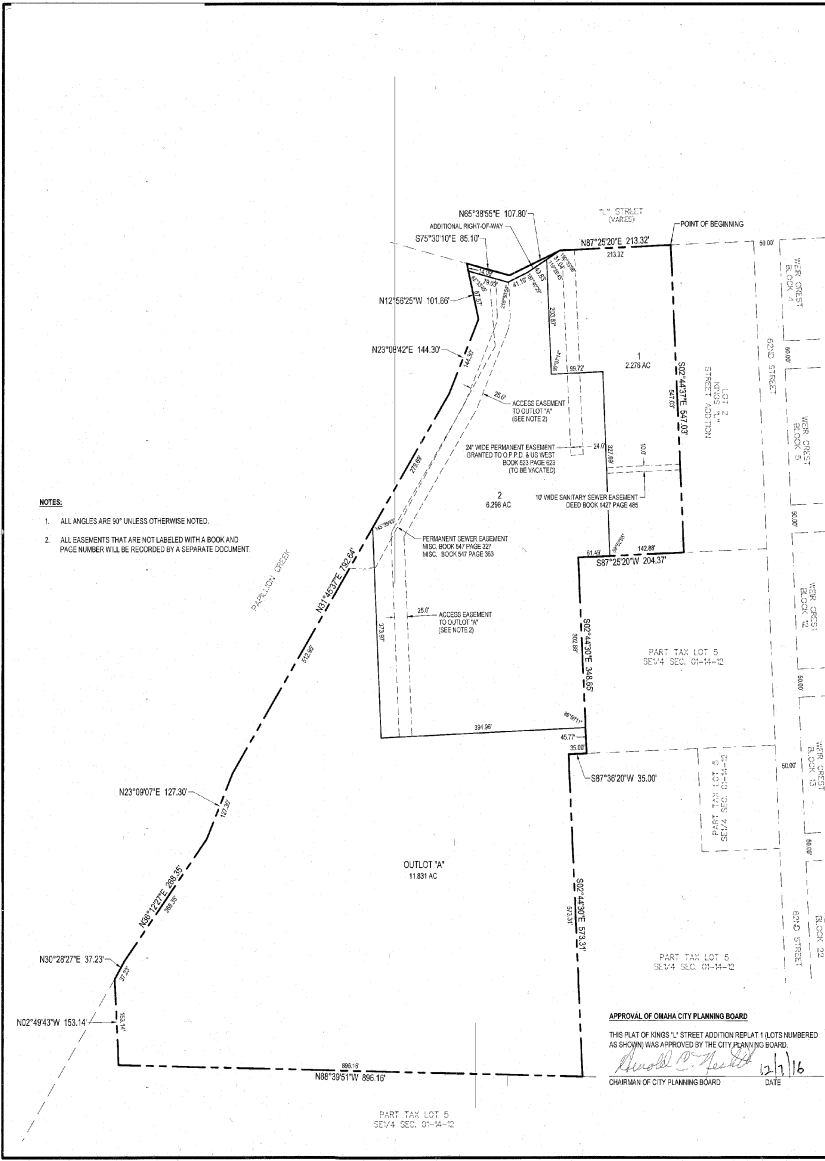


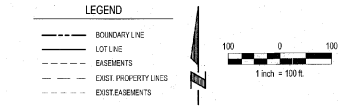
DEED Inst. # 2017091689, Pg. 1 of 1 Rec Date: 11/13/2017 10:55:38.090
Fee Received: 552.00 By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

KINGS "L" STREET ADDITION REPLAT 1

LOTS 1 AND 2 INCLUSIVE & OUTLOT 'A'
BEING A REPLATTING OF LOT 1, KINGS "L" STREET ADDITION, A SUBDIVISION LOCATED IN SE 1/4 OF SECTION 1, ALSO TOGETHER WITH A TRACT OF LAND BEING PART OF TAX LOT 5, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 1, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL EASEMENTS THAT ARE NOT LABELLED WITH A BOOK AND PAGE NUMBER WILL BE RECORDABLE BY A SEPARATE DOCUMENT.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RUSSELL LARSON, DOUG STERNBERG AND JEFFREY LEE, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND ENDORSED BY THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE IDENTIFIED HEREIN AS KINGS "L" STREET ADDITION REPLAT 1, LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY GRANT AND AGREE TO THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, PARKS 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 SIGNALS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEIPTION ON OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ADJUTING A FRONT AND SIDE BOUNDARY LOT LINE; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE REAR EXTENSION LOTS IN HEREIN SHOWN AS TO BE ADJUTING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHERE THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED; AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, LINES, HYDRANTS AND OTHER RELATED FACILITIES; AND TO DISTRIBUTE THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ADJUTING ALL DOUGLASS STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT STRIPS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREIN GRANTED.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 13th DAY OF November 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RUSSELL LARSON, WHO IS PERSONALLY KNOWN TO ME, THE SIGNED 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.

Mitchell Palmer
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 4th DAY OF August 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DOUG STERNBERG, WHO IS PERSONALLY KNOWN TO ME, THE SIGNED 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.

Mitchell Palmer
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 2nd DAY OF August 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JEFFREY LEE, WHO IS PERSONALLY KNOWN TO ME, THE SIGNED 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.

Mitchell Palmer
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 2nd DAY OF August 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DOUG STERNBERG, WHO IS PERSONALLY KNOWN TO ME, THE SIGNED 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.

Mitchell Palmer
NOTARY PUBLIC

SURVEYORS CERTIFICATION

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 THAT A BOUNDARY MONUMENT HAS BEEN PLACED AT EACH CORNER OF SAID PLAT AND THAT THE CORNERS OF SAID PLAT HAVE BEEN VERIFIED TO THE CITY OF OMAHA TO BE CORRECT AND PERMANENT MONUMENTS SAID STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN KINGS "L" STREET ADDITION REPLAT 1 (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND BEING PART OF TAX LOT 5, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 1, ALSO TOGETHER WITH LOT 1, KINGS "L" STREET ADDITION, A SUBDIVISION LOCATED IN SAID SE 1/4 OF SECTION 1, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MADE THIS 13th DAY OF NOVEMBER 2017.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, KINGS "L" STREET ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, SAID KINGS "L" STREET ADDITION, AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, THENCE S27°43'17" (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 1, KINGS "L" STREET ADDITION, SAID LINE ALSO BEING THE WESTERN LINE OF SAID LOT 2, KINGS "L" STREET ADDITION, A DISTANCE OF 547.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, KINGS "L" STREET ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, KINGS "L" STREET ADDITION, THENCE S87°03'00" ALONG THE SOUTHERLY LINE OF SAID LOT 1, KINGS "L" STREET ADDITION, A DISTANCE OF 547.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, KINGS "L" STREET ADDITION, THENCE S27°43'17" ALONG THE WESTERN LINE OF SAID LOT 1, KINGS "L" STREET ADDITION, A DISTANCE OF 547.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE LITTLE PAVILION CREEK ON THE FOLLOWING COURSES: (1) N20°27'22" E A DISTANCE OF 512.0 FEET; (2) THENCE N37°22'22" E A DISTANCE OF 282.0 FEET; (3) THENCE N20°27'22" E A DISTANCE OF 127.88 FEET; (4) THENCE N45°22'22" E A DISTANCE OF 70.84 FEET; (5) THENCE N20°27'22" E A DISTANCE OF 143.0 FEET; (6) THENCE N27°03'00" S A DISTANCE OF 191.98 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET, THENCE SASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "L" STREET AND ALSO THE NORTHERLY LINE OF SAID LOT 1, KINGS "L" STREET ADDITION ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) S27°03'00" E A DISTANCE OF 80.0 FEET; (2) THENCE N45°22'22" E A DISTANCE OF 107.80 FEET; (3) THENCE N20°27'22" E A DISTANCE OF 243.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 204.60 SQUARE FEET OR 204.60 ACRES, MORE OR LESS.

E. J. Schabel
Eric A. Schabel L.S. 408
DATE: 11-13-2017

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF KINGS "L" STREET ADDITION REPLAT 1, LOTS NUMBERED AS SHOWN, WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Sean Stotholt
MAYOR
DATE: 11/27/17

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF KINGS "L" STREET ADDITION REPLAT 1, LOTS NUMBERED AS SHOWN, AS TO THE SURVEY STANDARDS.

Michael J. Schabel
CITY ENGINEER
DATE: 11/17/17

APPROVAL OF CITY ENGINEER OF DOUGLAS COUNTY

I HEREBY CERTIFY THAT ALL NECESSARY PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 43 OF THE OMAHA MUNICIPAL CODE.

Michael J. Schabel
CITY ENGINEER
DATE: 11/17/17

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF KINGS "L" STREET ADDITION REPLAT 1, LOTS NUMBERED AS SHOWN, WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

Michael J. Schabel
DOUGLAS COUNTY ENGINEER
DATE: 11/17/17

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 SURVEYORS CERTIFICATE AND ENDORSED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Sueann Berschick
COUNTY TREASURER
DATE: 11-17-17

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
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**KINGS "L" STREET ADDITION REPLAT 1
LOTS 1 AND 2 INCLUSIVE AND OUTLOT 'A'**
OMAHA, NEBRASKA

FINAL PLAT

PLAT No.	APPROVED	REVISION	Date	Decision
1	APPROVED			Decision
2	APPROVED			Decision
3	APPROVED			Decision
4	APPROVED			Decision
5	APPROVED			Decision

DATE: 11/13/2017