




MISC 2008000644



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FEE 21.00 FR 35-21379
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/3/2008 11:52:22.55

2008000644

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: AQUILES MARCANO
5802 S 159 ST
OMAHA, NE 68135

Check Number
CR2

RECIPROCAL ACCESS EASEMENT AND AGREEMENT

For a valuable consideration, receipt of which is hereby acknowledged, that Aquiles Marcano representing Miami Partners LLC and Claudia Torres representing La Cuadra LLC

do hereby grant to,

Claudia Torres, representing La Cuadra LLC and Aquiles Marcano, representing Miami Partners LLC, respectively,

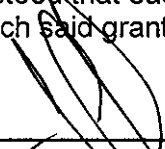
a nonexclusive reciprocal access easement for pedestrian and vehicular ingress, egress and circulation purposes, and to allow for the maintenance of all driveways, driving aisles, and sidewalks upon over and across the real property in the City of Omaha, County of Douglas, State of Nebraska described as:

LA CUADRA REPLAT 1, LOTS 1 AND 2, A SUBDIVISION, BEING A REPLAT OF LA CUADRA, LOTS 1 AND 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

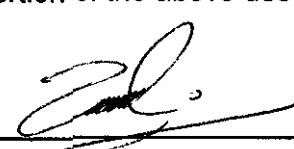
See Attached Maps. Exhibits "A" and "B"

This cross easement is granted in perpetuity and no charges or fees may be exacted by any of the parties or their heirs for the use of said easement.

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.



Aquiles E. Marcano
Manager/Member
Miami Partners LLC
Date: 12/26/07

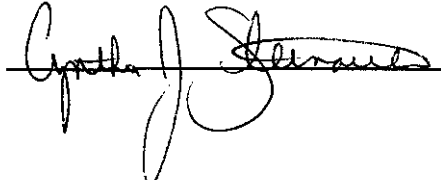


Claudia Newton
Member
La Cuadra LLC
Date: _____

State of Nebraska
County of Douglas

On this 26th day of December, 2007, before me, Cynthia J. Steinauer, a notary public in and for Douglas County, personally came Aquiles Marcano and Claudia Newton, personally to me known to be the identical persons whose names are affixed to the above document, and I declare that he and she appear in sound mind and not under duress or undue influence, that he and she acknowledge the execution of the same to be his and her voluntary act and deed, and that I am not the attorney in fact or successor attorney in fact designated by this power of attorney.

Witness my hand and notarial seal at _____ in such county the day and year last above written.

Notary Public: 

Seal:

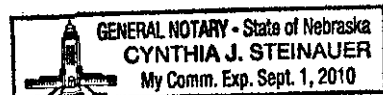




EXHIBIT "A"

PROJECT NO. EGA061016	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	BY					EHRHART & GRIFFIN ASSOCIATES 3302 Fenwick Street Omaha, NE 68131 402 / 681-0031	• ENGINEERING • PLANNING • LAND SURVEYING	LA CUADRA ADMINISTRATIVE SUBDIVISION 33rd AND "Q" STREETS, OMAHA, NEBRASKA	DATE: 1-9-2008 DESIGNED BY: DRAWN BY: CHECKED BY: LAW CREW: BRT		SHEET NO. 1 OF 1
NO.	DESCRIPTION	DATE	BY												

LA CUADRA

ADMINISTRATIVE SUBDIVISION



NORTH

SCALE 1" = 40'

LOCATION SECTION 4-T14N-R15E

LEGEND:

- - FOUND SURVEY POINT
- Δ - SET SURVEY POINT
- P - PLAT DISTANCE
- A - PLAT ANGLE
- B - RECORDED DISTANCE
- C - CALCULATED DISTANCE
- C.I.P. - CORNER TOP PIPE
- O.T.P. - OPEN TOP PIPE
- S.P. - SET POINT
- X - CHISELED "X" IN CONCRETE

TOTAL AREA OF PARCELS

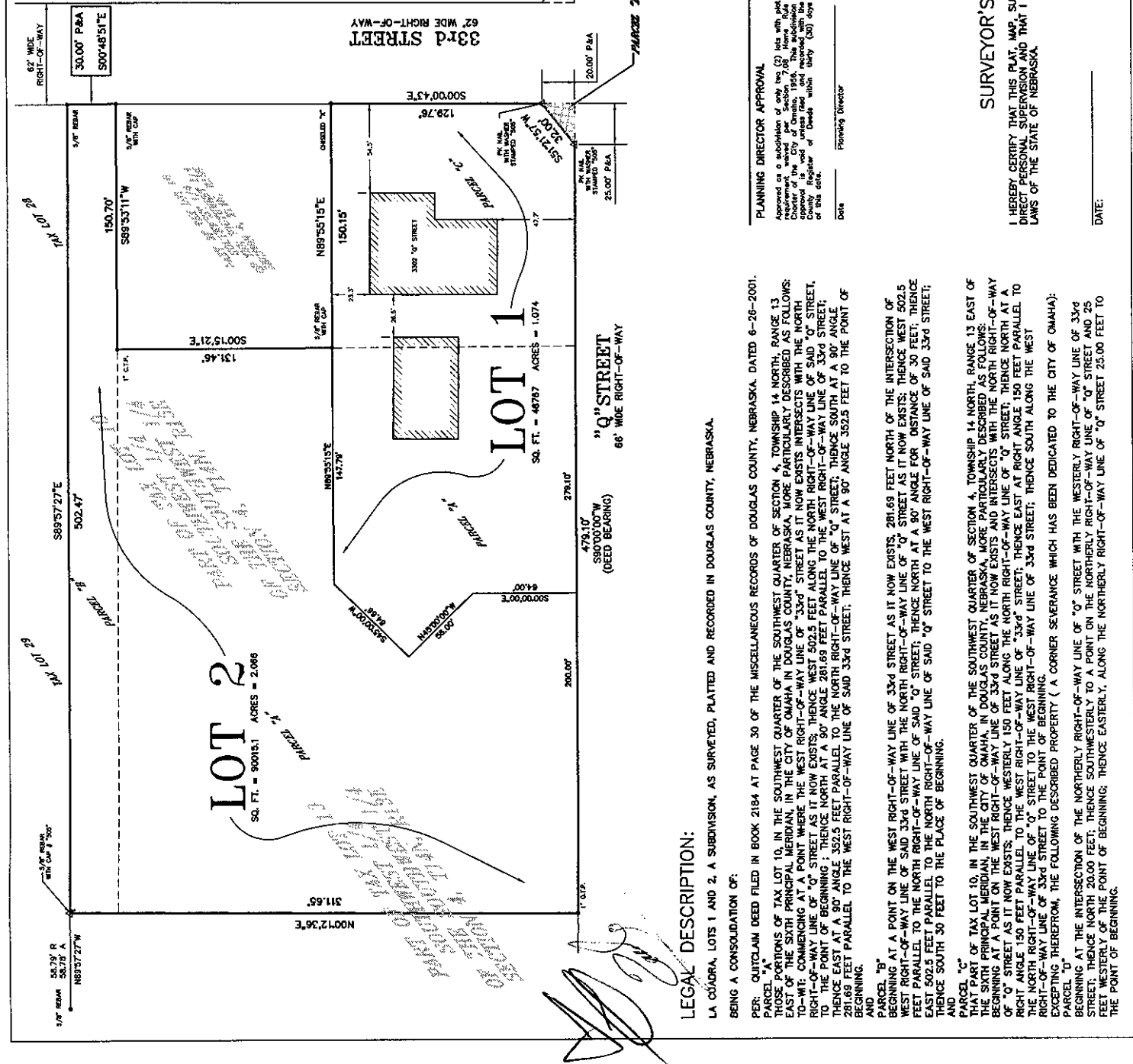
A, B, AND C = 3.14 ACRES

MORE OR LESS.

COUNTY TREASURER APPROVAL

This is to certify that I find no register or special issue against the above described parcel. This subdivision is approved as shown by the records of this office.

Date _____ County Treasurer _____



LEGAL DESCRIPTION:

LA CUADRA, LOTS 1 AND 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

BEING A CONSOLIDATION OF:

PER: QUITCLAIM DEED FILED IN BOOK 2184 AT PAGE 30 OF THE MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA, DATED 6-26-2001.

PARCEL "A"
 THOSE PORTIONS OF TAX LOT 10, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE WEST RIGHT-OF-WAY LINE OF SAID "Q" STREET INTERSECTS WITH THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET AS IT NOW EXISTS, THENCE WEST 502.5 FEET PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SAID "Q" STREET, THENCE NORTH AT A 90° ANGLE FOR DISTANCE OF 30 FEET; THENCE EAST 502.5 FEET PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET, THENCE SOUTH 30 FEET TO THE PLACE OF BEGINNING.

PARCEL "B"
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 33rd STREET AS IT NOW EXISTS, 201.69 FEET NORTH OF THE INTERSECTION OF WEST RIGHT-OF-WAY LINE OF SAID 33rd STREET WITH THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET AS IT NOW EXISTS; THENCE WEST 502.5 FEET PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET; THENCE NORTH AT A 90° ANGLE FOR DISTANCE OF 30 FEET; THENCE EAST 502.5 FEET PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET TO THE WEST RIGHT-OF-WAY LINE OF SAID 33rd STREET; THENCE SOUTH 30 FEET TO THE PLACE OF BEGINNING.

PARCEL "C"
 THAT PART OF TAX LOT 10, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 33rd STREET AS IT NOW EXISTS, 150 FEET WEST OF THE INTERSECTION OF SAID "Q" STREET AS IT NOW EXISTS, THENCE WESTERLY 150 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID "Q" STREET, THENCE NORTH AT A RIGHT ANGLE 150 FEET PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SAID "Q" STREET, THENCE EAST AT RIGHT ANGLE 150 FEET PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET, THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID "Q" STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY (A CORNER SEVERANCE WHICH HAS BEEN DEDICATED TO THE CITY OF OMAHA): PARCEL "D"
 BEGINNING AT THE NORTHERLY RIGHT-OF-WAY LINE OF "Q" STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF "Q" STREET AND 25 FEET NORTH 20.00 FEET, THENCE SOUTHWESTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "Q" STREET AND 25 FEET WESTERLY OF THE POINT OF BEGINNING, THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF "Q" STREET 25.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

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.

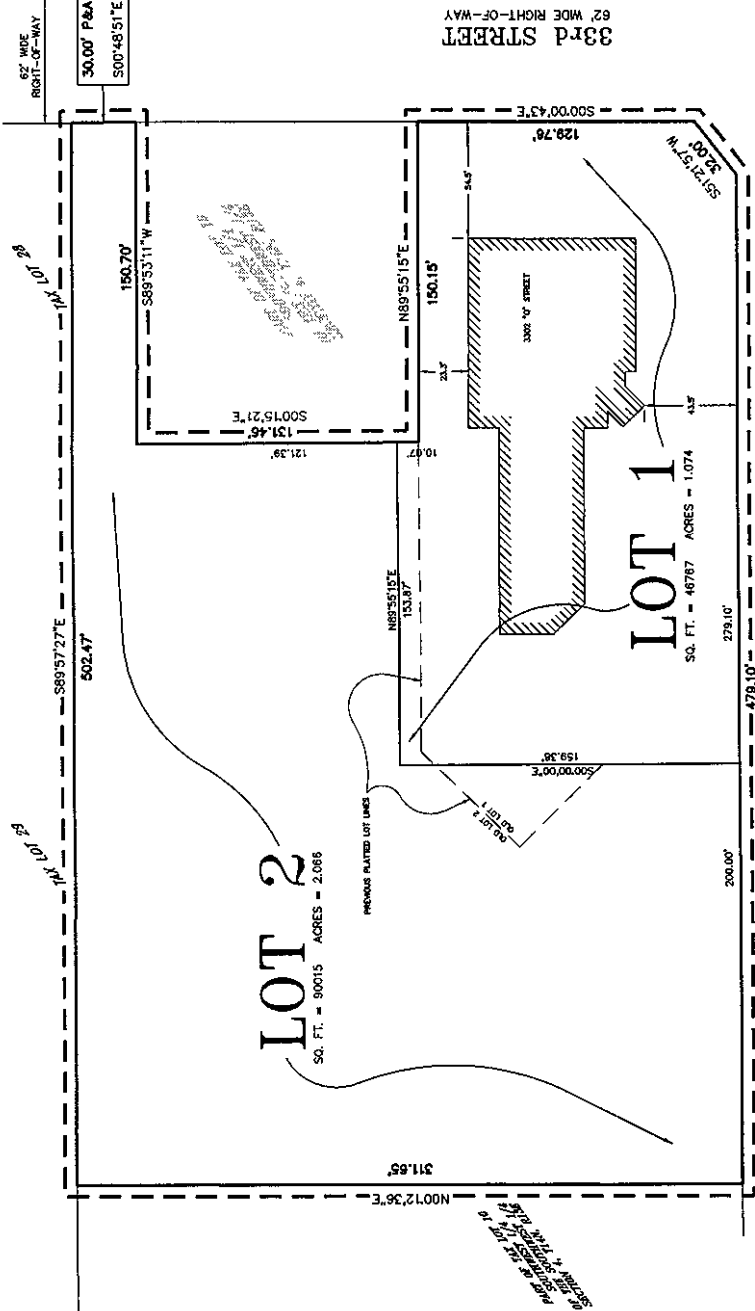
Date _____ Planning Director _____

Date _____ County Treasurer _____

WILLIAM A. WHITE JR. NE LS510

EXHIBIT "B"

LA CUADRA REPLAT 1
ADMINISTRATIVE SUBDIVISION



NORTH
SCALE 1" = 40'

LOCATION SECTION 4-T14N-R13E

LEGEND:

- - FOUND SURVEY POINT
- △ - SET SURVEY POINT
- P - PLAT PLANNING
- F - FINAL DISTANCE
- R - RECORDED DISTANCE
- C - CALCULATED DISTANCE
- C.T.P. - COMPAS TOP PIPE
- S.D.H. - STAR ORAL HOLE
- ✕ - CHEELED "X" IN CONCRETE

TOTAL AREA OF PARCELS
3.14 ACRES
MORE OR LESS.

LEGAL DESCRIPTION:

LA CUADRA REPLAT 1, LOTS 1 AND 2, A SUBDIVISION, BEING A REPLAT OF LA CUADRA, LOTS 1 AND 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

PLANNING DIRECTOR APPROVAL

APPROVED AS A SUBDIVISION OF ONLY TWO (2) LOTS WITH PLAT REQUIREMENT WAIVED PER SECTION 7.03 HOME RULE CHARTER OF THE CITY OF OMAHA, 1988. THIS SUBDIVISION APPROVAL IS VOID UNLESS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

DATE _____ PLANNING DIRECTOR _____

COUNTY TREASURER APPROVAL

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

DATE _____ COUNTY TREASURER _____

SURVEYOR'S CERTIFICATION:

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.

DATE: _____ WILLIAM A. WHITE JR. NE LSS10

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

OWNER _____ DATE _____
AS _____
OF _____

ACKNOWLEDGMENT BY CORPORATION

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } S.S.
ON THIS _____ DAY OF _____, 20____ A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

AS _____ OF _____, PRESIDENT AND IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE OWNERS CERTIFICATION, AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH OFFICER, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT _____ IN SAID COUNTY, THE _____ DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____ A.D.

PROJECT NO.	EGA061016	
REVISIONS		
NO.	DESCRIPTION	DATE

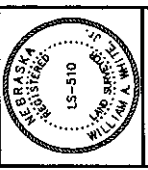
EHRHART & GRIFFIN ASSOCIATES

3005 Fremont Street
Omaha, Nebraska 68131
402 / 351-0511

- ENGINEERING
- PLANNING
- LAND SURVEYING

LA CUADRA REPLAT 1
ADMINISTRATIVE SUBDIVISION
33rd AND "Q" STREETS, OMAHA, NEBRASKA

DATE: 1-9-2008
DESIGNED BY:
DRAWN BY:
ROK
CHECKED BY:
LAV
CREW: BRT



SHEET NO. 1 OF 1