

DEED 2011018363
FEB 24 2011 11:11 P 6

Deed 39-09841 New
FEE 33.00 FB 39-09840-018
BKP C/O COMP 80%
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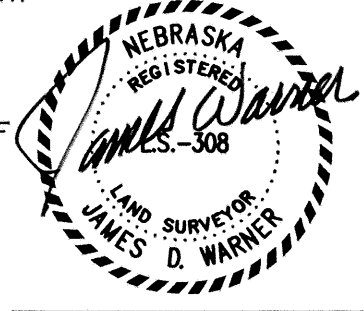
DOUGHERTY PLACE

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1, 2, 23 AND 24, BLOCK 116,
DUNDEE PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS DOUGHERTY PLACE, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOTS 1, 2, 23 AND 24, BLOCK 116, DUNDEE PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 23;
THENCE NORTH (ASSUMED BEARING) 239.43 FEET ON THE WEST LINES OF SAID LOTS 23 AND 2 TO THE NW CORNER OF SAID LOT 2;
THENCE N89°49'25"E 99.67 FEET ON THE NORTH LINES OF SAID LOTS 2 AND 1 TO THE NE CORNER OF SAID LOT 1;
THENCE S00°04'44"E 239.15 FEET ON THE EAST LINES OF SAID LOTS 1 AND 24 TO THE SE CORNER OF SAID LOT 24;
THENCE S89°39'49"W 100.00 FEET ON THE SOUTH LINES OF SAID LOTS 24 AND 23 TO THE POINT OF BEGINNING.



OCTOBER 13, 2010
DATE:

JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PIANO BUILDING LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND RISING CREST INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE 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 DOUGHERTY PLACE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. WHERE OCCUPIED BY AN EXISTING BUILDING OR OTHER PERMANENT FACILITY, THE EASEMENTS GRANTED IN THIS DEDICATION SHALL BE REDUCED TO THE DISTANCE BETWEEN THE EXISTING BUILDING OR FACILITY AND THE PROPERTY LINE.

PIANO BUILDING, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

RISING CREST INVESTMENTS, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.)

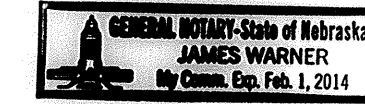
BY: Matt Dougherty
MATT DOUGHERTY, MEMBER

BY: Ryan McGill
RYAN MCGILL, MANAGING MEMBER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF OCTOBER, 2010 BY MATT DOUGHERTY, MEMBER OF PIANO BUILDING, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

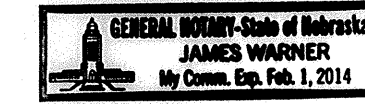
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.)



James Warner
NOTARY PUBLIC

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF OCTOBER, 2010 BY RYAN MCGILL, MANAGING MEMBER OF RISING CREST INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

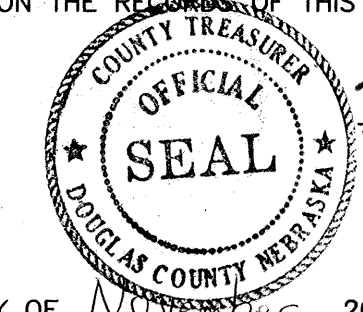


James Warner
NOTARY PUBLIC

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 25 DAY OF January, 2010.

DEPUTY



Thomas J. Lynch
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF DOUGHERTY PLACE ON THIS 11 DAY OF November, 2010.

Model Pfeiffer
CITY ENGINEER

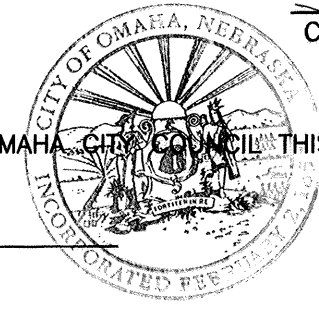
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF DOUGHERTY PLACE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 11 DAY OF January, 2010.

Jim Smith
MAYOR

Mary Gorman
PRESIDENT



Model Pfeiffer
CITY ENGINEER
Jonathan L. Wiesel
CITY CLERK

APPROVAL OF OMAHA PLANNING BOARD

THIS PLAT OF DOUGHERTY PLACE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3rd DAY OF November, 2010.

Chris
CHAIRMAN

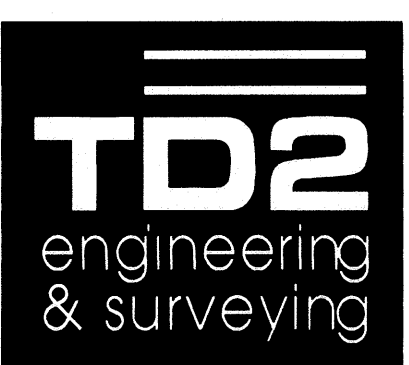
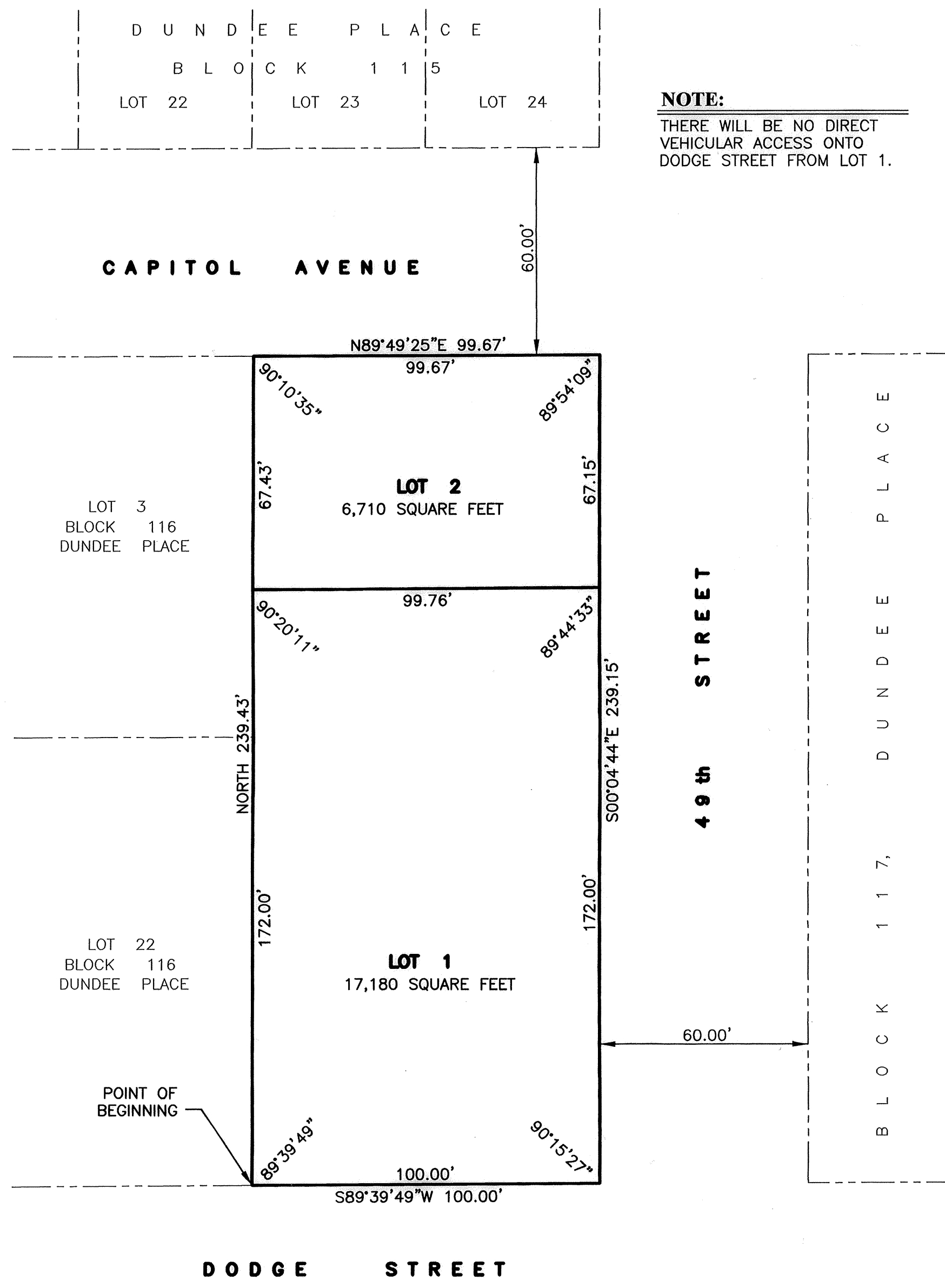
REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF DOUGHERTY PLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE.



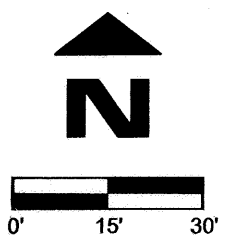
Chris
DOUGLAS COUNTY ENGINEER

10/26/10
DATE:



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

DOUGHERTY PLACE
LOTS 1 AND 2



Revision Dates		
No.	Description	MM-DD-YY

Job No.: 748-328
Drawn By: RJR
Reviewed By: JDW
Date: OCT. 13, 2010
Book:
Page:

Sheet Title
CITY OF OMAHA
FINAL PLAT

Sheet Number
SHEET 1 OF 1