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REV 01 2013 09-55 P. 6

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REV. 02 2013 03-24-2013

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION
(include a diagram of the plat, legal description and legend)
LOTS 1, 2 AND 3, AKSARBEN CENTER REPLAT 1
BEING A REPLATING OF LOTS 2, 3 AND 4, AKSARBEN CENTER, SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, OPD, CENTURLINK AND CABLE EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN PLAT DEDICATION OF PLAT AS RECORDED DEED INSTRUMENT NO. 2013026286

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 WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN AKSARBEN CENTER REPLAT 1 (THE LOTS NUMBERED AS SHOWN) BEING A REPLATING OF LOTS 2, 3 AND 4, AKSARBEN CENTER, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, SAID TRACT OF LAND CONTAINS AN AREA OF 5.084 ACRES, MORE OR LESS.
NEBRASKA
ERIC A. SCHARBEN, L.S. 868
DATE: April 24, 2013
15-600
NEBRASKA ENGINEERING BOARD

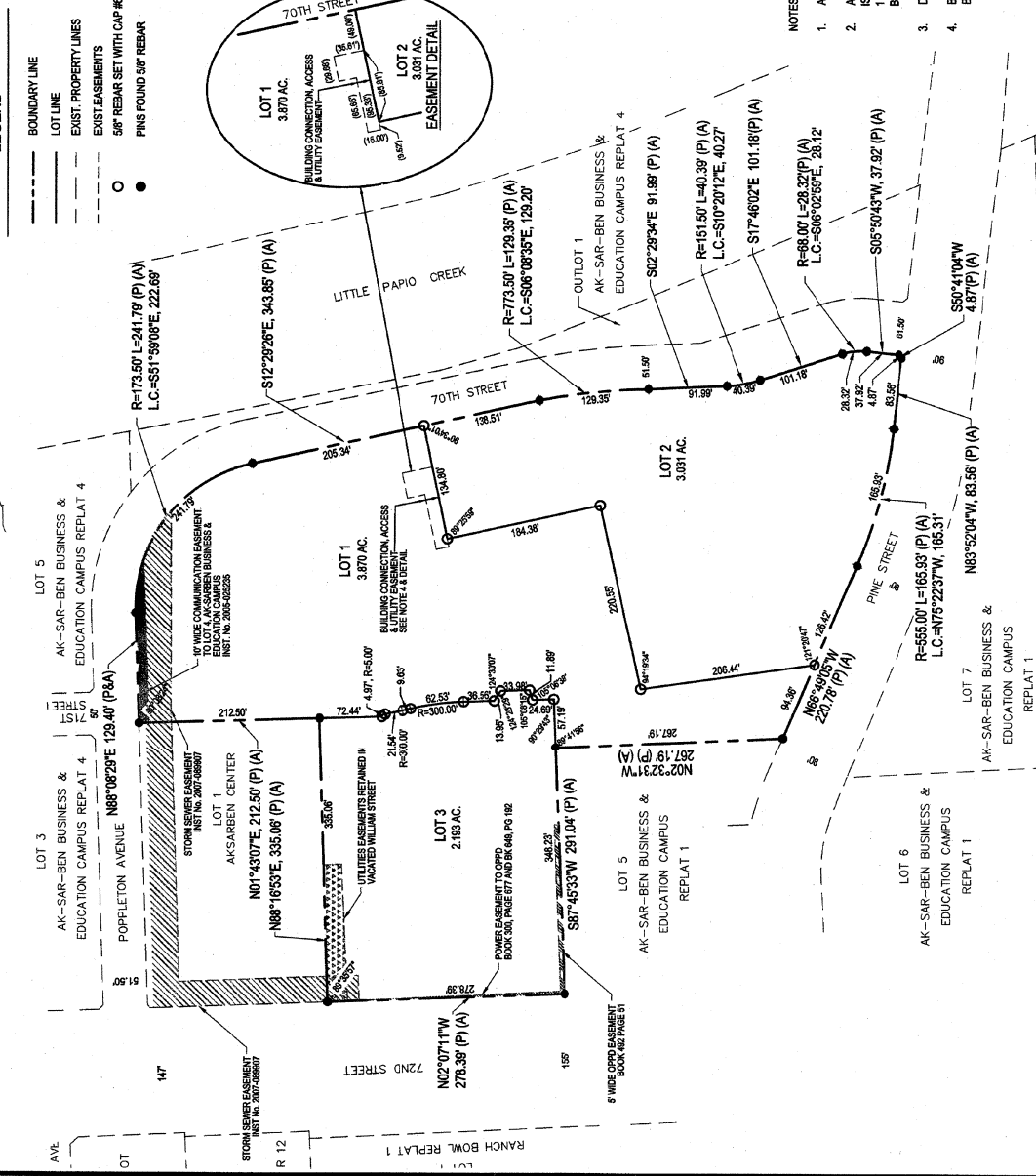
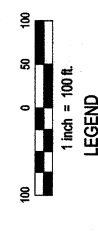
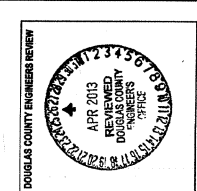
OWNER'S CERTIFICATION
KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.
LFS I/AK, LLC
BY: MICHAEL L. DAY, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 24 DAY OF April 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MICHAEL L. DAY, MANAGER OF LFS I/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.
LISA A. MAYLON
NOTARY PUBLIC
My Comm. Exp. 10/28/2015

APPROVAL OF OMAHA PLANNING DIRECTOR
APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS MAILED PER SECTION 7-691, N.E.S. AND RECORDED IN THE CITY OF OMAHA, 1996. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.
G. OMAR, PLANNING DIRECTOR
DATE: 4/30/13

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.
W. J. STEIN, COUNTY TREASURER
DATE: 4/26/13

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 3 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 3 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 3 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 72ND STREET FROM LOT 3.
4. BUILDING CONNECTION, ACCESS AND UTILITY EASEMENT GRANTED FROM LOT 1 TO LOT 2 TO ALLOW LOT 2 BUILDING STRUCTURE TO CONNECT STRUCTURALLY TO LOT 1 BUILDING STRUCTURE (SEE EASEMENT DETAIL).



Proj. No.:	P2012.174.008
Date:	4-11-13
Designed By:	JMT
Drawn By:	TRE
Scale:	1" = 100'
Sheet:	1 of 1

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AKSARBEN CENTER REPLAT 1
DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE SUBDIVISION