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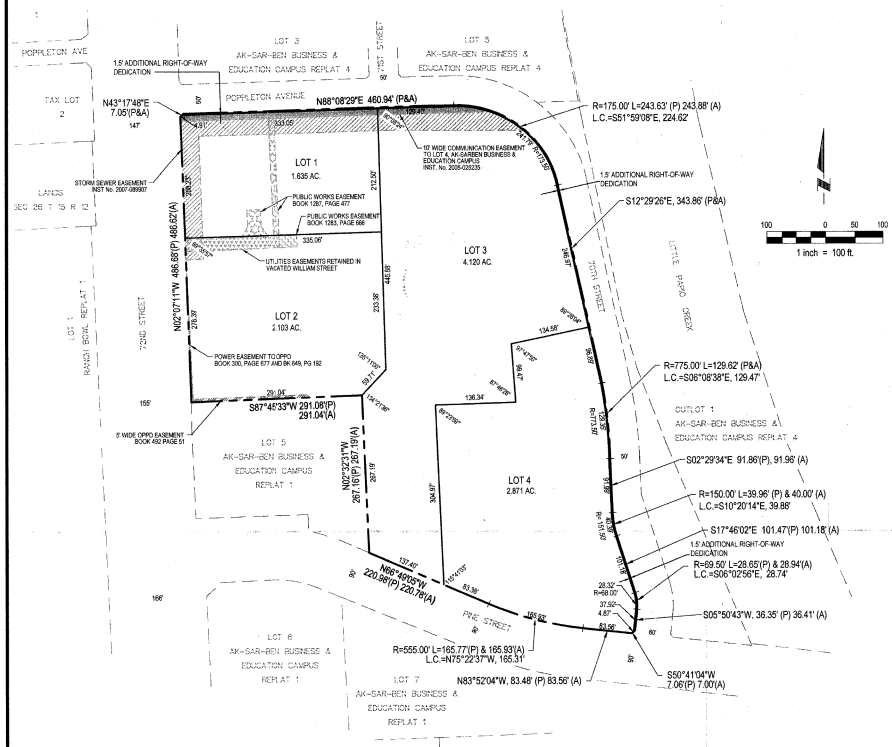
FEE 64.00 FB 55-002226-016
BKP ___ C/O ___ COMP ___
SCAN ___ FV ___

AKSARBEN CENTER

LOTS 1 THRU 4 & INCLUSIVE

BEING A REPLATTING OF LOTS 1 AND 2, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK AND PEDESTRIAN EASEMENT, INCLUDING PARKING, IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 4 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 4 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 72ND STREET FROM LOTS 1 & 2.

LEGEND

BOUNDARY LINE
LOT LINE
EXIST. PROP. LINES & RIGHT-OF-WAY

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF AKSARBEN CENTER (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 3/12/13

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, LFS / AK, 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 ARBOR GATE (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, CENTURYLINK 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.

LFS / AK, LLC

BY: MICHAEL L. DAY, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 5 DAY OF December 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MICHAEL L. DAY, MANAGER OF LFS / AK, LLC., 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MARY PETERSEN
MY COMMISSION EXPIRES
March 15, 2016

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF AKSARBEN CENTER (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 12/28/12

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

CITY ENGINEER — DATE 3/14/13

SURVEYOR'S CERTIFICATE

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 PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLES POINTS AND END OF ALL CURVES IN AKSARBEN CENTER (LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 1 AND 2, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LEGAL DESCRIPTION: LOTS 1 AND 2, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID LOTS 1 AND 2, AK-SAR-BEN BUSINESS & EDUCATION CAMPUS REPLAT 4 CONTAIN AN AREA OF 468,949 SQUARE FEET OR 10.8662 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS 608 — DATE December 5, 2012

LS-608 REGISTERED LAND SURVEYOR ERIC A. SCHABEN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF AKSARBEN CENTER (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE February 12, 2013

ATTEST CITY CLERK

PRESICENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF AKSARBEN CENTER (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE 10/8/12

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.

COUNTY TREASURER — DATE 3/14/13

DOUGLAS COUNTY TREASURER SEAL NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

Engineering Answers

AKSARBEN CENTER
OMAHA, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	

Proj No: P2012.174.001
Date: 12-5-12
Designed By: JMT
Drawn By: TRH
Scale: 1" = 100'
Sheet: 1 of 1
Tom Hansen
I:\Projects\2012\174\001\Admin\Final Plat\aksarben_final plat.dwg