



BK 2206 PG 103-111



DEED 2002 03948

Nebr Doc  
Stamp Tax  
3-2502  
Date  
RE  
By JOD

RICHARD H. TANECH  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
02 MAR 25 AM 10:18  
RECEIVED

When recorded return to:  
City of Omaha, Nebraska  
  
Public Works Department  
Design Division  
R-O-W Section  
(Tim Phelan, RAW Agent)

**CORPORATE SPECIAL WARRANTY DEED  
PUBLIC PURPOSES**

FOR OFFICE USE ONLY  
Project: West Dodge Road widening, 84<sup>th</sup> St.  
to Regency Pkwy  
S.P. 98-16  
City Proj. No.:  
Tract No.: 3  
Address: 8601 West Dodge Rd.  
Omaha, Nebraska

**KNOW ALL MEN BY THESE PRESENTS:**

THIS DEED, made this 28 day of February, 2002, AD, between **Nebraska Methodist Health System, Inc. a Nebraska non-profit corporation**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Seventeen thousand three hundred and 00/100 dollars (\$17,300.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"—LAND ACQUISITION LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons claiming by, through or under the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed this 28 day of February, 2002.

Nebraska Methodist Health System, Inc. a Nebraska non-profit corporation

[Signature]  
Vice President

A 3/1

FEE 15.50 FB 57-09362  
BKP \_\_\_\_\_ C/O Y COMP AB  
DEL \_\_\_\_\_ SCAN R TV \_\_\_\_\_

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

On this 28 day of February, 2002, before me, a Notary Public in and for said County, personally came [Signature] of Nebraska Methodist Health System, Inc. a Nebraska non-profit corporation, to me personally known to be the VICE President of said corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]  
NOTARY PUBLIC

Notary Seal:



# Exhibit "A"

Tract 3

Owner's Legal

Lot 2, Dodge Plaza, An Addition To The City Of Omaha, As Surveyed, Platted And Recorded In Douglas County, Nebraska.

New R-O-W Acquisition Legal

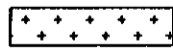
Beginning At The Northwest Corner of Lot 2, Said Corner Being On A 3164.16 Foot Radius Curve Concave To The South, Thence Easterly Along The Northerly Line Of Said Lot 2 And Said Curve, An Arc Distance Of 75.8 Feet, The Chord Of Said Curve Bears S 85°09'26" E (Assumed Bearing) A Distance Of 75.8 Feet To The Point Of Curvature Of A 114.0 Foot Radius Curve Concave To The Southeast, The Chord Of Said Curve Bears S 73°41'49" W, A Distance Of 52.1 Feet; Thence Southwesterly, Along Said 114.0 Foot Radius Curve, An Arc Distance Of 52.5 Feet To The Point Of Reverse Curvature Of A 56.00 Foot Radius Curve Concave To The North, The Chord Of Said 56.00 Foot Radius Curve Bears N 74°37'23" W, A Distance Of 27.3 Feet; Thence Westerly, Along Said 56.00 Foot Radius Curve, An Arc Distance Of 27.3 Feet To A Point On The Westerly Line Of Said Lot 2; Thence N 01°43'34" E, Along The Westerly Line Of Said Lot 2, A Distance Of 28.3 Feet To The Point Of Beginning Containing An Area Of 1018.8 Square Feet, More Or Less.

Temporary Construction Easement Legal

The West 80.2 Feet Of The North 40.1 Feet Of Said Lot 2; And The East 20.2 Feet Of The West 100.4 Feet Of The North 20.1 Feet Of Said Lot 2, Excluding The Above Described New R-O-W Acquisition; Total Area Of The Above Described Temporary Construction Easement Containing An Area Of 2617.0 Square Feet, More Or Less.

## CITY OF OMAHA PUBLIC WORKS DEPARTMENT

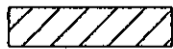
Owner(s) Dodge Investments, LTD.  
8001 A Limited Partnership  
Address 8601 West Dodge Road  
Omaha, NE



LAND ACQUISITION 1018.8 S.F.



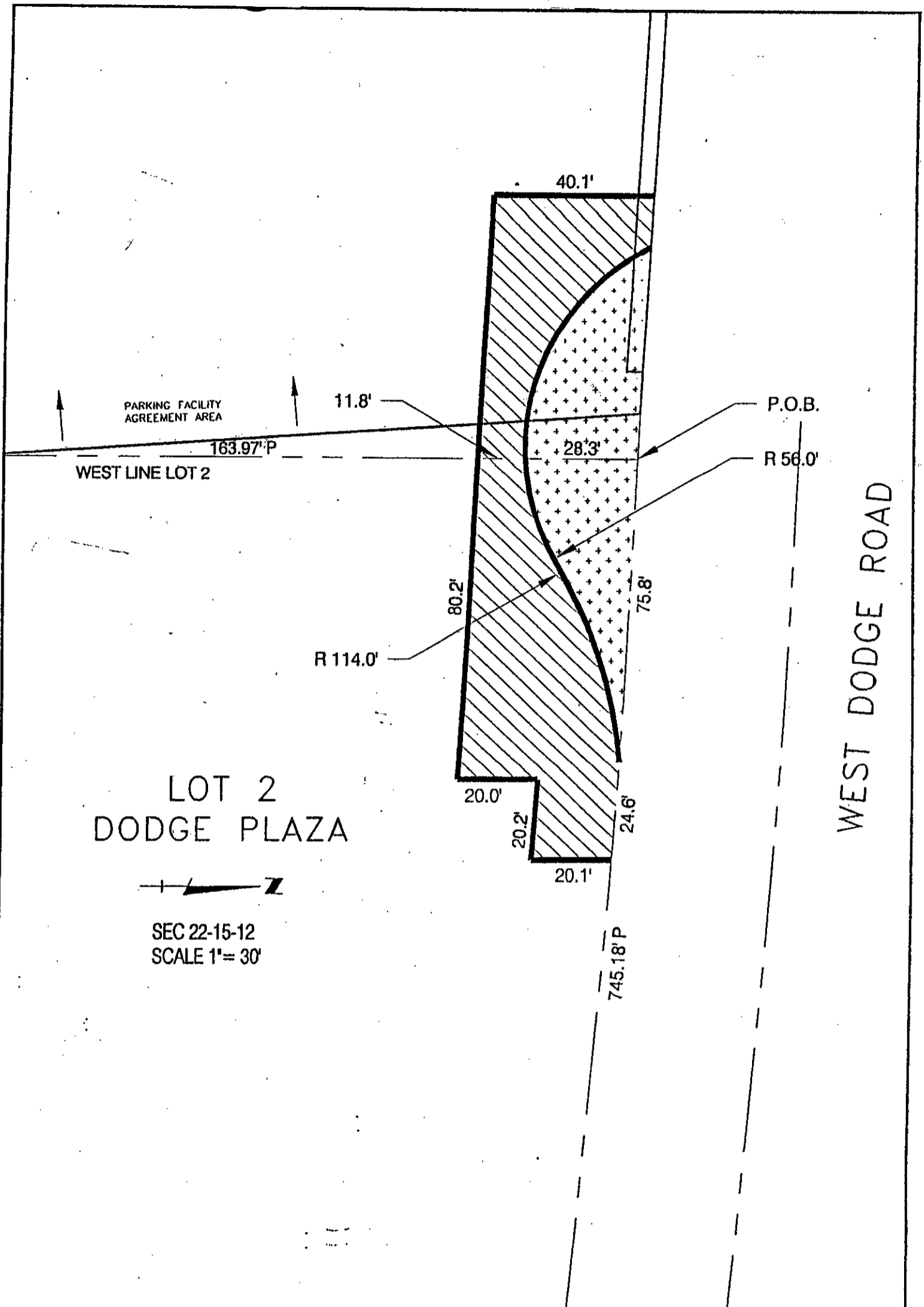
PERMANENT EASEMENT \_\_\_\_\_ S.F.



TEMPORARY EASEMENT 2617.0 S.F.

PROJECT NO. S.P. 98-16  
TRACT NO. 3

Date Completed: 05/29/2001  
Revision Date: 08/06/2001  
Revision Date: \_\_\_\_\_



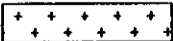


LOT 2  
DODGE PLAZA



SEC 22-15-12  
SCALE 1" = 30'

NOTE: P = PLAT DISTANCE

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	1018.8	S.F.
	PERMANENT EASEMENT		S.F.
	TEMPORARY EASEMENT	2617.0	S.F.

PROJECT NO. S.P. 98-16  
TRACT NO. 3