MISC 2017057457
AUG 25 2017 09:54 P 8

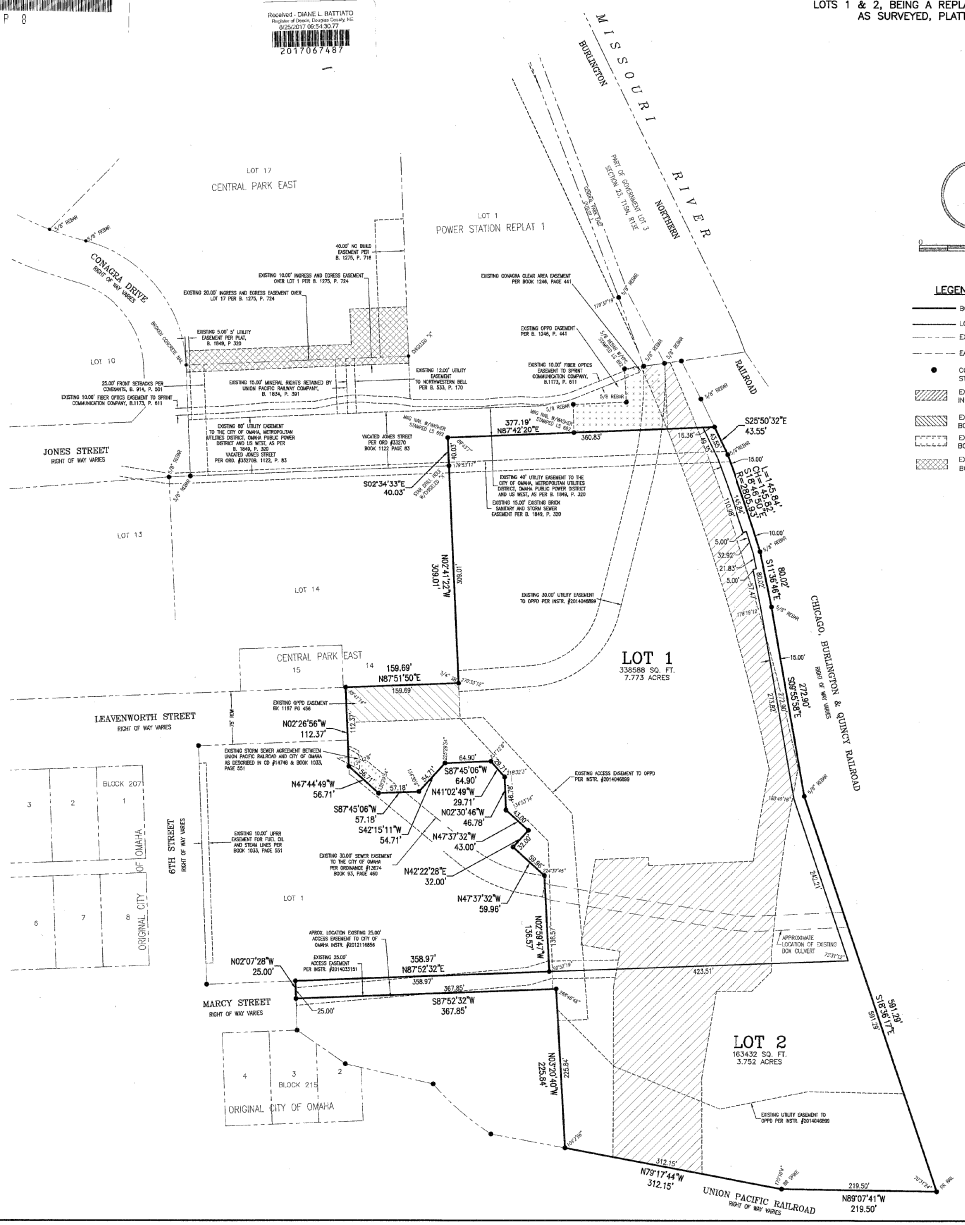
Misc 8/3
FEE 52.00 FB 23-31183-22
BKP ____ C/O ____ COMP ____
SCAN ____ FV ____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/25/2017 09:54:30.77
2017057457

POWER STATION REPLAT 2

LOTS 1 & 2, BEING A REPLATTING OF LOT 2, POWER STATION REPLAT 1, A SUBDIVISION, 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 (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-692) UNLESS OTHERWISE NOTED
- EXISTING PERMANENT SEWER EASEMENT INSTR. #2012116856
- EXISTING OPPD EASEMENT BOOK 1167, PG. 456
- 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 2, LOTS 1 AND 2, BEING A REPLATTING OF LOT 2, POWER STATION REPLAT 1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 11.525 ACRES

MATTHEW R. TINKHAM, L.S. 692

8-3-2017
DATE

NOTARIAL SEAL — LAND SURVEYOR — MATTHEW R. TINKHAM LS-692 — STATE OF NEBRASKA

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

BY: HEISTAND HOLDINGS LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER

TODD HEISTAND, MANAGER

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 3rd DAY OF August, 2017

BY TODD HEISTAND, MANAGER OF HEISTAD HOLDINGS LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY, AS MANAGER OF 415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska BRANDON JOHNSTON My Comm. Exp. January 3, 2021

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August, 2017

BY BRANDON URBAN, VICE PRESIDENT, COMMERCIAL LENDING OF FIRST WESTROADS BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska BRANDON JOHNSTON My Comm. Exp. January 3, 2021

SIGNATURE OF NOTARY PUBLIC

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

4 DAY OF August, 2017

Susan Hershkind
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF POWER STATION REPLAT 2, 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.

PLANNING DIRECTOR

8-22-17
DATE

DOUGLAS COUNTY ENGINEER REVIEW

08/03/2017 AUG 2017 REVIEWED DOUGLAS COUNTY ENGINEERS OFFICE

DRAWING BY	EAM
CHECKED BY	MRT
DATE	7-28-2017
JOB NUMBER	2015-0002
BOOK AND PAGE	01 USGS 01 - 099

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
O: 402.496.2498
F: 402.496.2730

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

ADMINISTRATIVE SUBDIVISION

a5934

SHEET 1 OF 1