



DEED 2008021302



MAR 05 2008 13:51 P 9

Deed 58-35654 - new
 FEE 48.00 FD 01-6021-7 *add*
 9/6 *9/6* ~~DKP 10-15-12~~ *9/6* ~~D/O~~ *9/6* ~~COMP~~ *9/6*
~~DEL~~ *9/6* ~~SCAN~~ *9/6* ~~FMS~~ *9/6*
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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 3/5/2008 13:51:04.37



2008021302

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PAGE DOWN FOR BALANCE OF INSTRUMENT

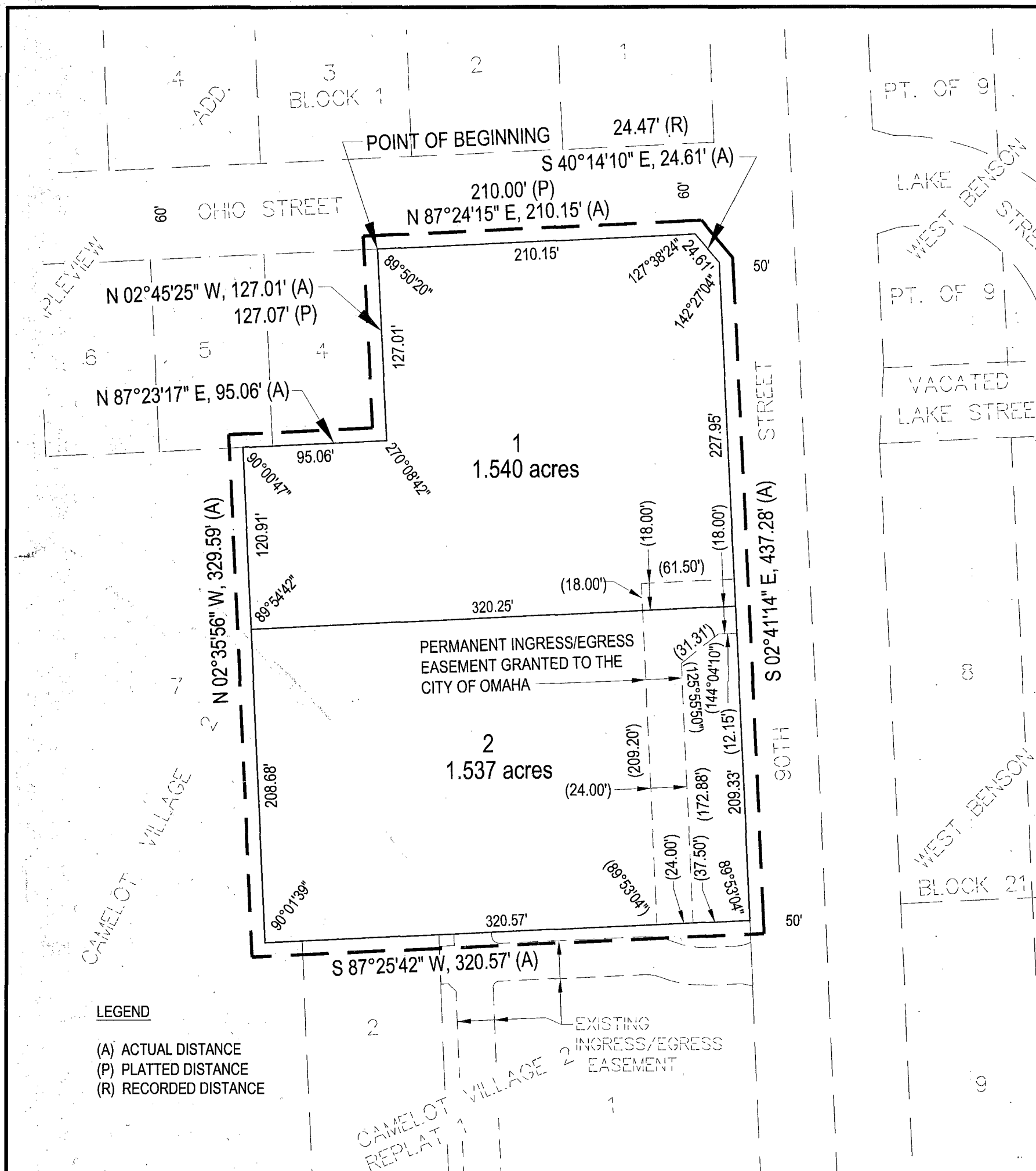
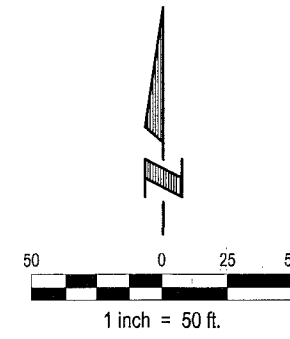
Return To: _____

Check Number

THE SHOPPES AT LORETO

LOTS 1 & 2

BEING A REPLAT OF PART OF LOT 1, AND ALL OF LOTS 2 AND 3, BLOCK 2, MAPLEVIEW ADDITION; AND ALSO BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4; ALL LOCATED IN SECTION 10, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DEDICATION

Know all men by these presents that we, LORETO, LLC, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as THE SHOPPES AT LORETO (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets.

No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

LORETO, LLC

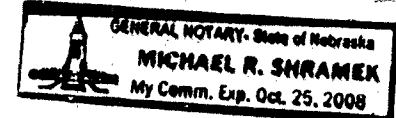
John Spaukstat
John Spaukstat, managing member
SPAUKSTAT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 22 day of October 2007, before me, the undersigned, a Notary Public in and for said County, personally came John Spaukstat, managing member of LORETO, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

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

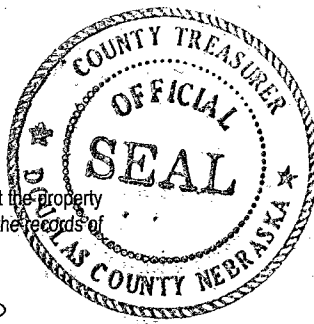
Michael R. Shramek
Notary Public



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 Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Michael R. Shramek
COUNTY TREASURER DATE 2.26.08



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN THE SHOPPES AT LORETO (THE LOT NUMBERED AS SHOWN) BEING A REPLAT OF PART OF LOT 1, AND ALL OF LOTS 2 AND 3, BLOCK 2, MAPLEVIEW ADDITION; AND ALSO BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4; ALL LOCATED IN SECTION 10, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 2, MAPLEVIEW ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4, SAID BLOCK 2, MAPLEVIEW ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OHIO STREET; THENCE N87°24'15"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 2, MAPLEVIEW ADDITION, AND ALSO THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 2, MAPLEVIEW ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF OHIO STREET, A DISTANCE OF 210.15 FEET; THENCE S40°14'10"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF OHIO STREET, A DISTANCE OF 24.61 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF OHIO STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF 90TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, BLOCK 2, MAPLEVIEW ADDITION; THENCE S02°41'14"E ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2, MAPLEVIEW ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 90TH STREET, A DISTANCE OF 437.28 FEET TO THE NORTHEAST CORNER OF LOT 1, CAMELOT VILLAGE 2 REPLAT 1, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE SW 1/4 OF SAID SECTION 10; THENCE S87°25'42"W ALONG THE NORTH LINE OF SAID LOT 1, CAMELOT VILLAGE 2 REPLAT 1, AND ALSO THE NORTH LINE OF LOT 2, SAID CAMELOT VILLAGE 2 REPLAT 1, AND ALSO THE EASTERLY LINE OF LOT 7, CAMELOT VILLAGE 2, A SUBDIVISION LOCATED IN THE SAID SOUTH 1/2 OF THE SW 1/4 OF SECTION 10, A DISTANCE OF 320.59 FEET; THENCE N02°35'56"W ALONG SAID EASTERLY LINE OF LOT 7, CAMELOT VILLAGE 2, A DISTANCE OF 329.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, CAMELOT VILLAGE 2, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LOT 5, SAID BLOCK 2, MAPLEVIEW ADDITION; THENCE N87°23'17"E ALONG SAID SOUTHERLY LINE OF LOT 5, SAID BLOCK 2, MAPLEVIEW ADDITION, AND ALSO THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 2, MAPLEVIEW ADDITION, A DISTANCE OF 95.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 2, MAPLEVIEW ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, MAPLEVIEW ADDITION; THENCE N02°45'25"W ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 2, MAPLEVIEW ADDITION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 4, BLOCK 2, MAPLEVIEW ADDITION, A DISTANCE OF 127.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 134,043 FEET, OR 3.077 ACRES, MORE OR LESS.

Eric A. Schaben
ERIC SCHABEN LS-608

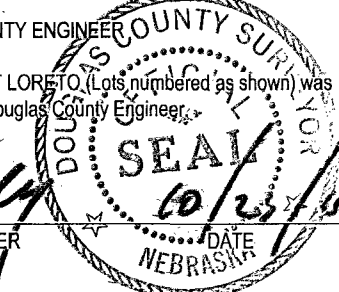
October 22, 2007
DATE



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE SHOPPES AT LORETO (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Fuller
DOUGLAS COUNTY ENGINEER DATE 10/23/07



OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE SHOPPES AT LORETO (Lots numbered as shown) was approved by the City Council of Omaha.

Mike Tobey
MAYOR DATE February 12, 2008

Brooks Brown
CITY CLERK

David Schwan
PRESIDENT OF COUNCIL



LEGEND
(A) ACTUAL DISTANCE
(P) PLATTED DISTANCE
(R) RECORDED DISTANCE

NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 & 2, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 & 2, EXCEPT THOSE PARTS OF SAID LOTS 1 & 2 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of THE SHOPPES AT LORETO (lots numbered as shown) as to the Design Standards.
Charles Kravich 10/25/07
CITY ENGINEER DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Charles Kravich 3/4/08
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of THE SHOPPES AT LORETO (Lots numbered as shown) was approved by the City Planning Board.
Bob 11/1/07
CHAIRMAN OF CITY PLANNING BOARD DATE

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 855-4700 FAX: (402) 855-3559
www.eagcg.com

THE SHOPPES AT LORETO
OMAHA, NEBRASKA

FINAL PLAT

Proj. No.:	P2007-184-001
Date:	10/11/2007
Designed By:	BAW
Drawn By:	LDD
Scale:	1" = 50'
Sheet:	1 of 1