

Return

B. W. TEDEMEYER

United-A.G. Coop. Inc.

P.O. Box 1131

108101

DM NE

LEGAL DESCRIPTION: See Page 2 of 2

FIELD NOTES AND PLAT TO SCALE SHOWING TRACT SURVEYED WITH ALL PERTINENT POINTS:



Approved as a subdivision of only two (2) lots with plat requirement waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless filed and recorded with the County Register of Deeds within thirty (30) days of this date.

## LEGEND:

◆ Point Found  
(1"Ø Rebar)

SCALE: 1"=100'

6/17/93

Date

Planning Director

POINT OF COMMENCEMENT

N.E. COR. SEC. 2-T14N-R12E  
(Existing Brass Cap)

POINT OF BEGINNING

TO N. 1/4 COR. SEC. 2  
(Existing Brass Cap)

"F" STREET

728.22' N 89°49'44" W

35

36

263.35' N 89°49'44" W

AREA=16,756.1 S.F.  
0.385 ACRES

R=398.56'

ARC=328.82'

N 55°29'42" E

CHORD 319.56'

N 45°13'41" E

CHORD 410.19'

42.56' N 89°51'03" W

U.P.R.R. R-O-W

170.65'

N 00°00'46" E

482.87'

AREA=211,884.3 S.F.  
4.884 ACRES

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 shown by the records of this office.

6-16-93

Date

County Treasurer

POINT OF BEGINNING

186.83' S 89°49'44" E

5.83' S 00°00'28" W

47.59' N 84°39'03" E

U.P.R.R. R-O-W

416.28' N 89°49'44" W

71.91'

S 00°00'07" W

470.65'

72ND STREET

S 00°00'07" W

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NOTE:  
DRAWING TITLED  
"1993 AS CONSTRUCTED  
SITE SURVEY"  
"CORPORATE OFFICE  
FACILITY"  
DATED 6-2-93

## LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Signature

Ronald F. Kratochvil

Date:

6/2/93

Reg.No.

363

DATE RECEIVED:

OFFICIAL ADDRESS:

7401 "F" St.

BLDG PERMIT NO:



PLANNING  
ARCHITECTURE  
ENGINEERING  
INTERIORS  
8600 INDIAN HILLS DRIVE  
OMAHA NEBRASKA 68114-4039

## RECORD OF SURVEY

UNITED-A.G. COOPERATIVE INC., OFFICE SITE

PROJECT NO. 080393

LOCATION SEC. 2-T14N-R12E

SURVEY NO. FS 1 93

PAGE 1 OF 2

2519

NENE

## LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

The tract commences at the Northeast corner of said Section 2 which is also the intersection of the centerlines of 72nd Street and "F" Street; thence North 89 degrees 49' 44" West along the said centerline of "F" Street or the north line of said Section 2 for a distance of 71.91 feet to a point; thence South 00 degrees 10' 16" West, a right angle to said "F" Street centerline for a distance of 53.00 feet to a point of intersection of the Right-of-Way line of said "F" Street with a boundary line between Union Pacific Railroad (U.P.R.R.) and United-A.G. Cooperative, Inc. (United-A.G.) Distribution Center; thence North 89 degrees 49' 44" West along the line between said U.P.R.R. and United-A.G. which is 53.00 feet south and parallel to the said centerline of "F" Street for a distance of 416.26 feet to the Point-Of-Beginning; thence South 00 degrees 00' 07" West for a distance of 470.65 feet to a point; thence North 89 degrees 51' 03" West for a distance of 482.87 feet to a point on the said U.P.R.R. R.O.W.; thence North 00 degrees 00' 46" East along the said U.P.R.R. R.O.W. for a distance of 170.68 feet to a point; thence North 89 degrees 51' 03" West along the said U.P.R.R. R.O.W. for a distance of 42.56 feet to a point; thence along the said U.P.R.R. R.O.W. along an arc of a circular curve to the right for a distance of 435.17 feet, having a radius of 367.56 feet, a chord length of 410.19 feet, and a chord bearing of North 45 degrees 13' 41" East to a point; thence North 84 degrees 39' 03" East along said U.P.R.R. R.O.W. line which is not tangent to the last described curve for a distance of 47.59 feet to a point; thence North 00 degrees 00' 27" East along the said U.P.R.R. R.O.W. for a distance of 5.83 feet to a point on a line located parallel to and 53.00 feet southerly from the said centerline of "F" Street or the north line of said Section 2; thence South 89 degrees 49' 44" East along said U.P.R.R. R.O.W. line that is parallel with the said centerline of "F" Street for a distance of 186.83 feet to the Point-Of-Beginning containing 211,884.3 square feet (4.864 Acres) more or less

In this description the centerline of 72nd Street has an assumed bearing of South 00 degrees 00' 07" West.

060393

Page 2 of 2

(Office Site) 6/2/93

2519.

CASH 10389 BK 1079 R 2-14-12 FB 01-60000  
 TYPE MISC PG 22-23 C/O COMP SCAN 140  
1050 OF MISC LEGAL 23 MC FW

GEORGE J. JONES  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

JUN 17 4 06 PM '93

RECORDED

DR. S.