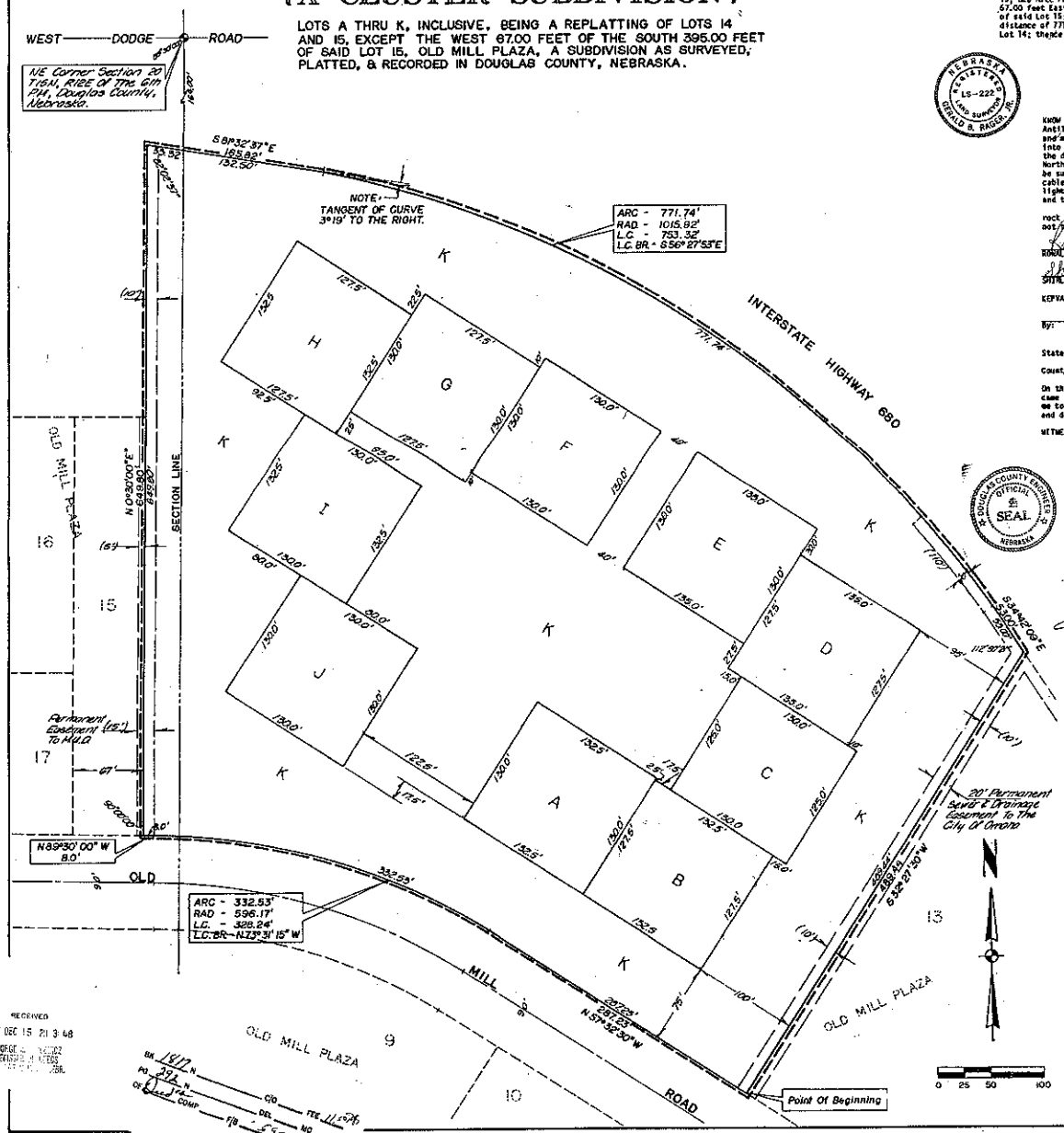
OLD MILL BUSINESS CENTER

[A CLUSTER SUBDIVISION]

LOTS A THRU K, INCLUSIVE, BEING A REPLATTING OF LOTS 14 AND 15, EXCEPT THE WEST 67.00 FEET OF THE SOUTH 395.00 FEET OF SAID LOT 15, OLD MILL PLAZA, A SUBDIVISION AS SURVEYED, PLATTED, & RECORDED IN DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision hereon and that iron pins have been placed at all angle points on the boundary of the plat and at all corners of all lots; said subdivision to be known as OLD MILL BUSINESS CENTER (Lots 'A' through 'K' inclusive), being a replatting of Lots 14 and 15, except the West 67.00 feet of the South 395.00 feet of said Lot 15, OLD MILL PLAZA, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of Lot 14, OLD MILL PLAZA; thence N57°32'30"W (bearings based on the OLD MILL PLAZA recorded plat) for 287.23 feet along the Southerly line of said Lot 14; thence along a curve to the left (having a radius of 596.17 feet and a long chord bearing N73°31'15"W for 328.24 feet) for an arc distance of 332.53 feet along the Southerly line of Lots 14 and 15, OLD MILL PLAZA; thence N89°30'00"W for 8.00 feet along the Southerly line of said Lot 15; thence N0°30'00"E for 649.80 feet parallel with and 67.00 feet East of the most Westerly line of said Lot 15 to the North line of said Lot 15; thence S89°32'37"E for 165.82 feet along the Northerly line of said Lot 15; thence along a curve to the right (having a radius of 1015.92 feet and a long chord bearing S56°27'53"E for 753.32 feet) for an arc distance of 771.74 feet along the Northerly line of Lots 15 and 14, OLD MILL PLAZA; thence S34°42'09"E for 55.00 feet to the Northeast corner of said Lot 14; thence S37°27'30"W for 489.44 feet along the Easterly line of said Lot 14 to the Point of Beginning. Contains 10.84 acres.

7-21-87
Date

Gerald B. Rager, Jr.
Registered Land Surveyor No. 222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, RONALD L. RAUSCHER AND SHIRLEY A. RAUSCHER; KEPVALES REALTY, INC., a corporation of the Netherland Antilles; and MT OLD MILL ASSOCIATES, a Nebraska Partnership; OWNERS; and THE TRAVELERS INSURANCE COMPANY, MORTGAGEE; being the sole owners and mortgagee of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as OLD MILL BUSINESS CENTER, and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, crossarms, downguys and anchors, 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 sound of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under, and across all of lot K.

No permanent buildings, trees, retaining walls, or loose rock 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.

RONALD L. RAUSCHER, Owner

SHIRLEY A. RAUSCHER, Owner

KEPVALES REALTY, INC., Owner
By:

MT OLD MILL ASSOCIATES, Owner
By:

THE TRAVELERS INSURANCE COMPANY, Mortgagee
By:
Its: Regional Vice President

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 28th day of July, 1987, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above named [illegible], as partner in MT OLD MILL ASSOCIATES, a Nebraska partnership, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnership.

WITNESS my hand and official seal the last date aforesaid.

Notary Public

COUNTY SURVEYOR'S CERTIFICATE

This plat of OLD MILL BUSINESS CENTER, was reviewed by the Douglas County Surveyor's office.

7/29/87
Date

Douglas County Surveyor

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, this 28th day of July, 1987.

Deputy

Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

This plat of OLD MILL BUSINESS CENTER was approved by the City Planning Board of the City of Omaha this 11th day of August, 1987.

Chairman, City Planning Board

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of OLD MILL BUSINESS CENTER (Lots A through K) as to the design standards this 14th day of July, 1987.

City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

December 15, 1987
Date

City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plat of OLD MILL BUSINESS CENTER was approved and accepted by the City Council of Omaha on this 27th day of October, 1987.

Mary Mullen Cunningham
City Clerk

Bernie Simon
Mayor

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 28th day of February, 1987, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above-named RONALD A. RAUSCHER and SHIRLEY A. RAUSCHER, who are personally known to me to be the identical persons whose names are affixed to the above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.

WITNESS my hand and official seal the last date aforesaid.

Notary Public

State of } SS
County of }

On this 10th day of March, 1987, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above named [illegible] of KEPVALES REALTY, INC., who is personally known to me to be the identical person whose name is affixed to the above instrument, and he acknowledged the execution thereof to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

WITNESS my hand and official seal the last date aforesaid.

Notary Public

State of Illinois } SS
County of DuPage }

On this [illegible] day of June, 1987, A.D., before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above named [illegible], Jr., V.P. of THE TRAVELERS INSURANCE COMPANY, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and official seal the last date aforesaid.

Notary Public
My Commission Expires

NOTES:

1. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
2. ALL LOT LINES ALONG CURVED STREETS ARE RADIAL, UNLESS NOTED: N R
3. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
4. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

BOOK 1617 PAGE 292

FINAL PLAT

lamp, rynearson & associates, inc.
engineers surveyors architects
14747 california street omaha, nebraska 68154 402-496-2488

OLD MILL BUSINESS CENTER
OMAHA, NEBRASKA

designer MPM
draftsmen LLD
revisions

job number 870007-4888
date 2-11-87
sheet 1 of 1

E3 #37
OLD MILL BUSINESS CTR.
Bk 1617 Pg 292

RECEIVED
1987 DEC 15 PM 3:48
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.