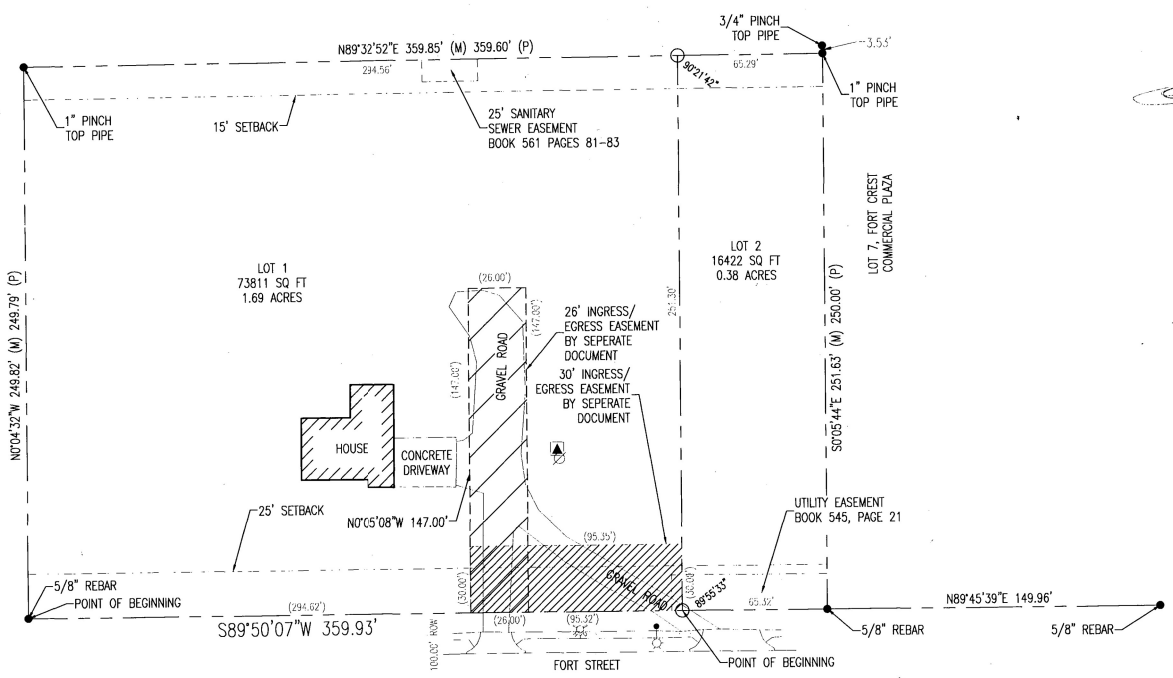


CITY OF OMAHA, NEBRASKA
 ADMINISTRATIVE REPLAT
LOTS 1, 2, FORT CREST COMMERCIAL PLAZA, REPLAT 3

BEING A REPLAT OF FORT CREST COMMERCIAL PLAZA REPLAT 2 LOTS 1 & 2
 A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 33,
 TOWNSHIP 16N, RANGE 12E OF THE 6th P.M.,
 DOUGLAS COUNTY, NEBRASKA



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.

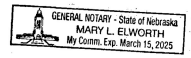
Owner Burton Christopherson Date 7/12/21
 Owner Sandra Christopherson Date 7-12-2021

ACKNOWLEDGMENT OF NOTARY

State of Nebraska
 County of Douglas

On this 12th day of July, 2021, before me, the undersigned notary public, qualified and commissioned in and for said county and state, personally appeared: Sandra A and Burton G Christopherson, personally known by me to be the identical person whose name is affixed to the dedication and they did acknowledge the execution thereof to be their voluntary act and deed.

Notary Public Mary L. Elworth Date 7-12-21



COUNTY TREASURERS CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyors Certificate and embraced in this plat as shown by the records of this office.

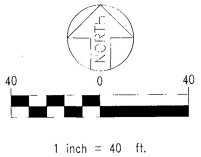
County Treasurer Ray L. Papp Date 7/12/21

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 [Signature] Date 7.21.2021

- LEGEND**
- - CORNERS FOUND (As Noted)
 - - CORNERS SET (#5 Rebar With Cap)
 - - POWER POLE
 - - LIGHT POLE
 - - FIRE HYDRANT
 - ⚡ - ELECTRICAL TRANSFORMER
 - - PROPERTY LINE



LOTS 1 & 2, FORT CREST COMMERCIAL PLAZA REPLAT 3, A PARCEL OF LAND LOCATED IN LOT 1 & 2, FORT CREST COMMERCIAL PLAZA REPLAT 2, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, FORT CREST COMMERCIAL PLAZA REPLAT 2, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE N00°04'32"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 1, FORT CREST COMMERCIAL PLAZA REPLAT 2, A DISTANCE OF 249.82 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, FORT CREST COMMERCIAL PLAZA REPLAT 2; THENCE N89°32'52"E, A DISTANCE OF 359.85 FEET, TO THE NORTHEAST CORNER OF SAID LOT 2, FORT CREST COMMERCIAL PLAZA REPLAT 2; THENCE S00°05'44"E ALONG THE EAST LINE OF SAID LOT 2, FORT CREST COMMERCIAL PLAZA REPLAT 2, A DISTANCE OF 251.63 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2, FORT CREST COMMERCIAL PLAZA REPLAT 2, SAID CORNER ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE S89°50'07"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORT STREET, SAID LINE ALSO BEING SAID SOUTH LINE OF LOTS 1 & 2, FORT CREST COMMERCIAL PLAZA REPLAT 2, A DISTANCE OF 359.93 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 90233 SQUARE FEET, OR 2.07 ACRES, MORE OR LESS.

LAND SURVEYORS 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. SHEETS COVERED BY THIS CERTIFICATION: SHEET 1.

[Signature]
 ANTHONY L. BRUCKNER, RLS # 696



DATE 7-12-21

NOTE:

1. INGRESS/ EGRESS EASEMENT IS ONLY ACCESS TO FORT STREET. SEE INGRESS/ EGRESS EXHIBIT A.
2. INGRESS/ EGRESS EASEMENT SHALL BE SHARED BETWEEN BOTH LOTS 1 & 2.
3. ACCESS SHALL BE GRANTED TO THE PROPERTIES TO ALLOW FUTURE INTERNAL CONNECTIONS FOR ADJACENT DEVELOPMENT.
4. THE EAST GRAVEL ROAD WILL BE REMOVED. THERE WILL ONLY BE ONE ACCESS TO LOTS 1 & 2 FROM FORT STREET.

DESIGNED	DRAWN	PAGE	CHECKED	ALB	BY	DATE OF PAPER REVIEW			
BURTON AND SANDY CHRISTOPHERSON 10344 FORT STREET, OMAHA, NE 68134 ADMINISTRATIVE REPLAT									
JOB NO. 07964.001 SHEET 1 of 1									

01306