



BK 0876 PG 059



MISC 1989 01455

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

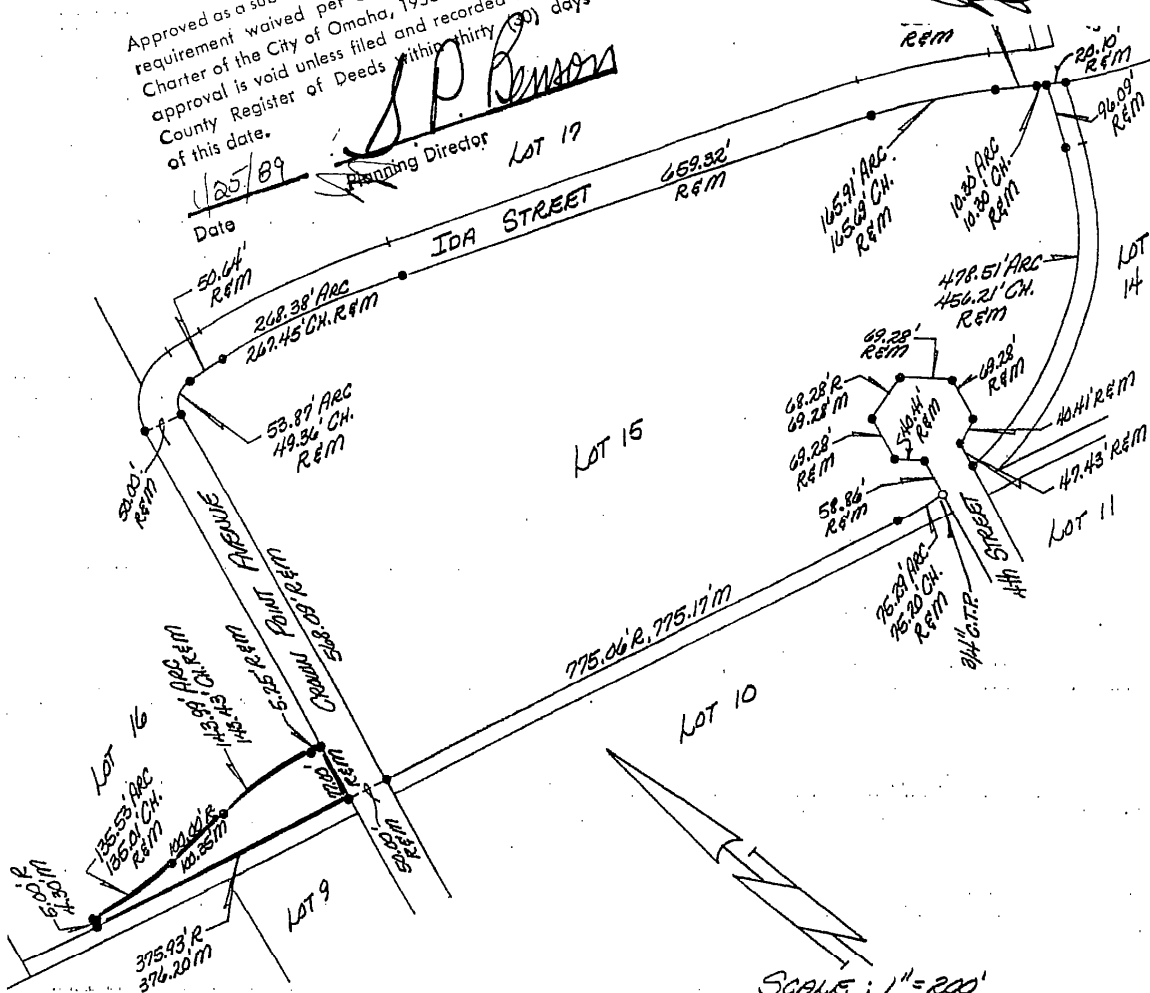
hereby certify that this survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Nebraska.

Legal Description: SEE ATTACHED

Approved as a subdivision of only two (2) lots with plot requirement waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless filed and recorded with the County Register of Deeds within thirty (30) days of this date.

*J.P. Benson*  
Planning Director

Pursuant to Chapter 53, this approval does not imply a waiver of any applicable ordinances for purposes of development.



Legend

- corners found (1" REBARS) ●
- corners set ○
- recorded distance R
- measured distance M
- computed distance or angle COMP.
- crimped top pipe C.T.P.
- open top pipe O.T.P.
- chord C.H.
- bearing BRG.
- set temporary point Δ

This is to certify that I find no delinquent or special taxes due or delinquent against the property as described in the Surveyor's Certificate as shown by the records of this office.

1-24-89  
Date  
*Thorp W. Scott*  
County Treasurer

*James Warner*  
Signature of Land Surveyor

DATE RECEIVED \_\_\_\_\_ Date: December 22, 1988 Reg. No. 308

OFFICIAL ADDRESS 520 Crown Point Ave

BLDG. PERMIT NO. \_\_\_\_\_

JOB. NO. 628-103-7  
SHEET NO. 235  
BOOK 88-1160. 9 PAGE 55 to 64  
SEAL



437

LEGAL DESCRIPTION:

PARCEL 2:

Part of Lot 16, in Riverfront Industrial Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows: Beginning at the most Southerly corner of said Lot 16, which is the intersection of the Northwesterly line of Crown Point Avenue with the Northeasterly right-of-way line for Lead Track A-645 of the Union Pacific Railroad Company; thence North 69°29'49" West along the Southwesterly line of said Lot 16 which is coincident with said Northeasterly right-of-way line of Union Pacific Railroad Company, a distance of 375.93 feet; thence North 20°30'11" East, a distance of 5.0 feet to the beginning of a non-tangent curve concave Northerly, the center of which bears North 20°30'11" East, a distance of 446.43 feet; thence Southeasterly along said curve, through a central angle of 17°23'40", a distance of 135.53 feet; thence tangent to the end of said curve, South 86°53'29" East, a distance of 100.0 feet to the beginning of a tangent curve concave Southwesterly having a radius of 474.28 feet; thence Southeasterly along said curve through a central angle of 17°23'40", a distance of 143.99 feet; thence tangent to the end of said curve, South 69°29'49" East, a distance of 5.25 feet, more or less, to a point in the Southeasterly line of said Lot 16 which is coincident with said Northwesterly line of Crown Point Avenue; thence South 20°30'11" West, along said Southeasterly line of Lot 16, a distance of 77.0 feet to the Point of Beginning.

ROTHSCHILD FINANCIAL CORPORATION  
December 22, 1988

TD<sup>2</sup> FILE NO. 628-103-7

1455

Misc M.

RECEIVED  
1989 JAN 27 PM 2:14  
GEORGE A. JEFFREY  
REGISTERED OFFICE  
COUNTY CLERK, NEBR.

BK 876 N \_\_\_\_\_ C/O \_\_\_\_\_ PER 10,50  
PG 59-60 N 86/219<sup>th</sup> DEL IN MC 12  
OF 2600 COMP \_\_\_\_\_ F/B 52-30-30