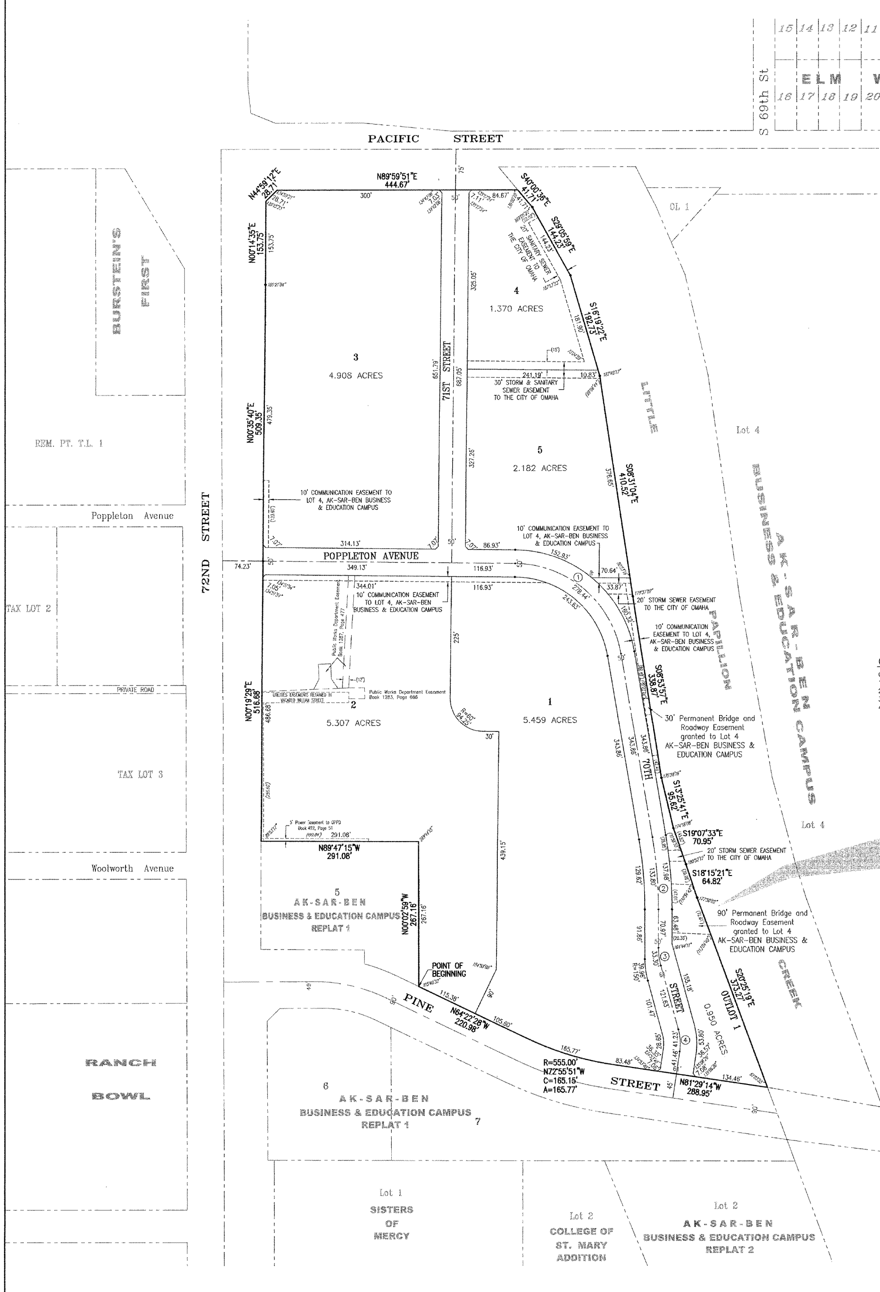
G18-#16

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 (LOTS 1-5, O.L. 1)

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4

Lots 1 through 5, inclusive, and Outlot 1, being a replatting of Lots 1 through 4, inclusive, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

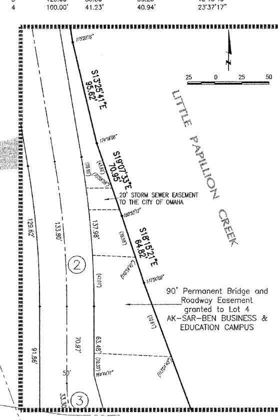


NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FOOT (5') RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES. NO ANGLES ARE SHOWN WHEN RIGHT OF WAY LINES HAVE 90° ANGLE AND CHAMFER ANGLES ARE 45°.
7. LOTS 1 AND 2, AND OUTLOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO PINE STREET.
8. LOTS 2 AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET.
9. LOTS 3 AND 4 WILL HAVE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET.
10. POPPLETON AVENUE WILL BE RIGHT IN/RIGHT OUT ONLY TO 72ND STREET.
11. 71ST STREET WILL BE RIGHT IN/RIGHT OUT ONLY TO PACIFIC STREET.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	200.00'	278.44'	256.49'	79°46'00"
2	800.00'	133.80'	133.64'	09°34'58"
3	125.00'	33.30'	33.20'	15°15'49"
4	100.00'	41.23'	40.94'	23°37'17"



12. This plat releases the easement granted to Omaha Public Works Department as recorded in Book 1295 at page 579 in the Douglas County Register of Deeds Office.
13. This plat releases that part of the easment granted to Omaha Public Works Department as recorded in Book 1287 at Page 477 in the Douglas County Register of Deeds Office lying north of Poppleton Ave. R.O.W. as dedicated in this plat.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments (5/8" x 24" rebar with 1¼" yellow plastic cap stamped LS 379) have been place at all corners, angle points, and ends of 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 curves on all lots and streets in the subdivision to be known as AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 (Lots 1 through 5, inclusive and Outlot 1) being a replatting of Lots 1 through 4, inclusive, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the southeast corner of Lot 5, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 1; Thence North 00°02'59" West (bearings referenced to the Final Plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS) for 267.16 feet to the northeast corner of said Lot 5; Thence North 89°47'15" West for 291.08 feet to the northwest corner of said Lot 5 and the east right of way line of 72nd Street; Thence North 00°19'29" East for 516.68 feet along said east right of way line; Thence North 00°35'40" East for 509.35 feet along said east right of way line; Thence North 00°14'35" East for 153.75 feet along said east right of way line; Thence North 44°59'12" East for 28.71 feet along said east right of way line to the south right of way line of Pacific Street; Thence North 89°59'51" East for 444.67 feet along said south right of way line to the west line of the Little Papillion Creek; Thence south along the west line of the Little Papillion Creek for the next nine (9) courses: (1) Thence South 40°00'36" East for 41.71 feet; (2) Thence South 29°05'59" East for 144.23 feet; (3) Thence South 16°19'22" East for 192.73 feet; (4) Thence South 08°31'04" East for 410.52 feet; (5) Thence South 08°53'57" East for 338.87 feet; (6) Thence South 13°25'41" East for 95.62 feet; (7) Thence South 19°07'33" East for 70.95 feet; (8) Thence South 18°15'21" East for 64.82 feet; (9) Thence South 20°25'19" East for 373.27 feet to the north right of way line of Pine Street; Thence North 81°29'14" West for 288.95 feet along said north right of way line; Thence along a curve to the right (having a radius of 555.00 feet and a long chord bearing North 72°55'51" West for 165.15 feet) for an arc length of 165.77 feet along said north right of way line; Thence North 64°22'28" West for 220.98 feet along said north right of way line to the Point of Beginning. Contains 22.751 acres.

Robert D. Proett, L.S. 379 [signature] [seal: REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379 STATE OF NEBRASKA]

Oct 28, 2003
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, FIRST DATA RESOURCES INC., a Delaware corporation, OWNERS, of the land described within the Land 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 hereon, said subdivision to be hereafter known as AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 (Lots 1 through 5, inclusive, and Outlot 1); and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and Qwest Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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 sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots. 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 or later interfere with the aforesaid uses or rights herein granted.

FIRST DATA RESOURCES INC., OWNER
[signature]
Robert D. Beckes
Assistant Secretary

ACKNOWLEDGMENT OF NOTARIES

State of Colorado)
) SS
County of Douglas)

On this 30 day of October, 2003, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert D. Beckes, who is personally known to me to be the identical person whose name is affixed to the above instrument as Assistant Secretary of FIRST DATA RESOURCES INC., a Delaware corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication and Petition 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

[seal: WELDY FEAZELL NOTARY PUBLIC STATE OF COLORADO]
My Commission Expires 11/5/2005

COUNTY ENGINEER'S CERTIFICATE

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 was reviewed by the Douglas County Engineer's Office.

10/31/03
Date

[signature]
Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office,

this 4 day of AUG, 2004.

[signature]
Douglas County Treasurer

JULIE M. HANEY OFFICIAL SEAL DOUGLAS COUNTY TREASURER

DEED 2004106466

AUG 11 2004 09:34 P 16

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 as to the design standards

this 16 day of Jan, 2003.

[signature]
City Engineer

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

8/10/4
Date

[signature]
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 was approved by the CITY PLANNING BOARD, this 5th day of November, 2003.

[signature]
Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

This plat of AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 was approved and accepted by the City Council of Omaha, Nebraska, this 29th day of June, 2004.

[signature]
President

[signature]
Mayor

[signature]
Attest:
City Clerk

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 18

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
(Ph) 402.496.2498
(Fax) 402.496.2730
WWW.LRA-INC.COM

AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4
(Lots 1 through 5, inclusive and Outlot 1) Douglas County, Nebraska

FINAL PLAT

drawn by JHVD/JRK
designed by RDP
reviewed by FAK
references 0007/100 0007R400
path\filename 00007\dwg\0007R401.dwg
revisions
job number-tasks 00007.03 / 007
book page 00007
date Sept. 16, 2003
sheet 1 of 1