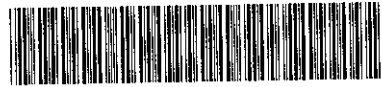




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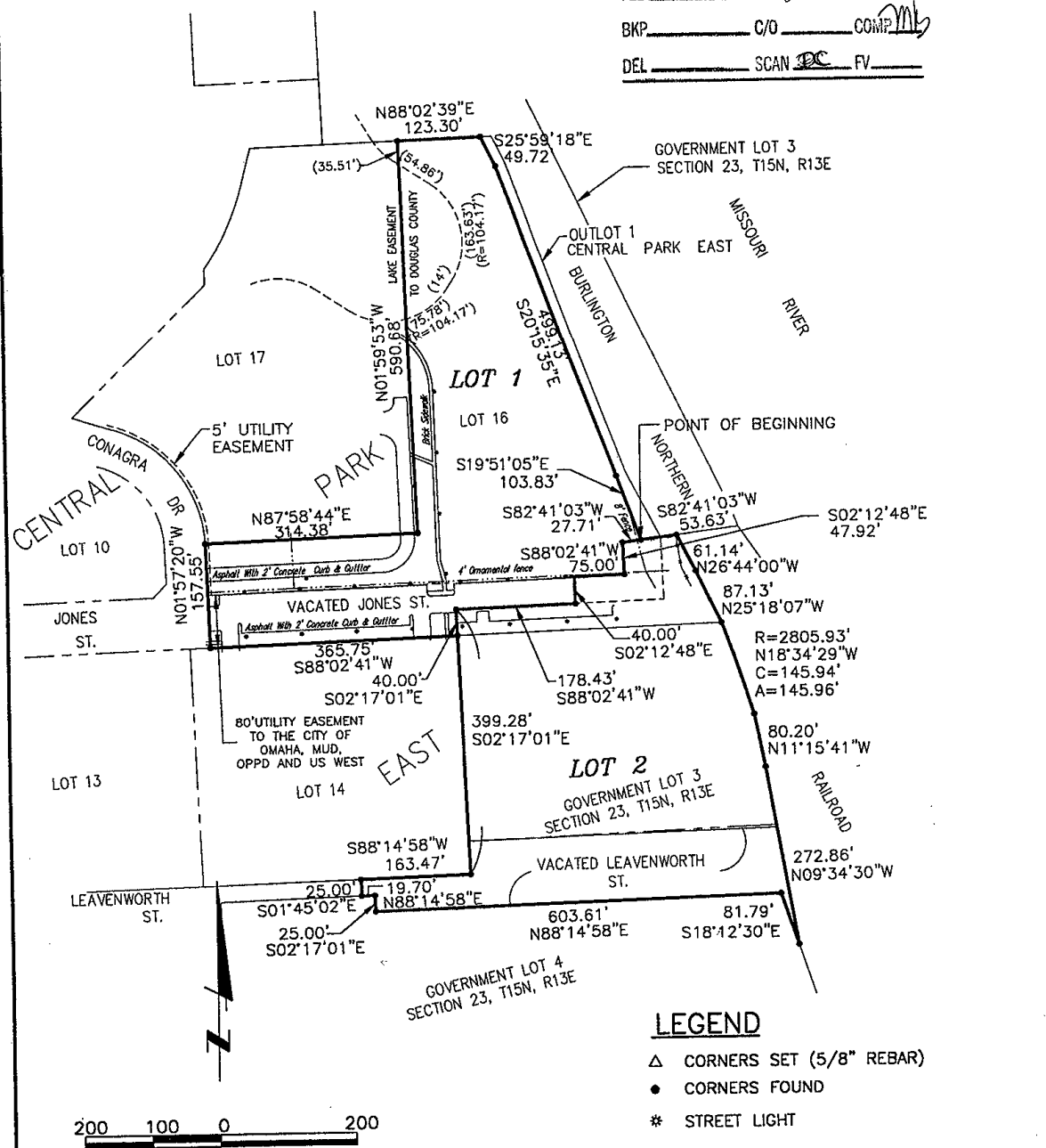
RECEIVED

APR 28 1 51 PM '98

RICHARD H. TAKECHI
REGISTERED DEEDS
DOUGLAS COUNTY, NE

CENTRAL PARK EAST
REPLAT 2 5930H

23-06173 (new)
01-60000 } sold
FEE 22 FB 23-06176
BKP C/O COMP MB
DEL SCAN DC FV



87061\8761R200

Book _____ Page _____ Date APRIL 22, 1998 Dwn.By AET Job Number MISC\981073

lamp, ryneason & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402-496-2498
fax 402-496-2730

1245

Return 16

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

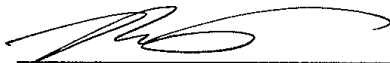
LEGAL DESCRIPTION

Lots 1 and 2, CENTRAL PARK EAST REPLAT 2, an administrative subdivision of Lot 16, CENTRAL PARK EAST, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, together with part of Government Lot 3, located in Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, each lot described by metes and bounds as follows:

- LOT 1: Beginning at the southwest corner of Outlot 1, CENTRAL PARK EAST; Thence South 82°41'03" West (bearings referenced to the final plat of CENTRAL PARK EAST) for 27.71 feet along the south line of said Lot 16; Thence South 02°12'48" East for 47.92 feet to the north line of vacated Jones Street, Thence South 88°02'41" West for 75.00 feet along said north line; Thence South 02°12'48" East for 40.00 feet to the centerline of vacated Jones Street; Thence South 88°02'41" West for 178.43 feet along said centerline; Thence South 02°17'01" East for 40.00 feet to the south line of vacated Jones Street and the northeast corner of Lot 14, CENTRAL PARK EAST; Thence South 88°02'41" West for 365.75 feet along the north line of said Lot 14 to the east right of way line of ConAgra Drive; Thence North 01°57'20" West for 157.55 feet along said east line to the corner common to Lots 16 and 17, CENTRAL PARK EAST; Thence North 87°58'44" East for 314.38 feet to the southeast corner of said Lot 17; Thence North 01°59'53" West for 590.68 feet to the northeast corner of said Lot 17; Thence North 88°02'39" East for 123.30 feet to the northwest corner of said Outlot 1; Thence South 25°59'18" East for 49.72 feet along the west line of said Outlot 1; Thence South 20°15'35" East for 499.13 feet along said west line; Thence South 19°51'05" East for 103.83 feet along said west line to the POINT OF BEGINNING. Contains 5.02 acres.
- LOT 2: Beginning at the southwest corner of Outlot 1, CENTRAL PARK EAST; Thence South 82°41'03" West (bearings referenced to the final plat of CENTRAL PARK EAST) for 27.71 feet along the south line of said Lot 16; Thence South 02°12'48" East for 47.92 feet to the north line of vacated Jones Street; Thence South 88°02'41" West for 75.00 feet along said north line; Thence South 02°12'48" East for 40.00 feet to the centerline of vacated Jones Street; Thence South 88°02'41" West for 178.43 feet along said centerline; Thence South 02°17'01" East for 399.28 feet along the east line of Lot 14, CENTRAL PARK EAST to the centerline of vacated Leavenworth Street; Thence South 88°14'58" West for 163.47 feet along said centerline; Thence South 01°45'02" East for 25.00 feet; Thence North 88°14'58" East for 19.70 feet; Thence South 02°17'01" East for 25.00 feet to the south right of way line of vacated Leavenworth Street; Thence North 88°14'58" East for 603.61 feet along said south right of way line; Thence South 18°12'30" East for 81.79 feet to the west right of way line of the Burlington Northern Railroad; Thence North 09°34'30" West for 272.86 feet along said west right of way line; Thence North 11°15'41" West for 80.20 feet along said west right of way line; Thence along a curve to the left (having a radius of 2805.93 feet and a long chord bearing North 18°34'29" West for 145.94 feet) for an arc length of 145.96 feet along said west right of way line; Thence North 25°18'07" West for 87.13 feet along said west right of way line; Thence North 26°44'00" West for 61.14 feet along said west right of way line; Thence South 82°41'03" West for 53.63 feet to the Point of Beginning. Contains 4.98 acres.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.



Land Surveyor

April 27, 1998

Date



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's 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.

CONAGRA, INC., Owner

Reeder P. Jones

REEDER P. JONES, VICE PRESIDENT-CONTROLLER

OMAHA PUBLIC POWER DISTRICT

Marcus W. Nichols

MARCUS W. NICHOLS, DIVISION
MANAGER-FACILITIES MANAGEMENT

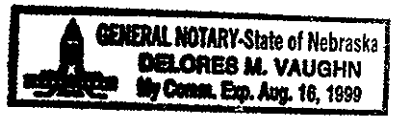
ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
County of Douglas)SS

On this 23rd day of APRIL, 1998, before me, a notary public, duly qualified and commissioned in **REEDER P. JONES** and for said county and state, personally appeared _____, Vice President-Controller, of ConAgra, Inc., Owner, who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

DeLores M. Vaughn
Notary Public

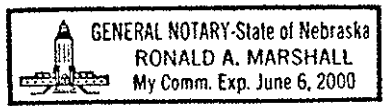


State of Nebraska)
County of Douglas)SS

On this 27th day of April, 1998, before me, a notary public, duly qualified and commissioned in _____ and for said county and state, personally appeared Marcus W. Nichols, Division Manager-Facilities Management of Omaha Public Power District, who (are/is) personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

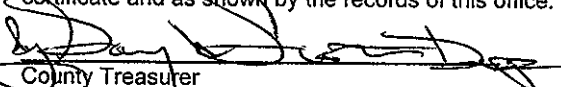
Witness my hand and official seal the date last aforesaid.

Ronald A. Marshall
Notary Public



COUNTY TREASURER'S CERTIFICATION

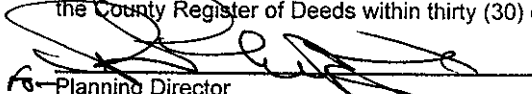
This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.


County Treasurer

3-17-98
Date

PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 8-08, 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

4/28/98
Date

