

DEED Inst. # 2018091558, Pg. 1 of 1
 Rec. Date: 11/16/2018 09:26:12.363
 Fee Received: \$40.00 By: LC
 NE Doc Stamp Tax Fee
 Douglas County, NE Assessor
 Register of Deeds DIANE L. BATTIATO

TOWER PLAZA REPLAT FOURTEEN

LOT 1

BEING A REPLATTING OF THE WEST 35.00 FEET OF LOT 3 AND THE EAST 35.00 FEET OF LOT 4, BLOCK 4, TOWER PLAZA TOGETHER WITH LOT 1, TOWER PLAZA REPLAT 5, BOTH SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA.



thompson, dressen & dornier, inc.
 10830 54th Street
 Omaha, NE 68154
 P:402.330.8890 F:402.330.9886
 tdd@td2.com

APPROVAL OF CITY OF OMAHA PLANNING BOARD
 THIS PLAT OF TOWER PLAZA REPLAT FOURTEEN WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 22 DAY OF November, 2018.

John S. Smith
 CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF TOWER PLAZA REPLAT FOURTEEN WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 16 DAY OF November, 2018.

Jim Stothert
 MAYOR

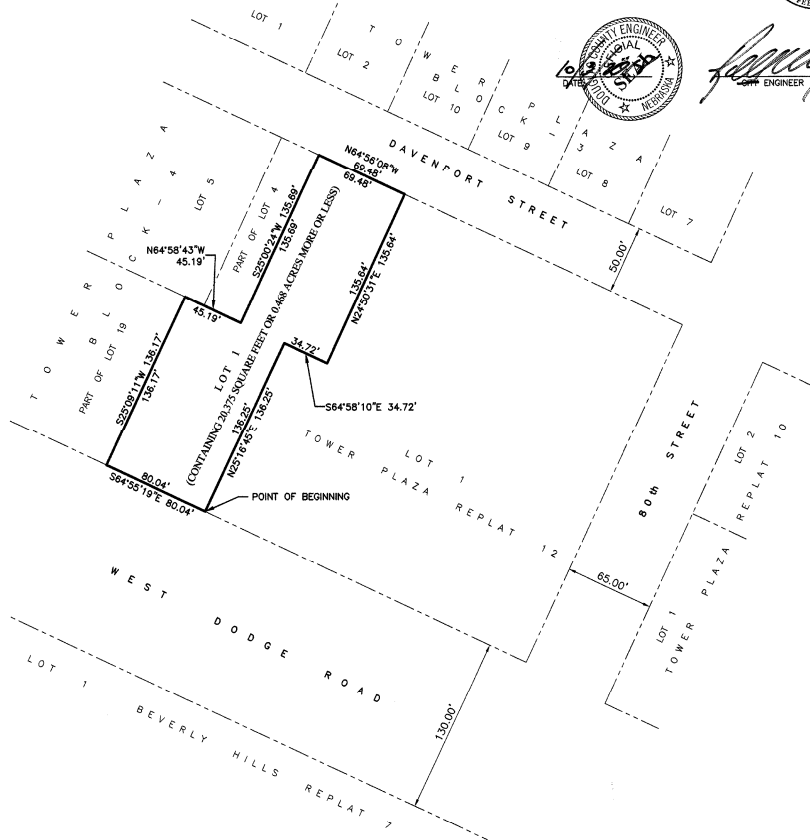


REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF TOWER PLAZA REPLAT FOURTEEN WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

James D. Warner
 CITY ENGINEER

NOTE:

IN THE EVENT THAT FUTURE REDEVELOPMENT OCCURS ON LOT 1 AND THE LAND USE ON THE NORTH SIDE OF DAVENPORT STREET IS NO LONGER SINGLE FAMILY RESIDENTIAL, THE WEST DODGE ROAD ACCESS SHALL BE REMOVED AND RELOCATED TO DAVENPORT STREET.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TOWER PLAZA REPLAT FOURTEEN, LOT 1, BEING A REPLATTING OF THE WEST 35.00 FEET OF LOT 3 AND THE EAST 35.00 FEET OF LOT 4, BLOCK 4, TOWER PLAZA TOGETHER WITH LOT 1, TOWER PLAZA REPLAT 5, BOTH SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF LOT 1, SAID TOWER PLAZA REPLAT 5; THENCE N25°16'43"E (ASSUMED BEARING) 136.25 FEET ON THE EAST LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE S64°58'10"E 34.72 FEET ON THE SOUTH LINE OF LOT 3, BLOCK 4, SAID TOWER PLAZA TO THE EAST LINE OF THE WEST 35.00 FEET OF SAID LOT 3; THENCE N02°50'31"E 135.64 FEET ON THE EAST LINE OF THE WEST 35.00 FEET OF SAID LOT 3 TO THE NORTH LINE THEREOF; THENCE N64°58'10"E 69.48 FEET ON THE NORTH LINES OF LOTS 3 AND 4, SAID TOWER PLAZA TO THE WEST LINE OF THE EAST 35.00 FEET OF SAID LOT 4; THENCE S22°00'24"W 135.69 FEET ON THE WEST LINE OF THE EAST 35.00 FEET OF SAID LOT 4 TO THE NW CORNER THEREOF; THENCE N64°58'43"W 45.19 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE SW CORNER; THENCE S22°09'11"W 136.17 FEET ON THE WEST LINE OF SAID LOT 1 TO THE SW CORNER; THENCE S64°55'19"E 80.04 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



JAMES D. WARNER
 NEBRASKA RLS 308

MAY 1, 2018

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, RIVERCITY REAL ESTATE CO., A NEBRASKA GENERAL PARTNERSHIP, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TOWER PLAZA REPLAT FOURTEEN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DEDICATION OF SAID PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES.

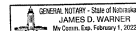
PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAIS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

RIVERCITY REAL ESTATE CO.,
 A NEBRASKA GENERAL PARTNERSHIP
 BY *William E. Schmeddwind*
 WILLIAM E. SCHMEDDWIN, MANAGING PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Oct, 2018 BY WILLIAM E. SCHMEDDWIN, MANAGING PARTNER OF RIVERCITY REAL ESTATE CO., A NEBRASKA GENERAL PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



James Warner
 NOTARY PUBLIC

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 SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 16 DAY OF November, 2018.

Angela Beresford
 DOUGLAS COUNTY TREASURER

TREASURER'S SEAL



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF TOWER PLAZA REPLAT FOURTEEN ON THIS 16 DAY OF November, 2018.

John P. Rasmussen
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

W. Walters
 DATE:

David A. O'Brien
 CITY ENGINEER

TOWER PLAZA REPLAT FOURTEEN
 LOT 1



Revision Data

No.	Description	MM-DD-YY

Job No.: A2128-111A
 Drawn By: RJR
 Reviewed By: JDW
 Date: MAY 1, 2018
 Book:
 Page:
 Sheet Title
 CITY OF OMAHA
 FINAL PLAT
 Sheet Number
 SHEET 1 OF 1