

BENSON PARK PLAZA REPLAT 1

Lots 1 through 8, inclusive, being a replatting of Lots 7 through 14, BENSON PARK PLAZA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

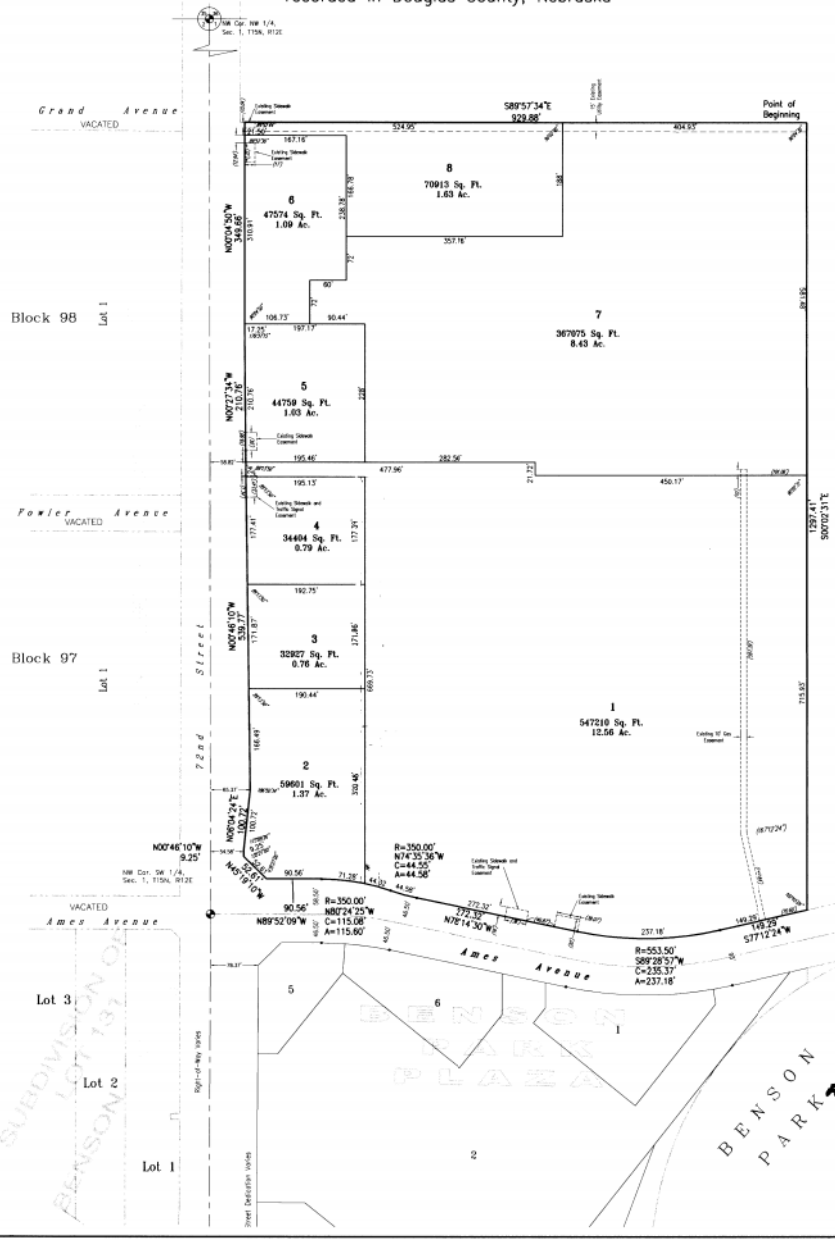
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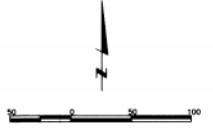
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BENSON
GOLF
COURSE



- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.A.)
 - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 - LOTS 1 THROUGH 8, INCLUSIVE WILL HAVE ONE COMMON FULL ACCESS TO AMES AVENUE.
 - LOTS 1 THROUGH 8, INCLUSIVE WILL HAVE TWO COMMON FULL ACCESS TO 72ND STREET.

PLANNING DIRECTOR'S APPROVAL

The plat of Lots 1 through 8, inclusive, BENSON PARK PLAZA REPLAT 1 was approved as a subdivision of Lots 7 through 14, inclusive, all in BENSON PARK PLAZA, in compliance with Section 33-10 (3), Omaha Municipal Code, with plat requirements annexed per Section 7-08 Home Rule Charter of the City of Omaha, Nebraska. This subdivision approved to and within this plat is filed and recorded with the Recorder of Deeds within thirty (30) days of this date.

[Signature]
Date: 7/15/2000

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 all curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on all lots and streets in the subdivision to be known as BENSON PARK PLAZA REPLAT 1, Lots 1 through 8, inclusive, being a replatting of Lots 7 through 14, BENSON PARK PLAZA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the northeast corner of Lot 12, BENSON PARK PLAZA, Thence South 00°02'31" East for 1297.14 feet to the north right of way line of Ames Avenue as dedicated on The First Plat of BENSON PARK PLAZA, Thence east along the said north right of way line of Ames Avenue for the next six (6) courses: (1) Thence South 77°12'24" West for 148.59 feet; (2) Thence along a curve to the right (having a radius of 553.50 feet and a long chord bearing South 89°25'57" West for 233.37 feet) for an arc length of 237.18 feet; (3) Thence North 80°14'30" West for 272.32 feet; (4) Thence along a curve to the right (having a radius of 300.00 feet and a long chord bearing North 74°35'36" West for 44.55 feet) for an arc length of 44.50 feet; (5) Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing North 80°24'25" West for 115.00 feet) for an arc length of 115.00 feet; (6) Thence North 80°25'09" West for 80.56 feet; Thence North 40°10'10" West for 52.61 feet to the east right of way line of 72nd Street as dedicated on the First Plat of BENSON PARK PLAZA, Thence North 00°48'10" West for 9.25 feet along said east right of way line; Thence North 00°04'14" East for 100.72 feet along said east right of way line; Thence North 00°46'10" West for 500.77 feet along said east right of way line; Thence North 00°27'34" West for 210.76 feet along said east right of way line; Thence North 00°04'30" West for 388.68 feet along said east right of way line; Thence South 80°57'34" East for 928.88 feet along the north line of Lots 12 and 14 BENSON PARK PLAZA to the Point of Beginning. Contains 27.85 acres.

[Signature]
From A. Kuhl, L.S. # 545
Filed July 7, 2000
Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we, BENSON PARK PLAZA L.L.C., By: NORTHWOOD PROPERTIES, INC. MANAGER, a Nebraska Corporation, OWNER, being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as BENSON PARK PLAZA REPLAT 1, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we also do hereby grant the easements as shown and/or noted on this plat. We do further grant a perpetual easement to the Omaha Public Power District, OS 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, crosskeys 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 operation thereon, over, through, under, and across a five foot (5') wide strip of land abutting all front and side boundary all lines on right of way (R.O.W.) and strip of land adjoining the rear boundary lines of all lots herein. 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, over, 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 8, inclusive, his permanent buildings, trees, retaining walls, or lower 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 or later interfere with the above uses or rights herein granted.

Benson Park Plaza, LLC,
a Nebraska Limited Liability Company, OWNER
By: Northwood Properties, Inc.
a Nebraska Corporation, Manager
[Signature]
Theodore M. Sebin, President

ACKNOWLEDGMENT OF NOTES

State of Nebraska) SS
County of Douglas)

On this 15th day of July, 2000, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Theodore M. Sebin, who is personally known to me to be the identical person whose name is affixed to the above Corporation, Manager of Benson Park Plaza, LLC, a Nebraska Limited Liability Company, OWNER, and he did acknowledge the execution of the foregoing Dedication and Plat 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 date last aforesaid.

[Signature]
Notary Public



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no unpaid or unpaid taxes due or delinquent against the property described in the last Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 15th day of July, 2000.

[Signature]
County Treasurer

PERSONS 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 requirements have been completed, inspected and approved by the Public Works Department.

[Signature]
City Engineer

lamp, rynearson & associates, inc.
planners
engineers
surveyors

14750 west dodge road, suite 100
omaha, nebraska 68154-2029
phone 402 486 2488
fax 402 486 2750

BENSON PARK PLAZA REPLAT 1
DOUGLAS COUNTY, NEBRASKA

MINOR
PLAT

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