

Deal to 64.00 43 22820 - new  
 50  
 Received - DIANE L. BATTIATO  
 Register of Deeds Douglas County NE  
 2016014106  
 2016014106

# BENSON REPLAT 19

LOTS 1 & 2, BENSON REPLAT 19, BEING A REPLATING OF LOTS 1 THROUGH 12, INCLUSIVE AND LOTS 19 THROUGH 24, INCLUSIVE ALL BEING LOCATED IN BLOCK 7, BENSON A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE NORTH HALF OF THE VACATED EAST-WEST ALLEY ABUTTING SAID LOTS 1 THROUGH 12 ON THE SOUTH AND ALSO TOGETHER WITH THE SOUTH HALF OF SAID EAST-WEST VACATED ALLEY ABUTTING LOTS 19 THROUGH 24 ON THE NORTH, EXCEPT PARTS DEEDED TO THE CITY OF OMAHA.

LOCATED IN:  
 SE 1/4 NE 1/4 SEC. 12-15-12

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 AND 2, BENSON REPLAT 19, BEING A REPLATING OF LOTS 1 THROUGH 12, INCLUSIVE AND LOTS 19 THROUGH 24, INCLUSIVE ALL BEING LOCATED IN BLOCK 7, BENSON A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE NORTH HALF OF THE VACATED EAST-WEST ALLEY ABUTTING SAID LOTS 1 THROUGH 12 ON THE SOUTH AND ALSO TOGETHER WITH THE SOUTH HALF OF SAID EAST-WEST VACATED ALLEY ABUTTING LOTS 19 THROUGH 24 ON THE NORTH, THE PERIMETER DESCRIBED AS FOLLOWS:

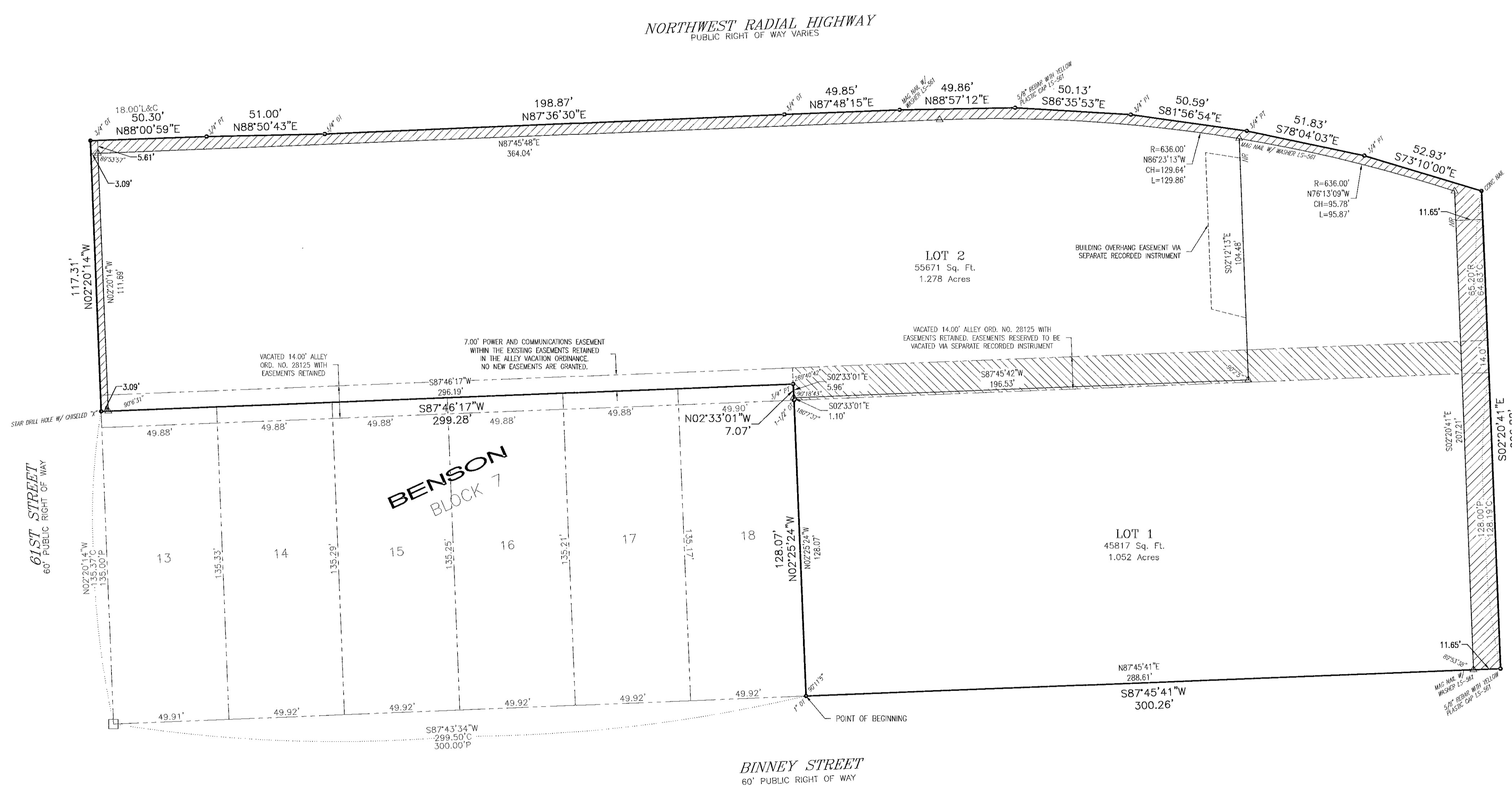
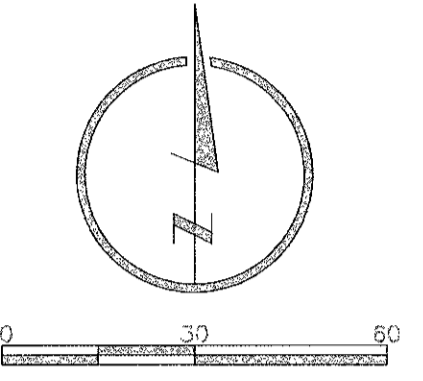
BEGINNING AT A 1" OPEN TOP PIPE AT THE SOUTHEAST CORNER OF LOT 18, SAID BLOCK 7, BENSON;  
 THENCE NORTH 02°25'24" WEST (BEARINGS ASSUMED) FOR 128.07 FEET TO A 1-1/2" OPEN TOP PIPE AT THE NORTHEAST CORNER THEREOF;  
 THENCE NORTH 02°33'01" WEST FOR 7.07 FEET TO A 3/4" PINCHED TOP PIPE IN THE CENTER OF THE VACATED EAST-WEST ALLEY;  
 THENCE SOUTH 87°48'17" WEST ON SAID CENTERLINE FOR 299.28 FEET TO A STAR DRILL HOLE WITH CHISELED "X" IN THE EAST RIGHT OF WAY LINE OF 61ST STREET;  
 THENCE NORTH 02°20'14" WEST FOR 117.31 FEET ON THE EAST RIGHT OF WAY LINE OF SAID 61ST STREET AND WEST LINE OF SAID LOT 12, TO A 3/4" OPEN TOP PIPE IN THE EXISTING SOUTH RIGHT OF WAY LINE OF NORTHWEST RADIAL HIGHWAY ACCURSED IN CITY PROJECT U-11205;  
 THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING NINE (9) COURSES:  
 1) THENCE NORTH 89°00'59" EAST FOR 50.30 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A 3/4" PINCHED TOP PIPE IN THE WEST LINE OF SAID LOT 11;  
 2) THENCE NORTH 88°50'43" EAST FOR 51.00 FEET CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO A 3/4" OPEN TOP PIPE IN THE WEST LINE OF SAID LOT 10;  
 3) THENCE NORTH 87°36'30" EAST FOR 198.87 FEET TO A 3/4" OPEN TOP PIPE IN THE WEST LINE OF SAID LOT 6;  
 4) THENCE NORTH 87°48'15" EAST FOR 49.85 FEET TO A MAG NAIL WITH WASHER STAMPED LS-561 IN THE WEST LINE OF SAID LOT 5;  
 5) THENCE NORTH 88°57'12" EAST FOR 49.86 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 IN THE WEST LINE OF SAID LOT 4;  
 6) THENCE SOUTH 86°55'53" EAST FOR 50.13 FEET TO A 3/4" PINCHED TOP PIPE IN THE WEST LINE OF SAID LOT 3;  
 7) THENCE SOUTH 81°56'54" EAST FOR 50.59 FEET TO A 3/4" PINCHED TOP PIPE IN THE WEST LINE OF SAID LOT 2;  
 8) THENCE SOUTH 78°04'03" EAST FOR 51.83 FEET TO A 3/4" PINCHED TOP PIPE IN THE WEST LINE OF SAID LOT 1;  
 9) THENCE SOUTH 73°10'00" EAST FOR 52.93 FEET TO A CONCRETE NAIL IN THE WEST RIGHT OF WAY LINE OF 60TH STREET AND THE EAST LINE OF SAID LOT 1;  
 THENCE SOUTH 02°20'41" EAST FOR 206.62 FEET ON SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID LOTS 1 AND 24 TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE SOUTH EAST CORNER OF SAID LOT 24 AND ALSO THE NORTH RIGHT OF WAY LINE OF BINNEY STREET;  
 THENCE SOUTH 87°45'41" WEST FOR 300.26 FEET ON SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID LOTS 19 THROUGH 24 TO THE POINT OF BEGINNING.

### NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- AN INGRESS/EGRESS EASEMENT BETWEEN LOTS 1 AND 2 WILL BE RECORDED VIA SEPARATE INSTRUMENT.

### LEGEND

- M MEASURED DIMENSIONS
- P PLAT DIMENSIONS
- R RECORD DIMENSIONS
- L LEGAL DIMENSIONS
- C COMPUTED DIMENSIONS
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- CORNER FOUND
- △ CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-561 UNLESS NOTED OTHERWISE)
- COMPUTED CORNER
- M MEASURED DIMENSIONS
- BOUNDARY LINE
- LOT LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- ▨ STREET DEDICATION CONTAINS 5,430 SQUARE FEET
- ▨ EASEMENTS TO BE RELEASED VIA SEPARATE RECORDED INSTRUMENT



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, GREAT WESTERN BANK, A SOUTH DAKOTA BANKING CORPORATION, OWNERS AND OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 AND 2, BENSON REPLAT 19, DO HEREBY RAFFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

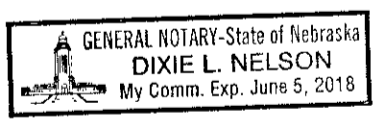
### GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS  
 WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN CUTS AND ANCHORS, CABLES, CONDUITS, AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS THE EASEMENTS AS SHOWN HEREON. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

GREAT WESTERN BANK, A SOUTH DAKOTA BANKING CORPORATION, OWNERS  
 Gary Grote  
 (PRINTED NAME) (SIGNATURE)  
 Group President  
 (TITLE)

### ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
 ) SS  
 COUNTY OF Douglas )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF August, 2015  
 BY GARY GROTE GROUP PRESIDENT  
Diane Johnson (PRINTED NAME) AGM A084 (TITLE)  
 OF Great Western Bank  
 SIGNATURE OF NOTARY PUBLIC



### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF LOTS 1 AND 2, BENSON REPLAT 19 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE 8/10/15  
 DOUGLAS COUNTY ENGINEER

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

13 DAY OF August  
Diane Benschneider  
 DOUGLAS COUNTY TREASURER

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF LOTS 1 AND 2, BENSON REPLAT 19 AS TO THE DESIGN STANDARDS.

David Pifer 8/11/15  
 CITY ENGINEER DATE  
 I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-9 OF THE OMAHA MUNICIPAL CODE.  
David Pifer 8/23/16  
 CITY ENGINEER DATE

### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF LOTS 1 AND 2, BENSON REPLAT 19 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

15th DAY OF May, 2015.  
Autumn  
 CHAIRMAN, OMAHA CITY PLANNING BOARD

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LOTS 1 AND 2, BENSON REPLAT 19 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

15th DAY OF September, 2015.  
Jan St. John  
 MAYOR  
 ATTEST:  
Ben Bray  
 CITY CLERK  
 PRESIDENT

Drawn by: EAM  
 Designed by: TLW  
 Reviewed by: TLW  
 File name: 440991101.dwg  
 Plot name: new19a

14710 West Dodge Road, Suite 100 402.496.2498 | P  
 Omaha, Nebraska 68154-2027 402.496.2730 | F  
 LAMP RYNEARSON & ASSOCIATES www.LRA-inc.com  
 BENSON REPLAT 19 (LOTS 1 AND 2) OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

Job number--tsks  
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