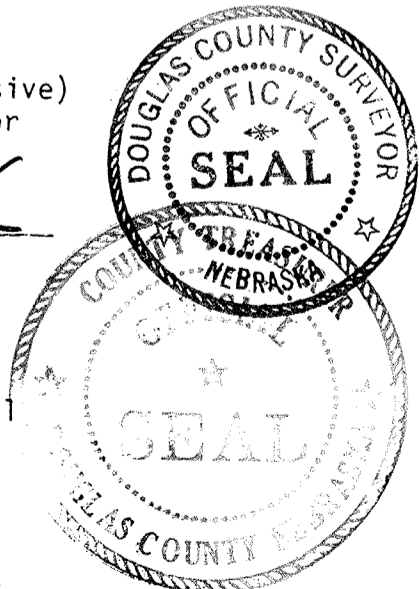
John A. Burke
 Douglas County Surveyor

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.

Date June 6, 1983

Sam J. Howell
 County Treasurer



DEDICATION

Know all men by these presents that we Lincoln Realty Corporation, an Iowa Corporation, owners of the property described in the certification of survey 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 Crossroads Plaza, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant the easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system, 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 thereof, including all services to the buildings on the property described in the certification of survey, on, over, upon, along, above, under, in and across a strip of land ten feet (10') in width, being five feet (5') on each side of and parallel to facilities as constructed. 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.

In witness whereof we do set our names this 13th day of May, 1983.

LINCOLN REALTY CORPORATION

Myron N. Blank
 By: Myron N. Blank, Vice President

ACKNOWLEDGEMENT OF NOTARY

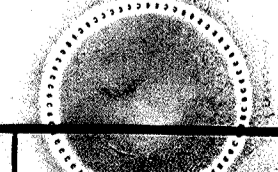
STATE OF IOWA }
 COUNTY OF POLK } SS

On this 13th day of May, 1983, before me, the undersigned, a Notary Public in and for said County personally came Myron N. Blank, Vice President of Lincoln Realty Corporation to me personally known to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal at Jacksboro in said County the day and year last above written.

Mary Denise Conroy
 Notary Public

My Commission expires the 30th day of September, 1983.



N20 #4

CROSSROADS PLAZA

PROJECT NO.	82042	SCALE	1"=100'
SHEET	1	DATE	5-5-83
OF	1	DRAWN BY	R.B.

FINAL PLAT

CROSSROADS PLAZA

OMAHA NEBRASKA

ELLIOTT & ASSOCIATES

5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402) 895-4700

