

WALNUT HILL REPLAT 6

LOTS 1 and 2

BEING A REPLATTING OF ALL OF LOTS 3 THRU 16, INCLUSIVE, TOGETHER WITH PART OF LOTS 1 AND 2, BLOCK 10, WALNUT HILL, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 10, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 3;

THENCE EAST (ASSUMED BEARING) 128.75 FEET ON THE NORTH LINES OF SAID LOTS 1, 2 AND 3 TO THE EAST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE S26°13'11"W 184.75 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO THE SOUTH LINE OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 10;

THENCE N89°58'44"W 197.63 FEET ON THE SOUTH LINE OF SAID VACATED ALLEY TO THE NE CORNER OF SAID LOT 16;

THENCE S00°25'03"W 149.29 FEET ON THE EAST LINE OF SAID LOT 16 TO THE SE CORNER THEREOF;

THENCE N89°56'53"W 249.68 FEET ON THE SOUTH LINE OF SAID LOTS 12 THRU 16, INCLUSIVE, TO THE SW CORNER OF SAID LOT 12;

THENCE N00°15'33"E 314.73 FEET ON THE WEST LINES OF SAID LOTS 11 AND 12 TO THE NW CORNER OF SAID LOT 11;

THENCE EAST 399.85 FEET ON THE NORTH LINES OF SAID LOTS 4 THRU 11, INCLUSIVE, TO THE POINT OF BEGINNING.



MISC 2008037939

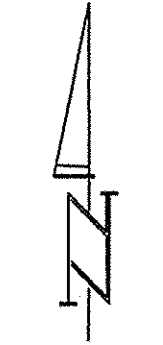


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6 min
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 CKP C/O COMP. INT
 CEL SCAN FV

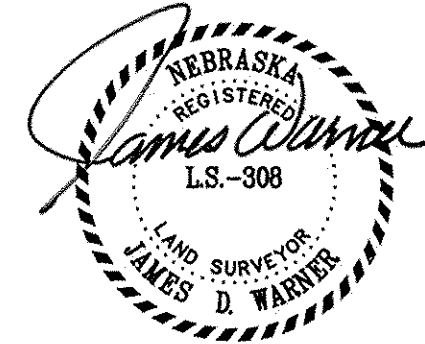
ADDRESS LOT 1, 4383 NICHOLAS STREET
 ADDRESS LOT 2, 4420 IZARD STREET

- LEGEND**
- CORNERS FOUND
 - CORNER OF EXISTING BUILDING
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - CTP CRIMPED TOP PIPE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.



JULY 18, 2008
 DATE:

JAMES D. WARNER
 NEBRASKA R.L.S. 308

OWNER'S CERTIFICATION

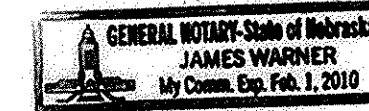
KNOW ALL MEN BY THESE PRESENTS: THAT WE, OMAR 5, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND NEARY-COOPER PARTNERSHIP, LLP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP, BEING THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

OMAR 5, LLC
 A NEBRASKA LIMITED LIABILITY COMPANY
 BY: *Ray Trimble*
 RAY TRIMBLE, MEMBER AND PRESIDENT

NEARY-COOPER PARTNERSHIP, LLP,
 A NEBRASKA LIMITED LIABILITY PARTNERSHIP
 BY: *Raymond J. Neary*
 RAYMOND J. NEARY, PARTNER

ACKNOWLEDGMENT OF NOTARY

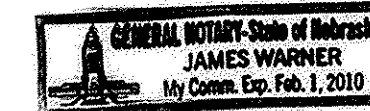
STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.
 THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JULY, 2008, BY RAY TRIMBLE, MEMBER AND PRESIDENT, MEMBER OF OMAR 5 LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James Warner
 NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.
 THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JULY, 2008, BY RAYMOND J. NEARY, PARTNER OF NEARY-COOPER PARTNERSHIP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



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 LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.

9.23.08
 DATE:



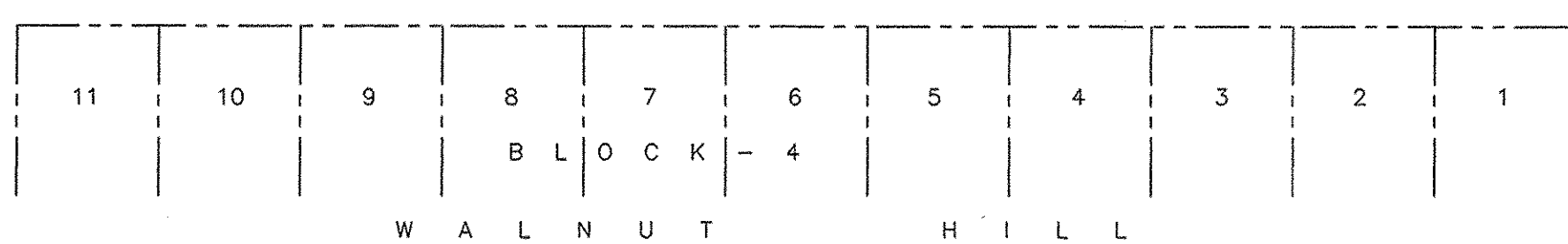
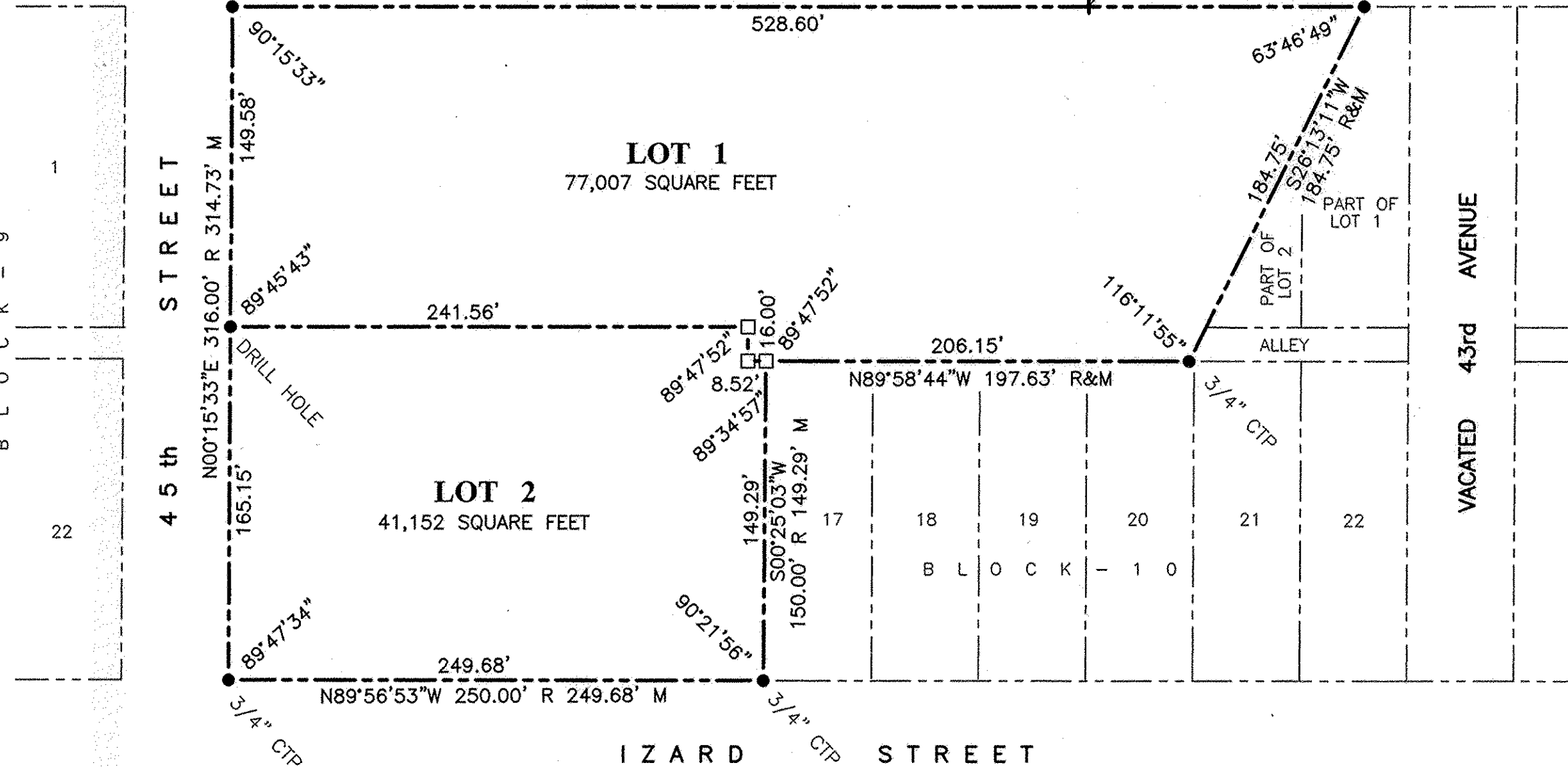
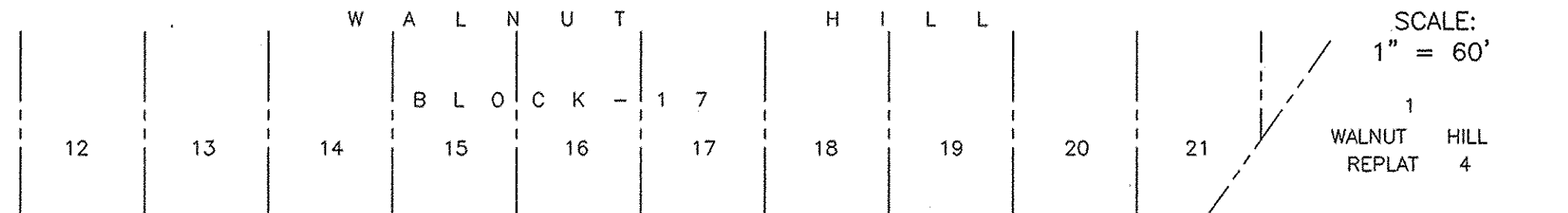
Timothy W. Conway
 COUNTY TREASURER

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 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.

9/30/08
 DATE:

Charles Weaver
 PLANNING DIRECTOR



1" = 100'

SCALE: JULY 18, 2008
 DATE: RJR
 DRAWN BY: JDW
 CHECKED BY: REVISION

CITY OF OMAHA, NEBRASKA
 ADMINISTRATIVE SUBDIVISION

INVESTORS
 REALTY

WALNUT HILL REPLAT 6

2 THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
 PHONE: 402-330-8860 FAX: 402-330-5866 EMAIL: TD2MAIL@TD2CO.COM
 WEBSITE: WWW.TD2CO.COM

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