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Date
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By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 DEC 10 PM 1:59

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING**  
**PAGE DOWN FOR BALANCE OF INSTRUMENT**

19046  
 FEE 27.00 FD 53.30468  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMB del  
 DEL \_\_\_\_\_ SCAN dc FV \_\_\_\_\_

**CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION**

---

**BRASE ADDITION  
LOTS 1 AND 2**

BEING A REPLAT OF THAT PART OF LOTS 6 AND 15, PIERSON'S SUBDIVISION, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE1/4 OF SECTION 15, T15N, R12E OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBRASKA;

THENCE N03°06'27"E (ASSUMED BEARING) 91.67 FEET ON THE WEST LINE OF SAID SE1/4;

THENCE S86°53'33"E 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF 90<sup>TH</sup> STREET;

THENCE N03°06'27"E 220.68 FEET ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE1/4 AND ON THE EAST LINE OF 90<sup>TH</sup> STREET;

THENCE N42°13'31"E 55.47 FEET ON THE EAST LINE OF 90<sup>TH</sup> STREET;

THENCE N03°06'27"E 53.88 FEET ON A LINE 85.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE1/4 AND ON THE EAST LINE OF 90<sup>TH</sup> STREET TO THE SW CORNER OF A TRACT OF LAND DESCRIBED ON A "WARRANTY DEED" RECORDED IN BOOK 2119 AT PAGE 491 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE S86°17'37"E 121.89 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF;

THENCE N04°13'20"E 150.17 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE SOUTH LINE OF LOT 2, PIERSON'S SUBDIVISION REPLAT 3, IN DOUGLAS COUNTY, NEBRASKA;

THENCE S86°20'58"E 5.23 FEET ON THE SOUTH LINE OF LOT 2, SAID PIERSON'S SUBDIVISION REPLAT 3 TO THE SE CORNER THEREOF;

THENCE N03°06'27"E 78.60 FEET ON THE EAST LINE OF LOT 2, SAID PIERSON'S SUBDIVISION REPLAT 3 TO THE SOUTH LINE OF LOT 1, SAID PIERSON'S SUBDIVISION REPLAT 3;

THENCE S86°20'58"E 45.96 FEET ON THE SOUTH LINE OF LOT 1, SAID PIERSON'S REPLAT 3 TO THE SE CORNER THEREOF;

THENCE N03°06'27"E 134.90 FEET ON THE EAST LINE OF LOT 1, SAID PIERSON'S SUBDIVISION REPLAT 3 TO THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE S86°20'58"E 149.80 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE N03°06'27"E 5.00 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED ON A "WARRANTY DEED" RECORDED IN BOOK 1822 AT PAGE 667 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "B";

THENCE S09°43'58"E 71.70 FEET ON THE WEST LINE OF SAID TRACT "B";

SHEET 1 OF 4

AMERICAN NATIONAL BANK TD<sup>2</sup> JOB NO. 200-262-150 DATE: NOVEMBER 27, 1999

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

3643

THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID TRACT "B" ON A 603.11 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S07°40'13"E, CHORD DISTANCE 40.53 FEET, AN ARC DISTANCE OF 40.54 FEET TO THE NW CORNER OF A TRACT OF LAND DESCRIBED ON A "TRUSTEE'S DEED" RECORDED IN BOOK 1973 AT PAGE 191 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "C";

THENCE S86°20'58"E 224.58 FEET ON THE NORTH LINE OF SAID TRACT "C" TO THE NE CORNER THEREOF; SAID CORNER BEING ON THE EAST LINE OF SAID LOT 6;

THENCE S03°01'57"W 358.29 FEET ON THE EAST LINE OF SAID TRACT "C" AND ON THE EAST LINE OF SAID LOTS 6 AND 15 TO THE NE CORNER OF A TRACT OF LAND DESCRIBED ON A "WARRANTY DEED" RECORDED IN BOOK 1875 AT PAGE 628 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "D";

THENCE N86°25'06"W 221.61 FEET ON THE NORTH LINE OF SAID TRACT "D" TO THE NW CORNER THEREOF;

THENCE S04°05'26"W 249.55 FEET ON THE WEST LINE OF SAID TRACT "D" TO THE SW CORNER THEREOF, SAID CORNER BEING 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SE1/4 AND ON THE NORTH LINE OF WEST DODGE ROAD;

THENCE N86°29'05"W 323.88 FEET ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 AND ON THE NORTH LINE OF WEST DODGE ROAD;

THENCE N58°18'35"W 67.86 FEET ON THE NORTH LINE OF WEST DODGE ROAD TO THE POINT OF BEGINNING;

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.



NOVEMBER 27, 1999

DATE

\_\_\_\_\_  
JAMES D. WARNER,  
NEBRASKA R.L.S. 308

**OWNER'S CERTIFICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, AMERICAN NATIONAL BANK, AMERICAN NATIONAL CORPORATION, AND KINGS PARTNERSHIP COMPANY, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

AMERICAN NATIONAL BANK

BY:

\_\_\_\_\_  
JAMES W. BURNS  
SENIOR VICE PRESIDENT

AMERICAN NATIONAL CORPORATION

BY:

\_\_\_\_\_  
JAMES W. BURNS  
SENIOR VICE PRESIDENT

KINGS PARTNERSHIP COMPANY

BY:

\_\_\_\_\_  
LYLE W. JAPP, GENERAL PARTNER

SHEET 2 OF 4

AMERICAN NATIONAL BANK TD<sup>2</sup> JOB NO. 200-262-150 DATE: NOVEMBER 27, 1999

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154,  
402-330-8860

3643

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS)SS

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23  
DAY OF November, 1999 BY JAMES W. BURNS, SENIOR VICE PRESIDENT OF  
AMERICAN NATIONAL BANK AND OF AMERICAN NATIONAL CORPORATION, ON BEHALF  
OF SAID BANK AND ON BEHALF OF SAID CORPORATION.



Mariann Shanno  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS)SS

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23  
DAY OF November, 1999 BY LYLE W. JAPP, GENERAL PARTNER OF KINGS  
PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

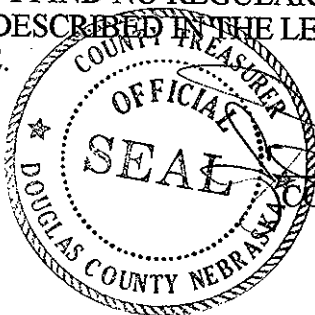


Mariann Shanno  
NOTARY PUBLIC

**COUNTY TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT  
AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN BY THE  
RECORDS OF THIS OFFICE.

11-23-99  
DATE:



[Signature]  
COUNTY TREASURER

**PLANNING DIRECTOR'S APPROVAL**

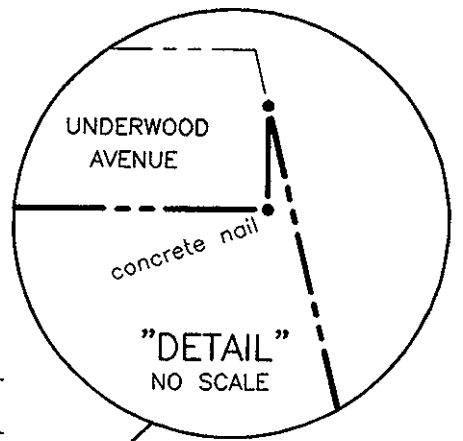
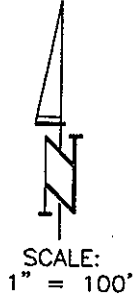
APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS,  
WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY  
OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND  
RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS  
DATE.

12/8/99  
DATE:

[Signature]  
For PLANNING DIRECTOR

# LEGEND

- CORNERS FOUND (5/8" REBAR UNLESS NOTED)
- CORNERS SET (5/8" REBAR)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE



ADDRESS, LOT 1, 8900 WEST DODGE ROAD  
ADDRESS, LOT 2, \_\_\_\_\_

