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Nebr Doc Stamp Tax

Date

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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC 20 PM 2:56

RECEIVED

LEGAL DESCRIPTION

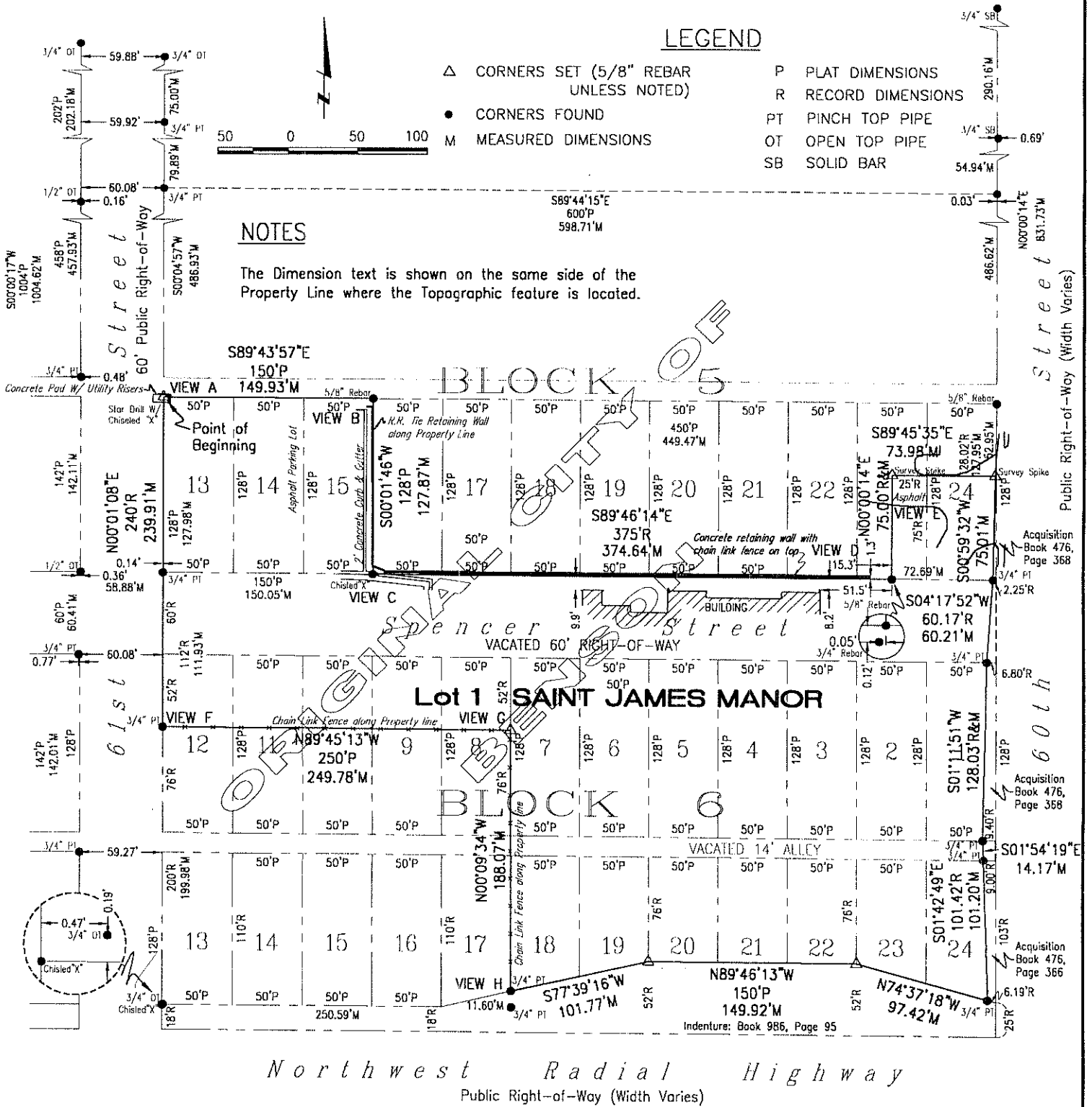
Lot 1, SAINT JAMES MANOR, being an Administrative Replat of part of Block 5 and 6, ORIGINAL CITY OF BENSON, (Now a part of the City of Omaha) as surveyed, platted and recorded in Douglas County, Nebraska; more particular described as follows: SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION.

LEGEND

- △ CORNERS SET (5/8" REBAR UNLESS NOTED)
- CORNERS FOUND
- M MEASURED DIMENSIONS
- P PLAT DIMENSIONS
- R RECORD DIMENSIONS
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- SB SOLID BAR

NOTES

The Dimension text is shown on the same side of the Property Line where the Topographic feature is located.



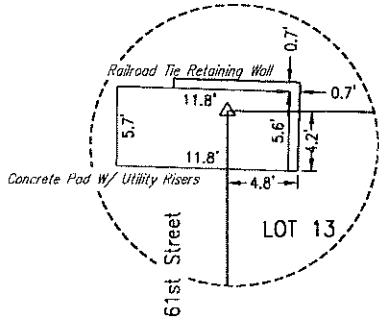
lamp, rynearson & associates, inc.
engineers surveyors planners

14710 west dodge road, suite 100
omaha, nebraska 68154 2029

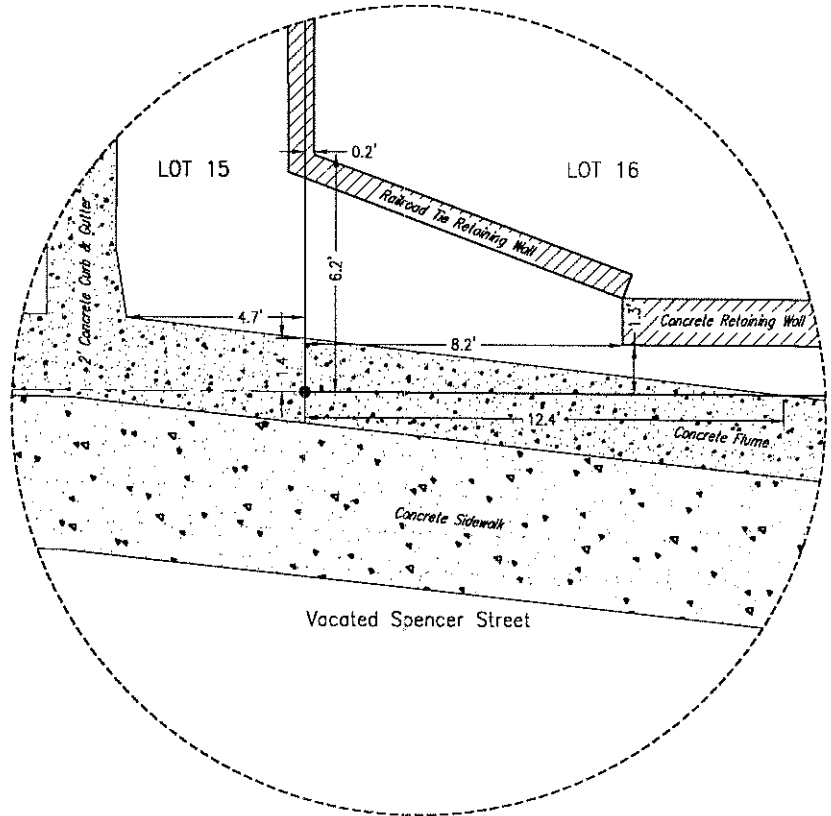
ph 402 496 2498
fax 402 496 2730

3646

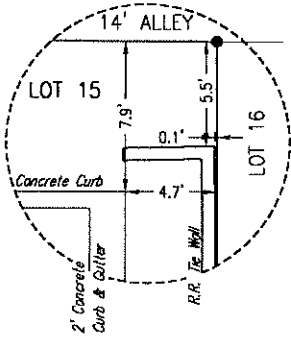
VIEW A



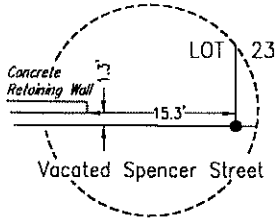
VIEW C



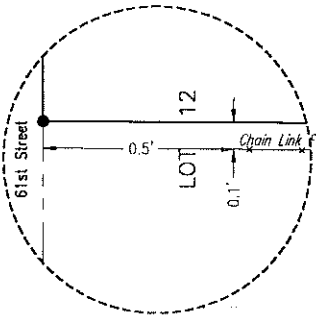
VIEW B



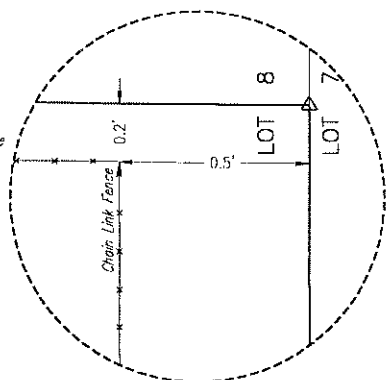
VIEW D



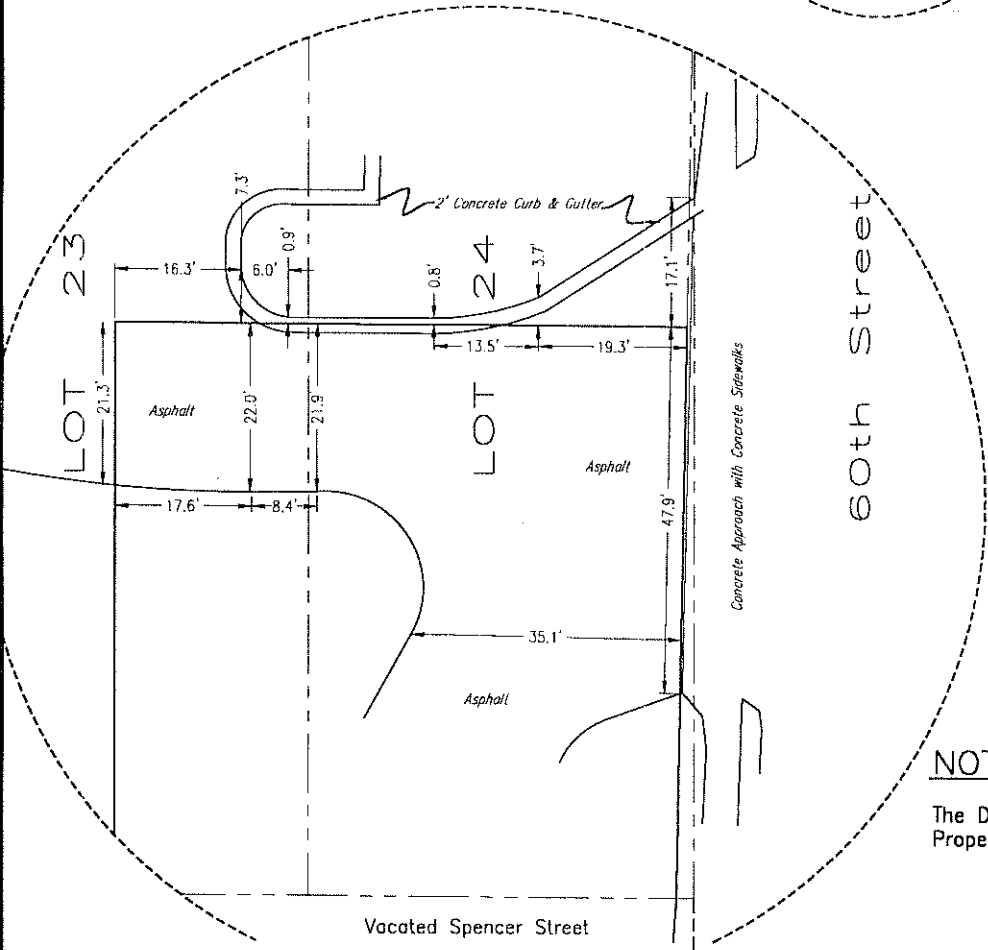
VIEW F



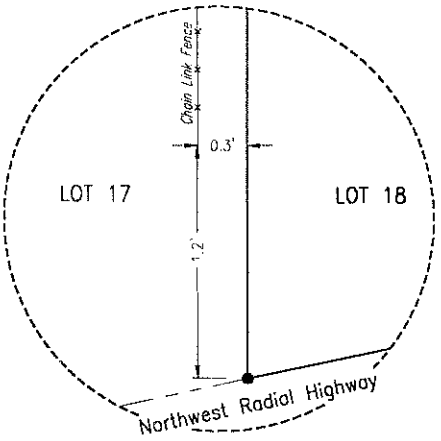
VIEW G



VIEW E



VIEW H



NOTE

The Dimension text is shown on the same side of the Property Line where the Topographic feature is located.



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CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION


Lot 1, SAINT JAMES MANOR, Being an Administrative Replat of Lots 1, 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22, 23, 24 and the alley abutting said Lots EXCEPT that part of Lots 1, 18, 19, 20, 21, 22, 23 and 24 taken for right of way purposes, and the North Fifty Two foot (52') of Lots 8, 9, 10, 11 and 12, all in Block 6, Original City of Benson, TOGETHER WITH Lots 13, 14, 15 and the south Seventy Five foot (75') of the east Twenty Five foot (25,) of Lot 23 and the south Seventy Five foot (75') of Lot 24 Except that part of Lot 24 taken for right of way purposes, all in Block 5, Original City of Benson, ALSO TOGETHER WITH all of vacated Spencer Street between the west right of way of 60th Street and the east right of way of 61st Street, all of the above being part of the Original City of Benson, (Now a part of Omaha) a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:


Beginning at the northwest corner of said Lot 13, Block 5, Original City of Benson; Thence South 89°43'57" East for 149.93 feet to the northeast corner of said Lot 15, Block 5; Thence South 00°01'46" West for 127.87 feet to the southeast corner of said Lot 15, Block 5; Thence South 89°46'14" East for 374.64 feet along the north right of way of vacated Spencer Street; Thence North 00°00'14" East for 75.00 feet parallel with and Twenty Five foot (25') west of the east line of said Lot 23, Block 5; Thence South 89°45'35" East for 73.98 feet parallel with and Seventy Five foot (75') north of the south line of said Lots 23 and 24, Block 5 to the west right of way of 60th Street; Thence along said west right of way for the following 5 courses; Thence South 00°59'32" West for 75.01 feet; Thence South 04°17'52" West for 60.21 feet; Thence South 01°11'51" West for 128.03 feet; Thence South 01°54'19" East for 14.17 feet; Thence South 01°42'49" East for 101.20 feet to the north right of way of the Northwest Radial Highway; Thence along said north right of way for the following 3 courses; Thence North 74°37'18" West for 97.42 feet; Thence North 89°46'13" West for 149.92 feet; Thence South 77°39'16" West for 101.77 feet to the west line of said Lot 18, Block 6; Thence North 00°09'34" West for 188.07 feet along the west line of said Lots 18 and 7, Block 6; Thence North 89°45'13" West for 249.78 feet parallel with and Fifty Two foot (52') south of the north line of said Lots 8, 9, 10, 11 and 12, Block 6 to the east right of way of 60th Street; Thence North 00°01'08" East for 239.91 feet along said east right of way to the Point of Beginning.

Contains 3.44 acres.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.


Land Surveyor



Date June 23, 1999

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

Joseph V. Rysavy
St. James Manor, Inc., a Nebraska non-profit corporation, Owner
Joseph Rysavy, President

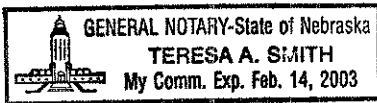
9/22/99
Date

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 22 day of Sept, 1999, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Joseph Rysavy, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument President of St. James Manor, Inc., a Nebraska non-profit corporation and he acknowledged the signing of the same to be his voluntary act and deed.

Teresa A. Smith
Notary Public



MORTGAGEE'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are MORTGAGEE of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
by: GMAC Commercial Mortgage Corporation
Attorney-in-Fact and Servicer

9/15/99
Date

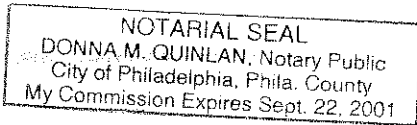
BY: Jeanne Gumbor
Title: VICE President
(Execution is subject to the consent of the U.S.
Department of Housing and Urban Development)

ACKNOWLEDGMENT OF NOTARY

State of Pennsylvania)
)SS
County of Montgomery)

On this 15th day of September, 1999, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Jeanne Gumbor, who (are/s) personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Donna M. Quinlan
Notary Public

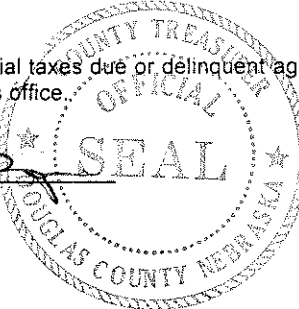


NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

[Signature]
County Treasurer



11-30-99
Date

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8.08, 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.

[Signature]
Planning Director

12/17/99
Date