



115C 2003045906

PRY 08 2009 05:10 P. 6

MISC 6/6 10-40580
FEE 339 10-40605-New
BMP 10-40602-Old
DE 10-40602-Old

WALNUT HILL REPLAT 7

LOT 1

BEING A REPLATING OF LOT 2, WALNUT HILL REPLAT 6, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY LYING WITHIN LOTS 17, 18, 19 AND 20 IN BLOCK 10, WALNUT HILL, A SUBDIVISION IN SAID DOUGLAS COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 17, SAID CORNER BEING ON THE WEST LINE OF SAID ABANDONED RAILROAD; THENCE S89° 56'53" E (ASSUMED BEARING) 125.18 FEET ON THE SOUTH LINE OF SAID BLOCK 10 TO THE EAST LINE OF SAID ABANDONED RAILROAD; THENCE N26° 13'11" E 166.45 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO THE SOUTH LINE OF THE VACATED ALLEY RUNNING THROUGH SAID BLOCK 10; THENCE N89° 58'47" W 197.63 FEET ON THE SOUTH LINE OF SAID VACATED ALLEY TO THE NW CORNER OF SAID LOT 17; THENCE S00° 25'03" W 149.29 FEET ON THE WEST LINE OF SAID LOT 17 TO THE POINT OF BEGINNING



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 LOT BEING PLATTED.

APRIL 1, 2009
DATE:
JAMES D. WARNER
NEBRASKA R.L.S. 308

OWNER'S CERTIFICATION

ALL MEN BY THESE PRESENTS, THAT WE, NEARY-COOPER PARTNERSHIP, L.P., 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 A LOT AS SHOWN ON THIS PLAT.

NEARY-COOPER PARTNERSHIP, LLP,
A NEBRASKA LIMITED LIABILITY PARTNERSHIP

BY: *Raymond J. Neary*
RAYMOND J. NEARY, PARTNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) s.s.
COUNTY OF DOUGLAS)
THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF APRIL, 2009, BY RAYMOND J. NEARY, PARTNER, NEARY-COOPER PARTNERSHIP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



James Warner
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

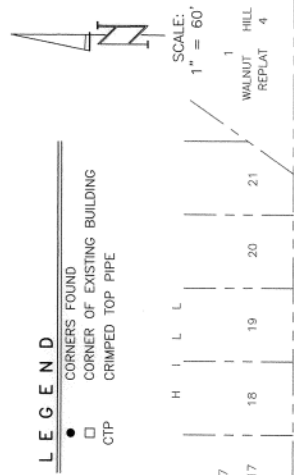
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THIS LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 4-22-09
Frank W. Gaud
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.

DATE: 5/6/09
Charles Allen
PLANNING DIRECTOR



ADDRESS LOT 1, 4420 IZARD STREET

