DEED Inst. # 2018057260, Pg: 1 of 1 Rec Date: 07/23/2018 09:57:50.237
Fee Received: $52.00 By: AH
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

WEST SIDE REPLAT 7

LOT 1, WEST SIDE REPLAT 7, BEING A REPLATTING OF ALL OF LOT 2, PART OF LOTS 1, 3 AND 4, BLOCK 3, TOGETHER WITH AN IRREGULAR TRACT NORTH OF SAID LOT 1, LOTS 21 THROUGH 28, INCLUSIVE, BLOCK 2 ALL IN WEST SIDE ADDITION TOGETHER WITH VACATED STREETS AND ALLEY ADJACENT TO SAID LOTS ALL IN DOUGLAS COUNTY, NEBRASKA

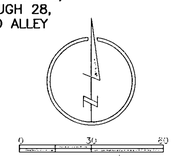
LOCATED IN:
SE 1/4 SE 1/4 SEC. 19-15-13

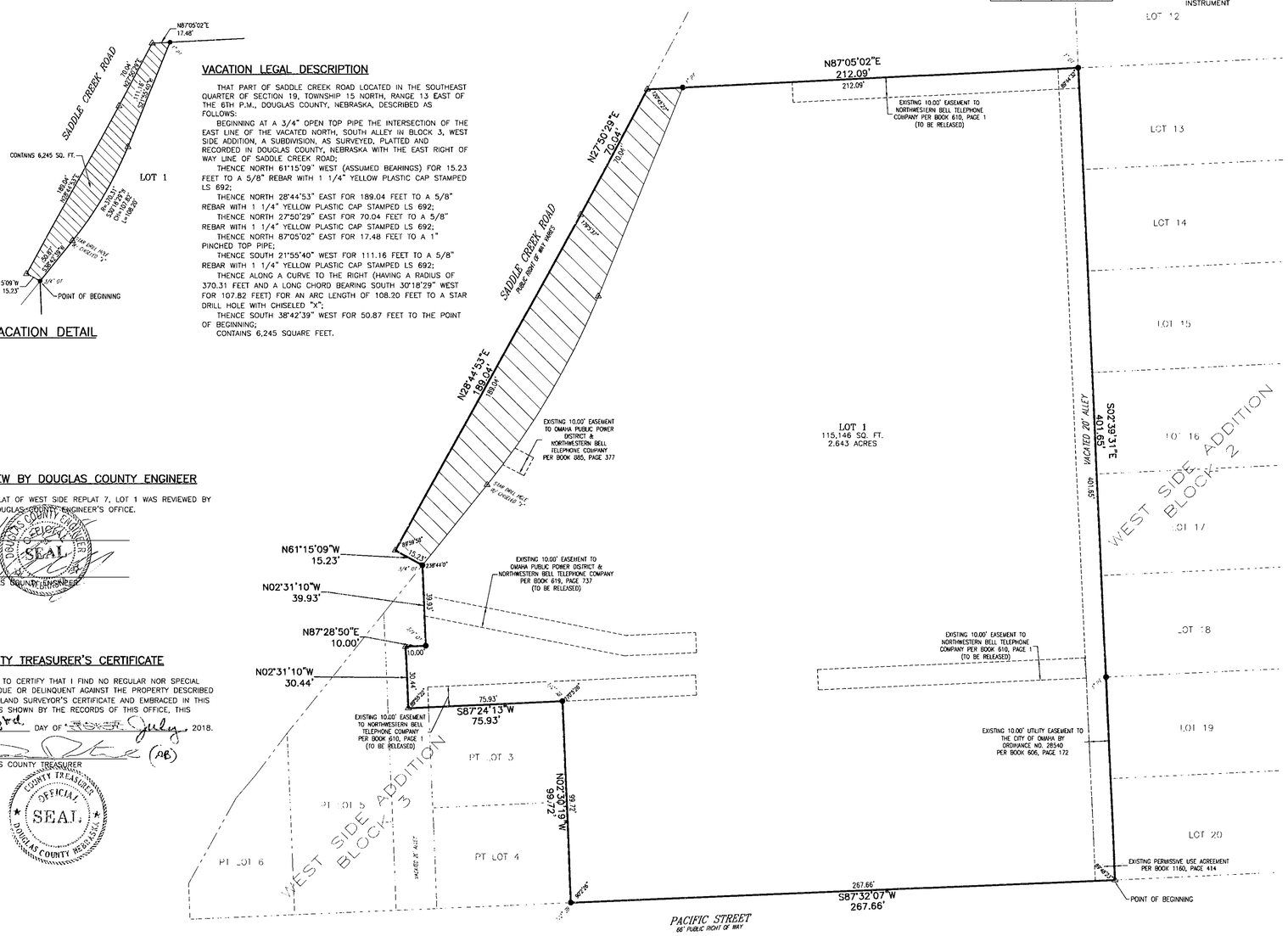
NOTES

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

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING LOT LINE
- △ CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-692)
- ● CORNERS FOUND
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- SB SOLID BAR
- STREET VACATION AND SANITARY SEWER EASEMENT VIA SEPARATE RECORDED INSTRUMENT





VACATION LEGAL DESCRIPTION

THAT PART OF SADDLE CREEK ROAD LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" OPEN TOP PIPE THE INTERSECTION OF THE EAST LINE OF THE VACATED NORTH, SOUTH ALLEY IN BLOCK 3, WEST SIDE ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA WITH THE EAST RIGHT OF WAY LINE OF SADDLE CREEK ROAD;

THENCE NORTH 61°15'09" WEST (ASSUMED BEARINGS) FOR 15.23 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 28°44'53" EAST FOR 189.04 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 27°50'29" EAST FOR 70.04 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 87°05'02" EAST FOR 17.48 FEET TO A 1" PINCHED TOP PIPE;

THENCE SOUTH 21°55'40" WEST FOR 111.16 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 370.31 FEET AND A LONG CHORD BEARING SOUTH 30°18'29" WEST FOR 107.82 FEET) FOR AN ARC LENGTH OF 108.20 FEET TO A STAR DRILL HOLE WITH CHISELED "X";

THENCE SOUTH 38°42'39" WEST FOR 50.87 FEET TO THE POINT OF BEGINNING;

CONTAINS 6,245 SQUARE FEET.

VACATION DETAIL

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST SIDE REPLAT 7, LOT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE

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

23rd DAY OF August, 2018.

DOUGLAS COUNTY TREASURER (AB)

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST SIDE REPLAT 7, LOT 1 AS TO THE DESIGN STANDARDS.

Todd Pfister — 2/9/18
CITY ENGINEER — DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

Todd Pfister — 7/18/18
CITY ENGINEER — DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WEST SIDE REPLAT 7, LOT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

6th DAY OF December, 2017

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST SIDE REPLAT 7, LOT 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

22nd DAY OF March, 2018.

MAYOR

ATTEST:

CITY CLERK

PRESIDENT

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 WEST SIDE REPLAT 7, LOT 1, BEING A REPLATTING OF PART OF LOT 1 AND ALL OF LOT 2, IN BLOCK 3, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST HALF (E½) OF THE VACATED ALLEY ADJACENT TO THE SOUTH 30.00 FEET OF SAID LOT 2, BLOCK 3, WEST SIDE ON THE WEST, AND ALSO AN IRREGULAR TRACT OF LAND LYING NORTH OF SAID LOT 1, BLOCK 3, WEST SIDE, AND ALSO ALL OF LOTS 23, 24, 25, 26, 27 AND 28, IN BLOCK 2, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST HALF (W½) OF THE VACATED ALLEY ADJACENT TO SAID LOTS 23 THRU 28, BLOCK 2, WEST SIDE ON THE EAST, AND ALSO THE INCLUDED PORTION OF VACATED 48TH AVENUE, ALL LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SADDLE CREEK ROAD AND THE WEST LINE OF SAID LOT 1, BLOCK 3, WEST SIDE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SADDLE CREEK ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE NORTH 41°12'54" EAST, A DISTANCE OF 50.85 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT WITH A RADIUS OF 370.31 FEET, A DISTANCE OF 108.16 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 32°48'01" EAST, A DISTANCE OF 107.77 FEET; THENCE NORTH 24°24'51" EAST, A DISTANCE OF 111.08 FEET, TO THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SADDLE CREEK ROAD AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 28, BLOCK 2, WEST SIDE; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE OF LOT 28, BLOCK 2, WEST SIDE, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 194.90 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE SOUTH 00°04'14" EAST, ALONG SAID CENTERLINE OF A VACATED ALLEY, A DISTANCE OF 300.17 FEET, TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF A VACATED ALLEY AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 23, BLOCK 2, WEST SIDE; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE OF SAID LOT 23, BLOCK 2, WEST SIDE AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTH LINE OF LOT 2, BLOCK 3, WEST SIDE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 342.88 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE NORTH 00°09'26" WEST, ALONG SAID CENTERLINE OF A VACATED ALLEY, A DISTANCE OF 30.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2, BLOCK 3, WEST SIDE; THENCE NORTH 00°09'26" WEST, ALONG SAID WEST LINE OF LOTS 2 AND 1, BLOCK 3, WEST SIDE, A DISTANCE OF 40.18 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST HALF (E½) OF LOTS 3 AND 4, IN BLOCK 2, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST HALF (W½) OF VACATED 48TH AVENUE ADJACENT THERETO ON THE EAST.

AND TOGETHER WITH THE EAST 44 FEET OF LOTS 21 AND 22, IN BLOCK 2, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST HALF (W½) OF THE VACATED ALLEY ADJACENT THERETO ON THE EAST.

AND ALSO TOGETHER WITH THE WEST 44 FEET OF THE EAST 88 FEET OF LOTS 21 AND 22, IN BLOCK 2, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

AND ALSO TOGETHER WITH THE WEST 44 FEET OF LOTS 21 AND 22, IN BLOCK 2, IN WEST SIDE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST HALF (E½) OF VACATED 48TH AVENUE ADJACENT THERETO ON THE WEST.

AND ALSO TOGETHER WITH PROPOSED VACATED SADDLE CREEK ROAD THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, SAID WEST SIDE ADDITION;

THENCE SOUTH 87°32'07" WEST (ASSUMED BEARINGS) FOR 267.66 FEET ON THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET TO A 1/2" SOLID BAR;

THENCE NORTH 02°30'19" WEST FOR 99.72 FEET TO A 1/2" SOLID BAR;

THENCE SOUTH 87°24'13" WEST FOR 75.93 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 02°31'10" WEST FOR 30.44 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 87°28'50" EAST FOR 10.00 FEET TO A 3/4" OPEN TOP PIPE;

THENCE NORTH 02°31'10" WEST FOR 39.93 FEET TO A 3/4" OPEN TOP PIPE ON THE EAST RIGHT OF WAY LINE OF SADDLE CREEK ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 61°15'09" WEST FOR 15.23 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
2. THENCE NORTH 28°44'53" EAST FOR 189.04 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
3. THENCE NORTH 27°50'29" EAST FOR 70.04 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 87°05'02" EAST FOR 212.09 FEET TO A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF LOT 13, BLOCK 2, SAID WEST SIDE ADDITION;

THENCE SOUTH 02°39'31" EAST FOR 401.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 115,146 SQUARE FEET, OR 2.643 ACRES.

MATTHEW R. TINKHAM, L.S. 692

2-5-2018
DATE

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

VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT. THIS VACATION IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF OMAHA TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES, AND SUBJECT TO THE SEPARATELY RECORDED PERMANENT SEWER EASEMENT.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, SADDLECREEK 1011, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND U.S. BANK, MORTGAGEES, 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 WEST SIDE REPLAT 7, LOT 1; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, 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

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. 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.

SADDLECREEK 1011, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

CHRISTIAN CHRISTENSEN
PRESIDENT

U.S. BANK, MORTGAGEE

Matt Kuttler — (PRINTED NAME)
SIGNATURE

Vice President
(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 2018

BY CHRISTIAN CHRISTENSEN, PRESIDENT OF SADDLECREEK 1011, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska CRYSTAL GRENOSKI My Comm. Exp. Nov 3, 2020

STATE OF NEBRASKA) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February, 2018

BY Matt Kuttler, VP (PRINTED NAME) (PRINTED TITLE) NEW

OF U.S. BANK, ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

DIAN ZUBIJAGA — General Notary - State of Nebraska — My Commission Expires May 17, 2021

DRAWN BY: EAM
DESIGNED BY: MRT
DATE: 11-6-2017
JOB NUMBER: 011699.01-004
BOOK, PAGE:

REVISIONS

RYAN
14710 West Dodge Road Suite 100 402.496.2498
Omaha, Nebraska 68154-2027 402.496.2730
www.LRA-Inc.com

WEST SIDE REPLAT 7 (LOT 1)
OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

SHEET

1 OF 1

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