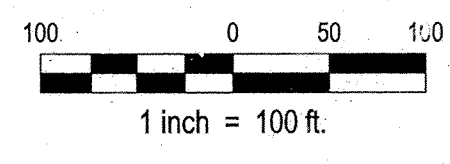
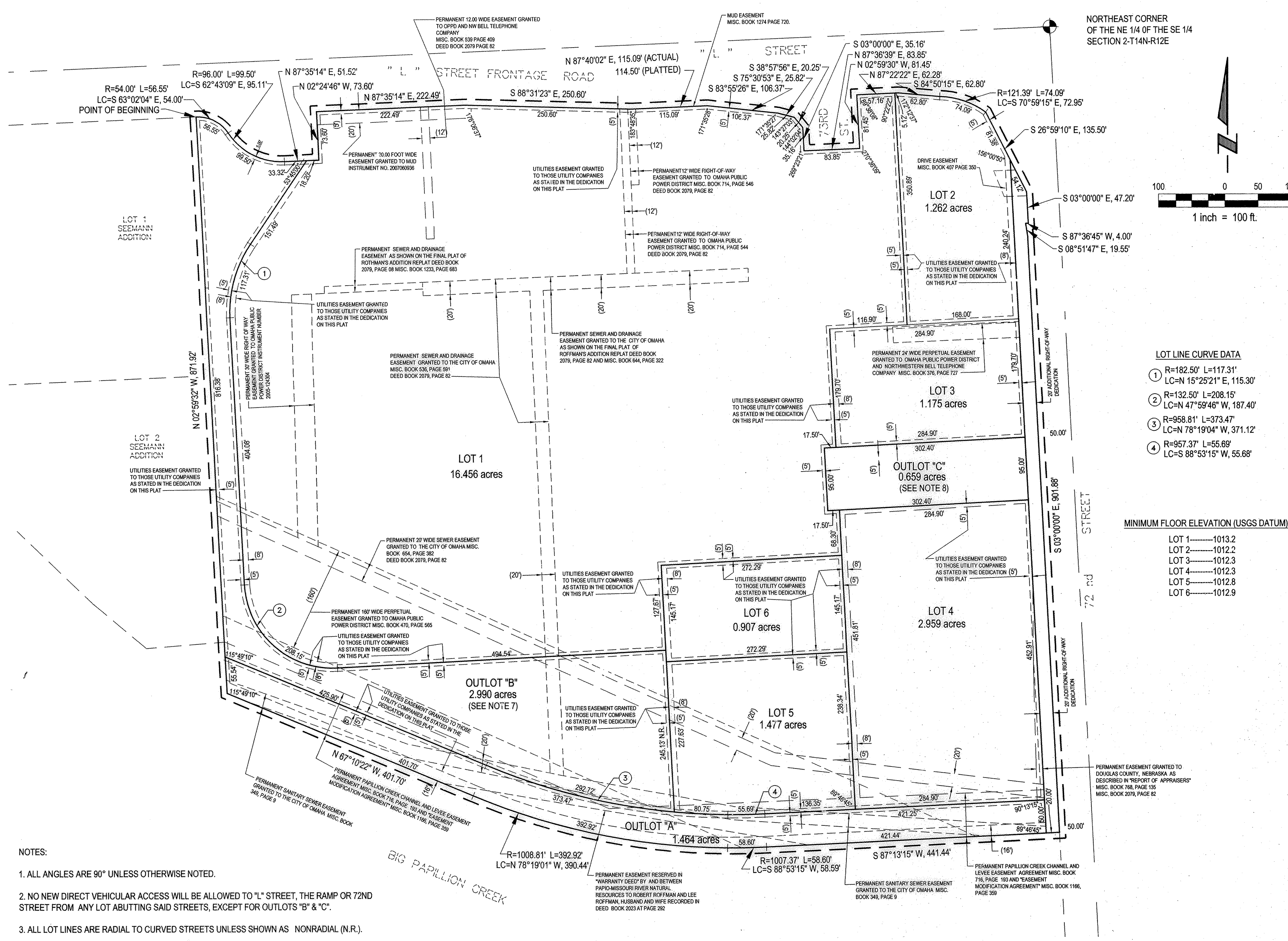


# 72 "L" PLAZA

LOTS 1 THRU 6 INCLUSIVE & OUTLOTS "A", "B" AND "C"

BEING A REPLATTING OF ALL OF LOTS 1 THRU 9, ROFFMAN'S ADDITION REPLAT, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 2, AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF SAID SECTION 2; AND ALSO TOGETHER WITH PART OF "M" STREET, AND 73RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



**LOT LINE CURVE DATA**

- R=182.50' L=117.31'  
LC=N 15°25'21" E, 115.30'
- R=132.50' L=208.15'  
LC=N 47°59'48" W, 187.40'
- R=958.81' L=373.47'  
LC=N 78°19'04" W, 371.12'
- R=957.37' L=55.69'  
LC=S 88°53'15" W, 55.68'

**MINIMUM FLOOR ELEVATION (UGSS DATUM)**

LOT 1	1013.2
LOT 2	1012.2
LOT 3	1012.3
LOT 4	1012.3
LOT 5	1012.8
LOT 6	1012.9

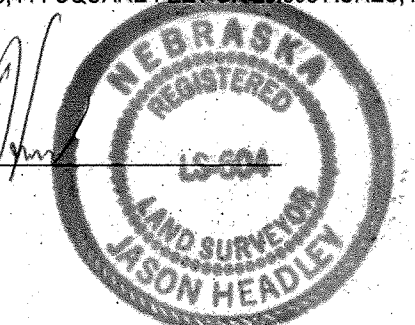
- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - NO NEW DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO "L" STREET, THE RAMP OR 72ND STREET FROM ANY LOT ABUTTING SAID STREETS, EXCEPT FOR OUTLOTS "B" & "C".
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 6 INCLUSIVE, AND OUTLOTS "B" & "C", THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 6 INCLUSIVE, AND OUTLOTS "B" & "C", EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 6 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
  - A PERMANENT INGRESS/EGRESS EASEMENT IS GRANTED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT ALONG THE PRIVATE DRIVE LOCATED IN OUTLOT "B" FOR THEIR ACCESS TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ADJACENT TO THE LEVEE ALONG THE SOUTH BOUNDARY OF THIS SUBDIVISION.
  - A PERMANENT UTILITIES EASEMENT IS GRANTED OVER ALL OF OUTLOT "C" TO THE UTILITIES COMPANIES AS CALLED OUT IN THE ATTACHED OWNERS DEDICATION.

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN 72 "L" PLAZA (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOTS 1 THRU 9, ROFFMAN'S ADDITION REPLAT, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 2; AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF SAID SECTION 2; AND ALSO TOGETHER WITH PART OF "M" STREET, AND 73RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ROFFMAN'S ADDITION REPLAT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, SEEMANN ADDITION REPLAT 1, A SUBDIVISION LOCATED IN SAID SE 1/4 OF SECTION 2, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID "M" STREET; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF "M" STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 54.00 FEET, A DISTANCE OF 56.55 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S83°02'04"E (ASSUMED BEARING), A DISTANCE OF 54.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 1, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF "M" STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 96.00 FEET, A DISTANCE OF 99.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S62°43'09"E, A DISTANCE OF 95.11 FEET; THENCE N87°35'14"E, A DISTANCE OF 51.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "M" STREET; SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, ROFFMAN'S ADDITION REPLAT, THENCE N02°24'48"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF "M" STREET, SAID LINE ALSO BEING SAID WEST LINE OF LOT 2, ROFFMAN'S ADDITION REPLAT, A DISTANCE OF 3.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ROFFMAN'S ADDITION REPLAT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF "M" STREET, AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET; THENCE N87°35'14"E ALONG SAID NORTHERLY LINE OF SAID LOT 2, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 222.48 FEET; THENCE S88°31'23"E ALONG SAID NORTHERLY LINE OF LOT 2, ROFFMAN'S ADDITION REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 3, ROFFMAN'S ADDITION REPLAT, AND ALSO THE NORTHERLY LINE OF SAID LOT 4, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 115.00 FEET; THENCE S83°55'28"E ALONG SAID NORTHERLY LINE OF LOT 4, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 106.37 FEET; THENCE S75°30'53"E ALONG SAID NORTHERLY LINE OF LOT 4, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 25.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, ROFFMAN'S ADDITION REPLAT; THENCE S03°00'00"E ALONG SAID NORTHERLY LINE OF SAID LOT 4, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 73RD STREET, A DISTANCE OF 20.25 FEET; THENCE S03°00'00"E ALONG SAID EASTERLY LINE OF LOT 4, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 73RD STREET, A DISTANCE OF 35.16 FEET; THENCE N87°36'39"E, A DISTANCE OF 83.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "M" STREET; THENCE N02°24'48"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF "M" STREET, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 62.28 FEET; THENCE S84°50'15"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, A DISTANCE OF 62.80 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 121.39 FEET, A DISTANCE OF 74.09 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°59'15"E, A DISTANCE OF 72.95 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE S28°59'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 135.50 FEET; THENCE S03°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 47.20 FEET; THENCE S87°36'39"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 4.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, ROFFMAN'S ADDITION REPLAT; THENCE S81°47'E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 6, ROFFMAN'S ADDITION REPLAT, A DISTANCE OF 19.85 FEET; THENCE S03°00'00"E ALONG SAID EASTERLY LINE OF LOT 6, ROFFMAN'S ADDITION REPLAT, AND ALSO THE EASTERLY LINE OF SAID LOT 7, ROFFMAN'S ADDITION REPLAT, AND ALSO THE EASTERLY RIGHT-OF-WAY LINE OF SAID "M" STREET, AND ALSO THE EASTERLY LINE OF SAID LOT 8, ROFFMAN'S ADDITION REPLAT, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 90.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, ROFFMAN'S ADDITION REPLAT; THENCE S87°13'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 8, ROFFMAN'S ADDITION REPLAT, AND ALSO THE SOUTHERLY LINE OF SAID LOT 9, ROFFMAN'S ADDITION REPLAT, A DISTANCE OF 441.44 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 9, ROFFMAN'S ADDITION REPLAT ON A CURVE TO THE RIGHT WITH A RADIUS OF 1007.37 FEET, A DISTANCE OF 58.60 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°53'15"W, A DISTANCE OF 58.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, ROFFMAN'S ADDITION REPLAT; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1008.81 FEET, A DISTANCE OF 392.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N78°19'01"W, A DISTANCE OF 390.44 FEET; THENCE N67°10'22"W, A DISTANCE OF 401.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VACATED 75TH STREET; THENCE N02°29'32"W ALONG SAID EAST RIGHT-OF-WAY LINE OF VACATED 75TH STREET, AND ALSO THE EAST LINE OF LOT 2, SAID SEEMANN ADDITION REPLAT 1, AND ALSO THE EAST LINE OF SAID LOT 1, SEEMANN ADDITION REPLAT 1, A DISTANCE OF 871.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,298,444 SQUARE FEET OR 29,808 ACRES, MORE OR LESS.



JASON A. HEADLEY, LS-604 DATE 11-06-07

### DEDICATION

Know all men by these presents that we, HILLTOP GROUP, LLC, owners of the property described in the Certification of Survey 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 72 "L" PLAZA (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 on, 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 abutting the rear boundary lines of all interior lots; and a sixteen-foot (16) wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16) wide easement will be reduced to an eight-foot (8) wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, 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) wide strip of land abutting all cul-de-sac streets.

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.

HILLTOP GROUP, LLC

By: *Randall Weisler*  
RANDALL WEISLER, CHAIRMAN

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
On this 7th day of NOVEMBER, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Randall Weisler, Chairman of First Management, Inc., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

*Homer R. Hunt*  
Notary Public

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of 72 "L" PLAZA (Lots numbered as shown) was approved by the City Planning Board.

*[Signature]* 10/3/07  
CHAIRMAN OF CITY PLANNING BOARD DATE

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of 72 "L" PLAZA (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*[Signature]* 11/7/07  
DOUGLAS COUNTY ENGINEER DATE

### 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.

*[Signature]* December 4, 2007  
COUNTY TREASURER DATE 3/14/08

### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of 72 "L" PLAZA (lots numbered as shown) as to the Design Standards.

*[Signature]* 11/8/07  
CITY ENGINEER DATE

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

*[Signature]* 7/13/08  
CITY ENGINEER DATE

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of 72 "L" PLAZA (Lots numbered as shown) was approved by the City Council of Omaha.

*[Signature]* 11/20/07  
MAYOR DATE

*[Signature]*  
CITY CLERK  
*[Signature]*  
PRESIDENT OF COUNCIL



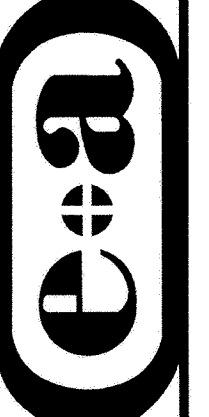
DEED 2008070188



JUL 16 2008 13:36 P 7

G24 #44  
72 "L" PLAZA  
L 1-6, O L A-C

E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



330 NORTH 17TH STREET OMAHA, NE 68154  
PHONE: (402) 985-4700 FAX: (402) 985-5599  
www.eaeg.com

72 "L" PLAZA  
OMAHA, NEBRASKA

FINAL PLAT

Proj No:	P2008.257.001
Date:	08/02/2007
Designed By:	MAW
Drawn By:	LDD
Scale:	1" = 100'
Sheet:	1 of 1

K:\Projects\20080257\01\Plat\Final Design\FINAL\_PLAT-C00.dwg 11/22/07 10:53:11 AM