DEED 2017012908

FEB 17 2017 09:02 P 6

Deed 6/3
FEE 40.00 FB 01-60002-16
BKP 74-15-12 COMP
DEL SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/17/2017 08:02:07.68
2017012908

FURNITURE ROW 78
LOT 1

BEING A PLATTING OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T15N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS FURNITURE ROW 78, LOT 1, BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24; THENCE N02°09'56"W (ASSUMED BEARING) 550.00 FEET ON THE WEST LINE OF SAID NW 1/4 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED ON A DEED RECORDED IN DEED BOOK 1749 AT PAGE 265 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE N87°50'02"E 61.26 FEET ON THE NORTH LINE OF SAID TRACT "A" AND ITS EXTENSION TO THE POINT OF BEGINNING SAID POINT BEING ON THE EAST LINE OF 72ND STREET;
THENCE CONTINUING N87°50'02"E 341.74 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF;
THENCE S02°09'56"E 140.00 FEET ON THE EAST LINE OF SAID TRACT "A";
THENCE N87°50'02"E 50.00 FEET ON THE EAST LINE OF SAID TRACT "A"; THENCE S02°09'56"E 30.00 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF;
THENCE S87°50'02"W 388.20 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE EAST LINE OF 72ND STREET; THENCE N02°03'34"W 38.02 FEET ON THE EAST LINE OF 72nd STREET;
THENCE N34°33'47"W 9.51 FEET ON THE EAST LINE OF 72ND STREET;
THENCE N03°25'22"W 114.70 FEET ON THE EAST LINE OF 72ND STREET;
THENCE N21°08'48"E 10.10 FEET ON THE EAST LINE OF 72ND STREET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED James D. Warner L.S.-308 LAND SURVEYOR JAMES D. WARNER

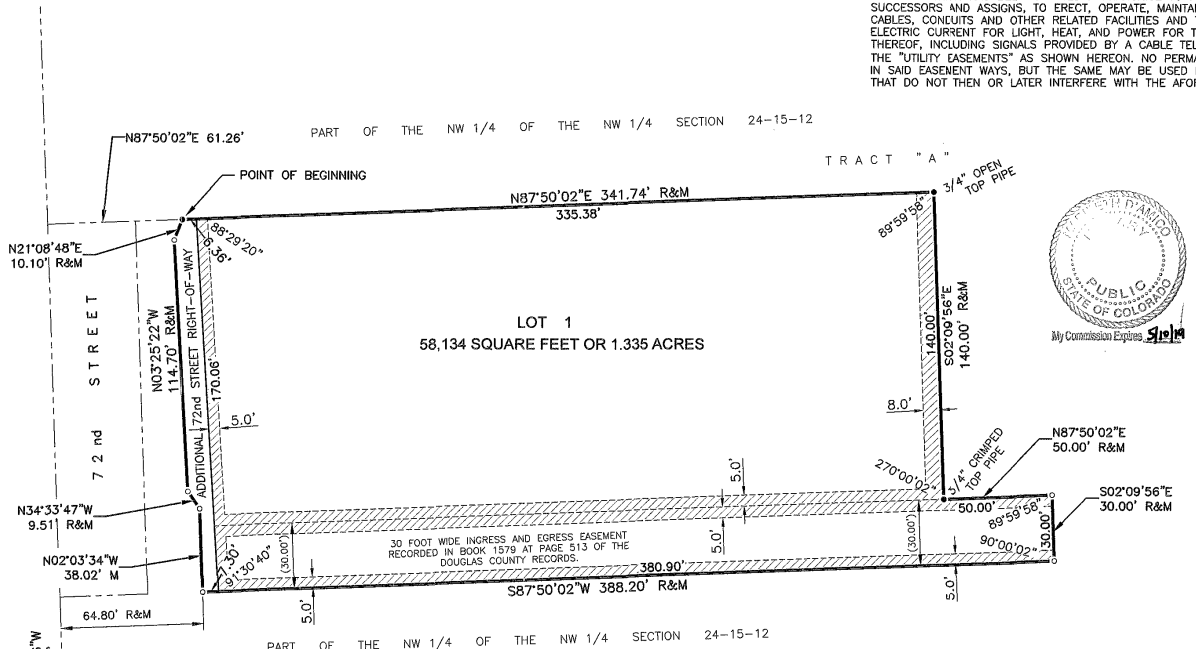
JUNE 6, 2016
DATE

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FURNITURE ROW USA, LLC, A COLORADO LIMITED LIABILITY COMPANY, F/K/A VISSER REAL ESTATE INVESTMENTS, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **FURNITURE ROW 78**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND 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, DOWN GUYS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS THE "UTILITY EASEMENTS" AS SHOWN HEREON. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FURNITURE ROW USA, LLC,
A COLORADO LIMITED LIABILITY COMPANY
F/K/A VISSER REAL ESTATE INVESTMENTS
BY:
GREGORY A. RUEGSEGGER, VICE PRESIDENT



LEGEND

- ● CORNERS FOUND (5/8" REBAR W/CAP #308 UNLESS NOTED)
- ○ CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- ▨ UTILITY EASEMENT

SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T15N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)

NOTE

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 72ND STREET FROM LOT 1.

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF **FURNITURE ROW 78** WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

12/2/2016
DATE:

DOUGLAS COUNTY ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF November, 2016 BY GREGORY A. RUEGSEGGER, VICE PRESIDENT OF **FURNITURE ROW USA, LLC**, A COLORADO LIMITED LIABILITY COMPANY, F/K/A VISSER REAL ESTATE INVESTMENTS ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 5/10/19

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 7 DAY OF February, ~~2016~~ 2017

DOUGLAS COUNTY TREASURER

TREASURER'S SEAL
COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF THE CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF **FURNITURE ROW 78** ON THIS 30 DAY OF January, 2016.

CITY ENGINEER

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

2/14/17
DATE:

CITY ENGINEER

APPROVAL OF THE OMAHA CITY PLANNING BOARD

THIS PLAT OF **FURNITURE ROW 78** WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6 DAY OF July, 2016.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF **FURNITURE ROW 78** WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 3/17 DAY OF January, 2017

MAYOR

PRESIDENT

CITY CLERK

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

FURNITURE ROW 78
LOT 1

N
0' 20' 40'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A200-15-174A
Drawn By: RJR
Reviewed By: JDW
Date: JUNE 6, 2016
Grid Book: 120
Pages: 1 - 4

Sheet Title
CITY OF OMAHA FINAL PLAT

Sheet Number
SHEET 1 OF 1

11/23/2016 4:19 PM 9GB H:\HDR\F9G H:\2015\200-19\2005-19\174 Furniture Row USA Inc 119 N. 72nd St. Section 24-15-12\Drawings\A200-15-174A.dwg