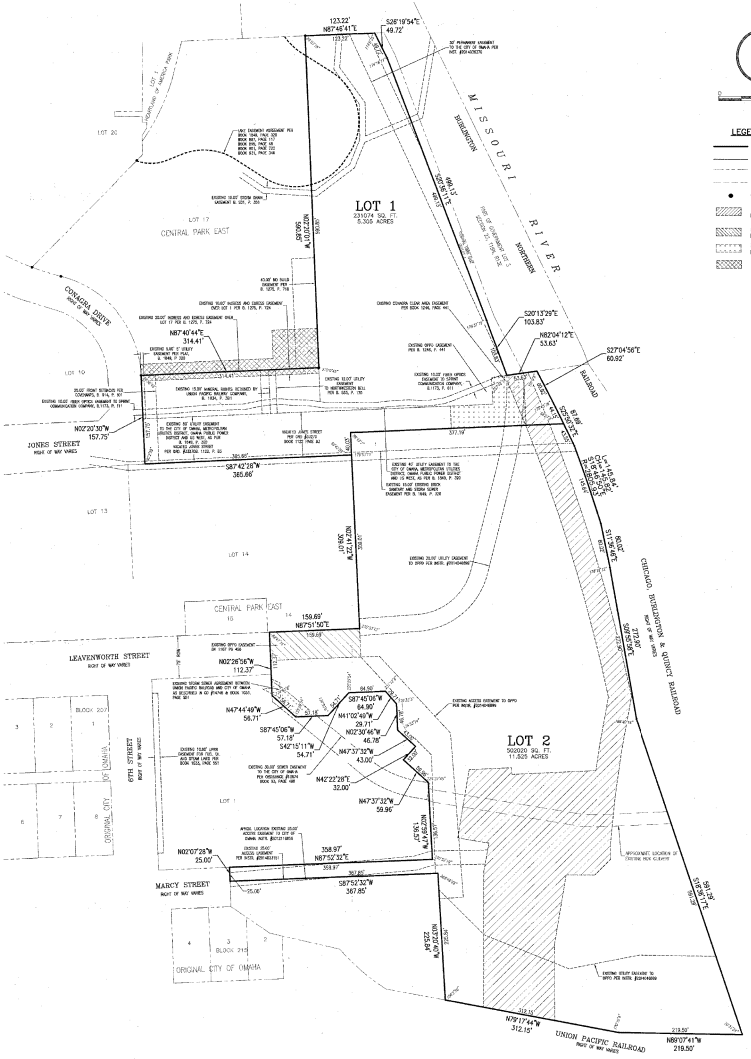
NSC 2017021358
FEB 28 2017 11:27 P 12
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2017021358

POWER STATION REPLAT 1

LOTS 1 & 2, BEING A REPLATTING OF LOT 1, CENTRAL PARK EAST REPLAT 2 AND LOT 2, POWER STATION, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NW 1/4 SW 1/4 SEC. 23-15-13
SW 1/4 SW 1/4 SEC. 23-15-13
NE 1/4 SW 1/4 SEC. 23-15-13
SE 1/4 SW 1/4 SEC. 23-15-13



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CORNER FOUND
- EXISTING PERMANENT SEWER EASEMENT INSTR. #2012118056
- EXISTING CPPD EASEMENT BOOK 1167, PG. 466
- EXISTING CONAGRA CLEAR AREA EASEMENT BOOK 1246, PG. 441
- EXISTING INGRESS AND EGRESS EASEMENT BOOK 1275, PG. 724

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 WITHIN THE SUBDIVISION TO BE KNOWN AS POWER STATION REPLAT 1, LOTS 1 AND 2, BEING A REPLATTING OF LOT 1, CENTRAL PARK EAST REPLAT 2 AND LOT 2, POWER STATION, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 16.830 ACRES

MATTHEW R. TINAVAW, L.S. 692

2-6-2017
DATE

LAMP RYNEARSON & ASSOCIATES

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

OWNER'S & MORTGAGEE CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND MORTGAGEES OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

TODD HEISTAND
MANAGER

CONAGRA FOODS PACKAGED FOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

JOHN LEWANDOWSKI
SR. DIRECTOR OF REAL ESTATE

FIRST WESTROADS BANK, MORTGAGEE

BRANDON URBAN
VICE PRESIDENT, COMMERCIAL LENDING

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February 2017 BY TODD HEISTAND, MANAGER OF 415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
SHANA SUMAHASE
My Commission Expires July 29, 2019

STATE OF NEBRASKA } SS
COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February 2017 BY JOHN LEWANDOWSKI, SR. DIRECTOR OF REAL ESTATE OF CONAGRA FOODS PACKAGED FOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JEFFERY J. REITZ-DR
My Comm. Exp. Feb 11, 2017

STATE OF NEBRASKA } SS
COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF March 2017 BY BRANDON URBAN, VICE PRESIDENT, COMMERCIAL LENDING OF FIRST WESTROADS BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
A.N.M. ADEL
My Comm. Exp. October 19, 2019

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

15TH DAY OF FEBRUARY 2017.

DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF POWER STATION REPLAT 1, LOTS 1 AND 2, 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.

Sheri Rockwell
for PLANNING DIRECTOR

3/10/17
DATE

DOUGLAS COUNTY ENGINEER REVIEW

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FOUND IT TO BE APPROVED MISCELLANEOUS SURVEY

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRAinc.com

POWER STATION REPLAT 1 (LOTS 1 AND 2)
OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE SUBDIVISION

25296

SHEET 1 OF 1