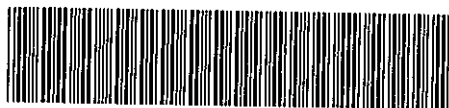




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Nebr Doc
Stamp Tax

Date

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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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3344 B new
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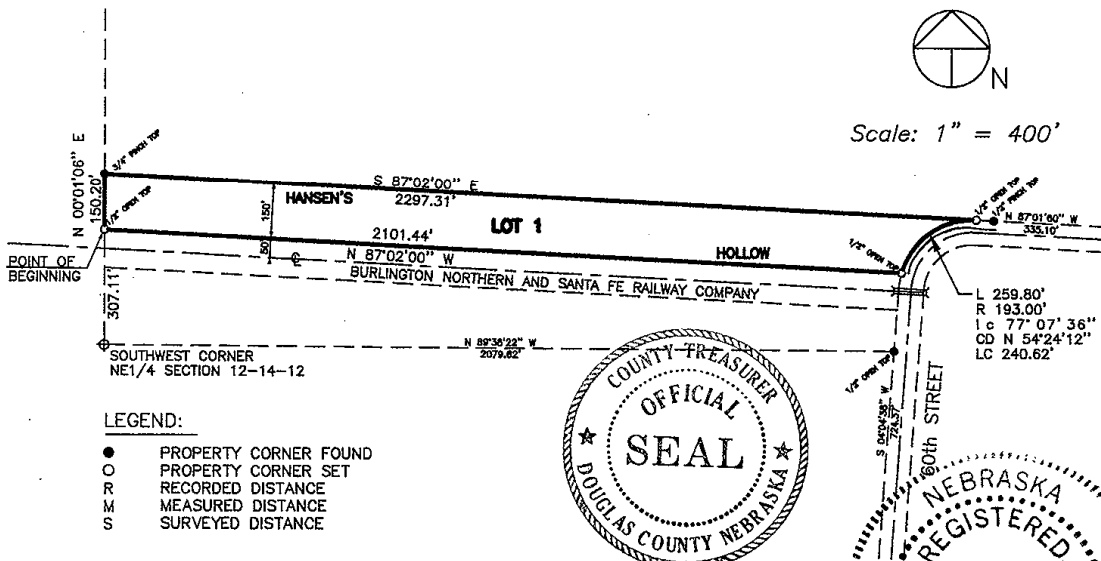
HANSEN'S HOLLOW

LEGAL DESCRIPTION:

Lot 1, HANSEN'S HOLLOW, a subdivision in the City of Omaha, being a platting of a strip of land 150.00 feet in width, situate in the Northeast Quarter of Section 12, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence along the westerly line of said Northeast Quarter, North 00 degrees 01 minutes 06 seconds East (assumed bearing), 307.11 feet to the Point of Beginning, said point being 50.00 feet normally distant northerly from the centerline of the main track of THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, as now constructed and operated; thence continuing along said westerly line, North 00 degrees 01 minutes 06 seconds East, 150.20 feet to a point on the northerly right-of-way line of said Railway Company; thence along said northerly right-of-way line and parallel with said centerline, South 87 degrees 02 minutes 00 seconds East, 2297.31 feet to a point on the northerly right-of-way line of 60th Street, as now established, said point being on a curve, concave southeasterly, to which point a radial line bears North 02 degrees 58 minutes 00 seconds East, 193.00 feet; thence southwesterly along said right-of-way line and along said curve, through a central angle of 77 degrees 07 minutes 36 seconds, 259.80 feet; thence parallel with and 50.00 feet normally distant northerly from said main track centerline, North 87 degrees 02 minutes 00 seconds West, 2101.44 feet to the Point of Beginning.

Said strip of land contains an area of 7.415 acres, more or less.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots in said plat.

Land Surveyor

OWNERS CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's 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.

Owner South 60th Street LLC Date 2-24-2000

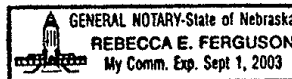
Owner Bill Stephens Date 2-24-2000

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Douglas)SS

On this 24 day of February, 2000, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Robert L. Stephens, who (are/is personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Notary Public



COUNTY TREASURER'S CERTIFICATION

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.

County Treasurer

Date

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.

Planning Director

Date

3675