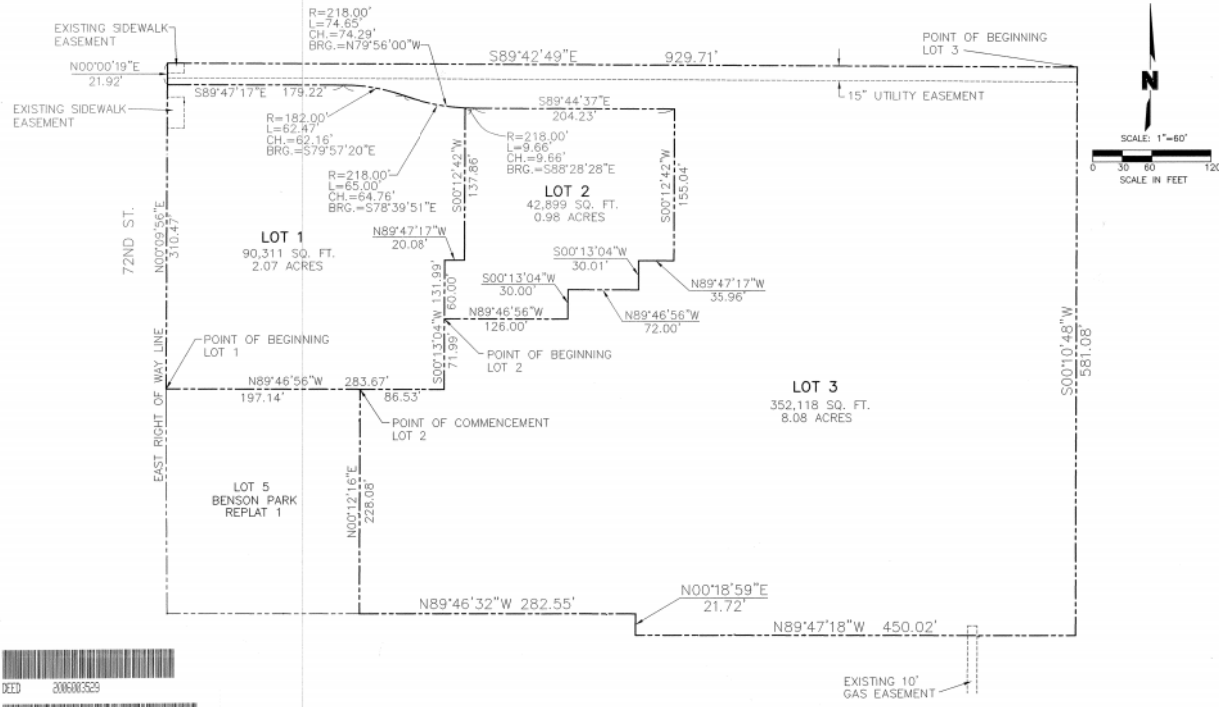


# BENSON PARK PLAZA REPLAT 3



### SURVEYOR'S CERTIFICATE

I, ROBERT M. TIGHT, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. PERMANENT IRON PINS WILL BE SET AT THE CORNERS UPON COMPLETION OF GRADING.  
DATED THIS 28TH DAY OF DECEMBER, 2005

Robert M. Tight  
R.L.S. NO. 542  
OLSSON ASSOCIATES  
2123 S 72ND ST, SUITE 1400  
OMAHA, NE 68124  
402-341-1116



### LEGAL DESCRIPTION

LOTS 1, 2 AND 3, BENSON PARK PLAZA REPLAT 3, BEING A REPLATING OF LOTS 6, 7 AND 8, BENSON PARK PLAZA REPLAT 1, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EACH LOT DESCRIBED AS FOLLOWS:

**LOT 1**  
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BENSON PARK PLAZA REPLAT 1, SAID POINT ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 72ND STREET, THENCE N00°09'56"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 310.47 FEET; THENCE S89°47'17"E, 179.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 182.00 FEET, AN ARC LENGTH OF 62.47 FEET, A CHORD DISTANCE OF 62.16 FEET AND A CHORD BEARING OF 57°57'20"E TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 65.00 FEET, A CHORD DISTANCE OF 64.78 FEET AND A CHORD BEARING OF 57°39'51"E; THENCE S00°12'42"W, 137.86 FEET; THENCE N89°47'17"W, 20.08 FEET; THENCE S00°13'04"W, 131.99 FEET; THENCE N89°46'56"W, 283.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.07 ACRES (90,311 SQUARE FEET), MORE OR LESS.

**LOT 2**  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, BENSON PARK PLAZA REPLAT 1, THENCE S89°46'56"E, 86.53 FEET; THENCE N00°13'04"E, 71.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°13'04"E, 60.00 FEET; THENCE S89°47'17"E, 20.08 FEET; THENCE N00°12'42"E, 137.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE BEING CONVEX TO THE NORTH, SAID CURVE HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 9.66 FEET, A CHORD DISTANCE OF 9.66 FEET AND A CHORD BEARING S89°28'28"E, THENCE S89°44'37"E, 204.23 FEET; THENCE S00°12'42"W, 155.04 FEET; THENCE N89°47'17"W, 35.96 FEET; THENCE S00°13'04"W, 30.01 FEET; THENCE N89°46'56"W, 72.00 FEET; THENCE S00°13'04"W, 30.00 FEET; THENCE N89°46'56"W, 126.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.98 ACRES (42,899 SQUARE FEET), MORE OR LESS.

**LOT 3**  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 OF BENSON PARK PLAZA REPLAT 1, THENCE S00°10'48"W ALONG THE EASTERLY LINE OF SAID LOT 7, 581.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N89°47'18"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, 450.02 FEET; THENCE N00°18'59"E ALONG A WESTERLY LINE OF SAID LOT 7, 21.72 FEET; THENCE N89°46'52"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, 282.55 FEET TO THE EASTERLY LINE OF SAID LOT 5 OF BENSON PARK PLAZA REPLAT 1; THENCE N00°12'16"E ALONG SAID EASTERLY LINE, 228.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, THENCE S89°46'56"E, 86.53 FEET; THENCE N00°13'04"E, 71.99 FEET; THENCE S89°46'56"E, 126.00 FEET; THENCE N00°13'04"E, 30.00 FEET; THENCE S89°46'56"E, 72.00 FEET; THENCE N00°13'04"E, 30.01 FEET; THENCE S89°47'17"E, 35.96 FEET; THENCE N00°12'42"E, 155.04 FEET; THENCE N89°44'37"W, 204.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 62.47 FEET, A CHORD DISTANCE OF 62.16 FEET AND A CHORD BEARING OF 57°57'20"E TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 182.00 FEET, AN ARC LENGTH OF 65.00 FEET, A CHORD DISTANCE OF 64.78 FEET AND A CHORD BEARING OF 57°39'51"E; THENCE N89°47'17"W, 179.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 72ND STREET; THENCE N00°09'56"E ALONG SAID EASTERLY LINE, 21.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE S89°42'49"E ALONG THE NORTH LINE OF SAID LOT 8 AND 7, 929.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.08 ACRES (352,118 SQUARE FEET), MORE OR LESS.



### COUNTY TREASURER'S CERTIFICATE

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.

*[Signature]*  
County Treasurer  
OFFICIAL SEAL DATE 12-18-05

### PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than three (3) lots, parcels or tracts, with plat requirements waived per Section 8.08, Home Rule Charter of the City of Omaha, 1996. 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.

*[Signature]* 12-30-05  
Planning Director Date

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Benson Park Plaz, L.L.C., a Nebraska Limited Liability Company, Owner, being the sole Owner of the land described within the Surveyor's Certificate and embraced within the Plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as BENSON PARK PLAZA REPLAT 3, and we do hereby notify and approve of the disposition of our property as shown on the plat, and we also do hereby grant the easements shown and/or noted on this plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications 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, downspouts, 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 sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land adjoining the rear boundary lines of all interior lots. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under, and across a five foot (5') strip of land abutting all streets and over the front five foot (5') of Lots 1 through 3, inclusive. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then to later interfere with the intended uses or rights herein granted.

### OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned is 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.

Benson Park Plaz, L.L.C., a Nebraska Limited Liability Company, OWNER  
By: Northwood Properties, Inc., a Nebraska Corporation, Manager  
By: *[Signature]*  
Randall R. Lenhoff, President

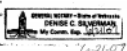
### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code. All required public improvements have been completed, inspected and approved by the Public Works Department.  
*[Signature]* 12/18/05  
City Engineer Date

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.  
On this 28th day of December, 2005, before me, a Notary Public, duly qualified and commissioned in and for said county and state, personally appeared Randall R. Lenhoff, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as President of Northwood Properties, Inc. and acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said corporation, as manager of Benson Park Plaz, L.L.C.  
WITNESS my hand and official seal.

*[Signature]*  
Notary Public in and for said State



NO.	DATE	REVISIONS / DESCRIPTION

ADMINISTRATIVE SUBDIVISION

drawn by: RMT  
checked by: AGJ  
approved by: AGJ  
DW/CC by: RMT  
project no.: 04-1008  
drawing no.: 12/28/05

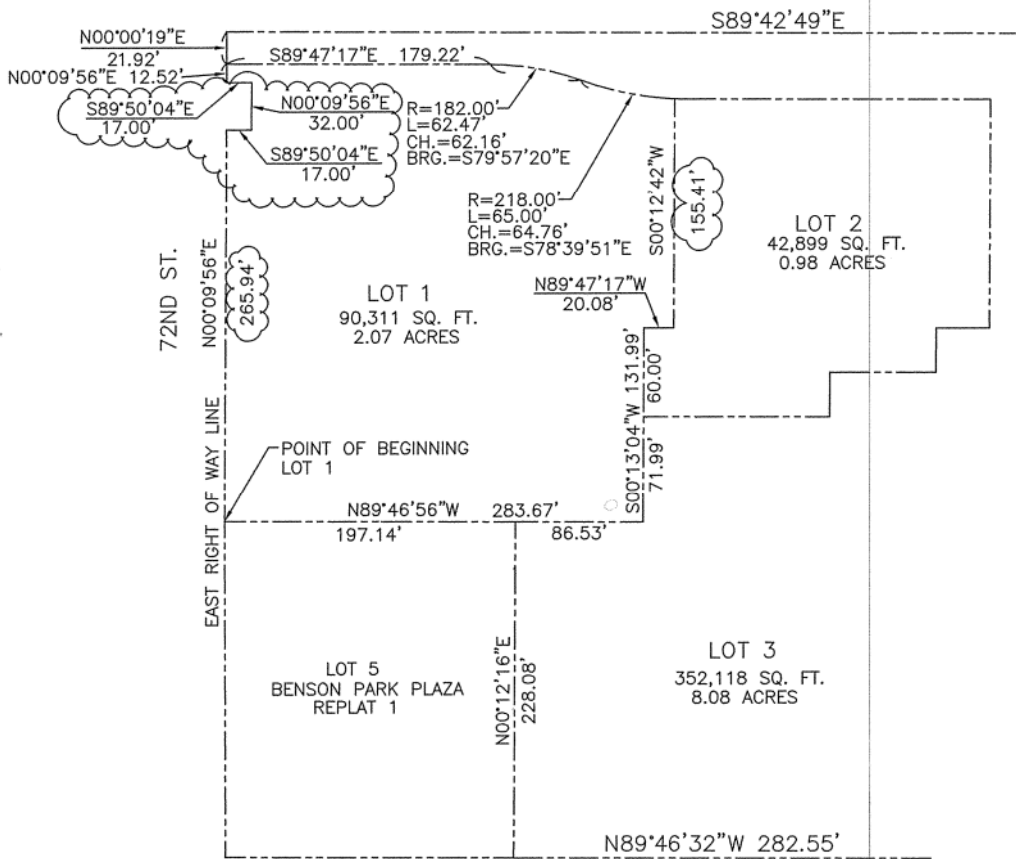
SHEET 1 OF 1

G21 #32  
Benson Park Plaz R-3

# AFFIDAVIT OF CORRECTION

DOUGLAS COUNTY, NEBRASKA

## BENSON PARK PLAZA REPLAT 3 LOT 1



### SURVEYOR'S CERTIFICATE

AN AFFIDAVIT OF CORRECTION OF LOT 1, BENSON PARK PLAZA REPLAT 3, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, INSTRUMENT NUMBER 2006003529, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LOT 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BENSON PARK PLAZA REPLAT 1, SAID POINT ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 72ND STREET, THENCE N00°09'56"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 265.94 FEET; THENCE S89°50'04"E ALONG SAID LINE, 17.00 FEET; THENCE N00°09'56"E ALONG SAID LINE, 12.52 FEET; THENCE S89°47'17"E, 179.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 182.00 FEET, AN ARC LENGTH OF 62.47 FEET, A CHORD DISTANCE OF 62.16 FEET AND A CHORD BEARING OF S79°57'20"E TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 218.00 FEET, AN ARC LENGTH OF 65.00 FEET, A CHORD DISTANCE OF 64.76 FEET AND A CHORD BEARING OF S78°39'51"E; THENCE S00°12'42"W, 155.41 FEET; THENCE N89°47'17"W, 20.08 FEET; THENCE S00°13'04"W, 131.99 FEET; THENCE N89°46'56"W, 283.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES (89,767 SQUARE FEET), MORE OR LESS.

I, ROBERT M. TICHY, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. PERMANENT IRON PINS WILL BE SET AT THE CORNERS UPON COMPLETION OF GRADING.

DATED THIS 24TH DAY OF JANUARY, 2006.

ROBERT M. TICHY  
R.L.S. NO. 542  
OLSSON ASSOCIATES  
2120 S. 72ND ST. SUITE 1400  
OMAHA, NE 68124  
402-341-1116

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