




DEED 2006020993



FEB 24 2006 14:18 P 11

Nebr Doc
Stamp Tax
2/24/06
Date
s. Ex 4
By OB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/24/2006 14:18:29.69

2006020993

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Deed FEE 62.⁰⁰ FB OC-14521-dtd - new.
B 11 BKP C/O COMP
14 DEL SCAN FV

©

LAMP1.



POINT OF BEGINNING

225.31'

169.13'

N02°58'20"W
264.33'

90.00'

95.20'

S87°01'40"W
10.00'

192ND STREET

N02°58'20"W
290.05'

4
38178 SQ. FT.
0.876 ACRES

225.41'

50' EASEMENT FOR SEWER AND PARKING
TO THE CITY OF DUMFRIES AND SD 438

134.55'

169.69'

86.00'

(25')

57.56'

22.42'

R=100.00'
159.97'
147.21'

114.45'

(56.23')

(257°427')

(71.86')

(48.46')

(261°52'35')

3
108774 SQ. FT.
2.497 ACRES

UNPLATTED

THE GF

Lots 1 through 8, inclusive, bei
GROVE, a subdivision, as survey

205

MARCY STREET

N87°01'40"E
720.48'

6
24973 SQ. FT.
0.573 ACRES

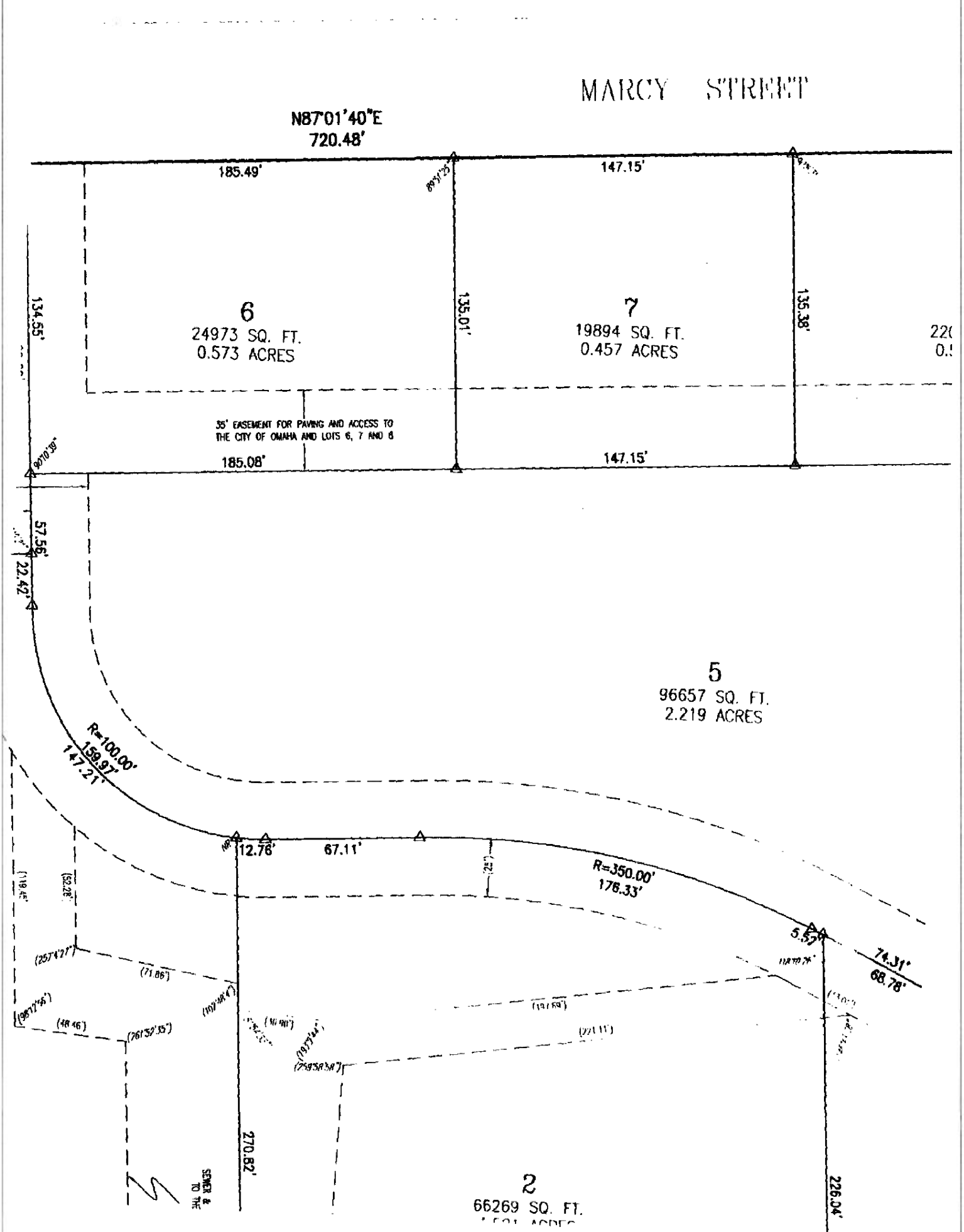
7
19894 SQ. FT.
0.457 ACRES

220
0.1

35' EASEMENT FOR PAVING AND ACCESS TO
THE CITY OF OMAHA AND LOTS 6, 7 AND 8

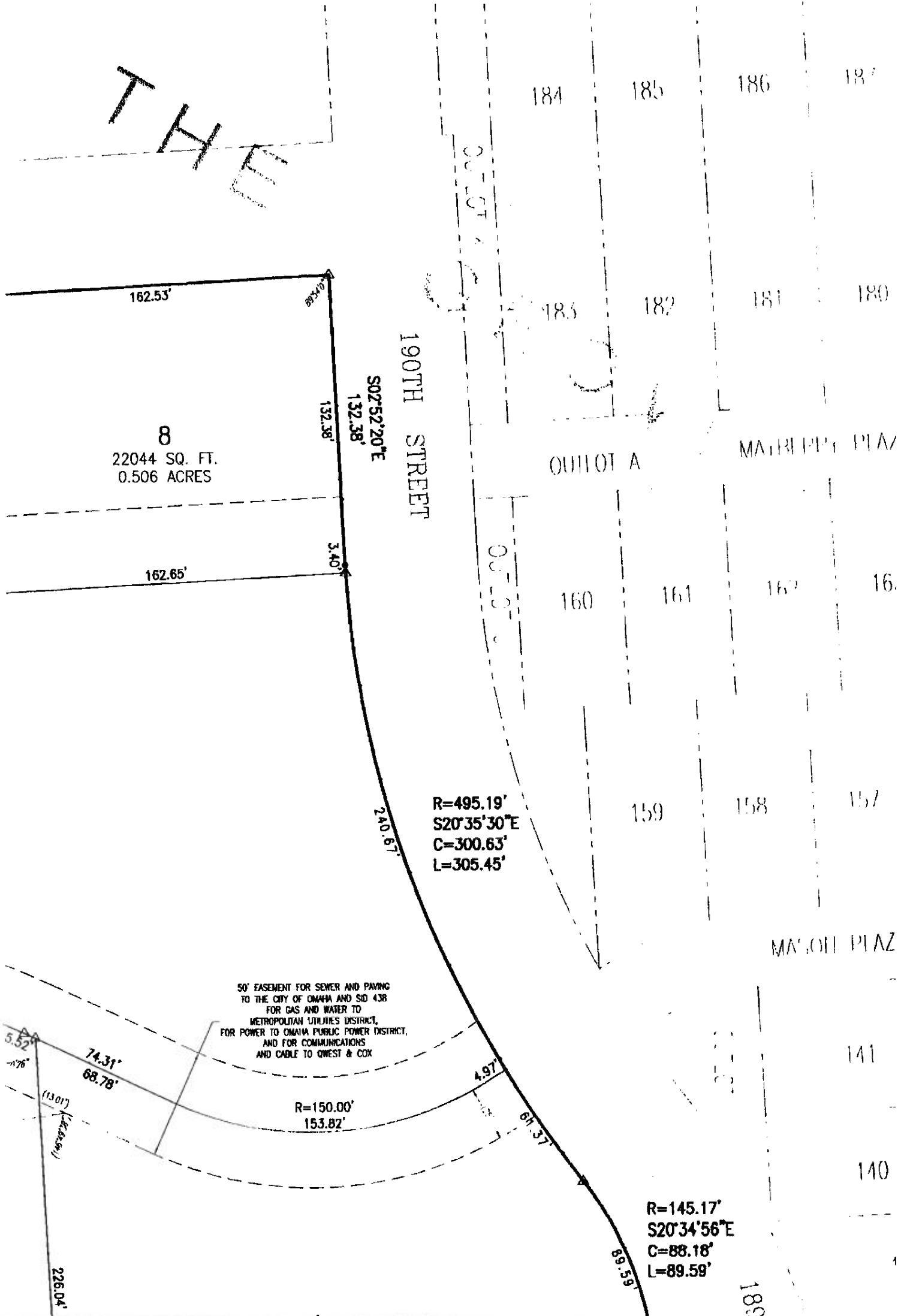
5
96657 SQ. FT.
2.219 ACRES

2
66269 SQ. FT.
1.521 ACRES



GROVE REPLAT 7

...sive, being a replatting of Lots 199 through 204, inclusive, THE ... is surveyed, platted and recorded in Douglas County, Nebraska.



HE

1.

187

LAND SURVEYOR'S CERTIFICATE

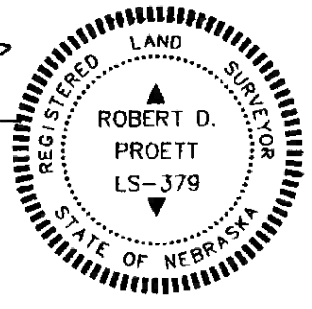
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments established at all corners, angle points and ends of all curves on the boundary of said plat and that a monument will be placed at all corners, angle points and ends of all curves on all lots in the subdivision to be known as REPLAT 7 (Lots 1 through 8, inclusive) being a replatting of Lots 199 through 204, inclusive, THE GROVE surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the intersection of way line of 192nd Street with the south right of way line of Marcy Street; Thence North 87°01'40" East for 720.48 feet along said south right of way line to the west right of way line of 190th Street; Thence North 87°01'40" East for 132.38 feet along said west right of way line; Thence along a curve to the left (having a radius of 145.17 feet and a long chord bearing South 20°35'30" East for 300.63 feet) for an arc length of 305.45 feet along said west right of way line; Thence along a curve to the right (having a radius of 145.17 feet and a long chord bearing South 20°34'56" East for 300.63 feet) for an arc length of 305.45 feet along said west right of way line; Thence South 02°54'06" East for 62.70 feet along said west right of way line to the north right of way line of Pacific Street; Thence South 87°05'54" West for 537.75 feet along said north right of way line; Thence South 87°05'54" West for 537.75 feet along said north right of way line; Thence North 02°54'06" West for 10.00 feet along said north right of way line; Thence South 87°05'54" West for 290.11 feet along said north right of way line to the east right of way line of 192nd Street; Thence North 87°05'54" West for 290.05 feet along said east right of way line; Thence South 87°01'40" West for 10.00 feet along said east right of way line; Thence North 02°58'20" West for 264.33 feet along said east right of way line to the Point of Beginning.

180

MARCY PLAZA

163


 Robert D. Proett, L.S. #379



Date: February 14, 2006

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WESTERN SPRINGS LAND CORPORATION, L.L.C., a Nebraska corporation, being the sole OWNER, and GREAT WESTERN BANK, being the sole MORTGAGEE, of the land covered by the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots as shown hereon, said subdivision to be hereafter known as THE GROVE REPLAT 7 (Lots 1 through 8, inclusive); and we do hereby grant the easement shown on this plat; and we do hereby grant the easement shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to Qwest Communications International Inc. which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to erect, operate, maintain and use for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals provided by cable television systems, and the reception thereon, over, through, under and across a ten foot (8') wide strip of land abutting the rights of ways of 189th Street, 192nd Street, Marcy Street and Pacific Street and a five foot (5') wide strip of land abutting all interior lot lines. No permanent buildings, trees, retaining walls or other structures shall be placed in the above described easement ways, but the same may be used for gardens, shrubs and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

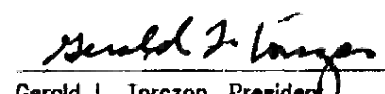
157


PACIFIC PLAZA

WESTERN SPRINGS LAND CORPORATION, OWNERS

GREAT WESTERN BANK, MORTGAGEE

141


 Gerald L. Torczon, President


 P. Timothy Friesen, Senior

140

ACKNOWLEDGMENT OF NOTARIES

139

State of Nebraska)
) SS
 County of Douglas)

State of Nebraska)
) SS
 County of Douglas)

192ND STREET

N02°58'20"W
290.05'

290.05'

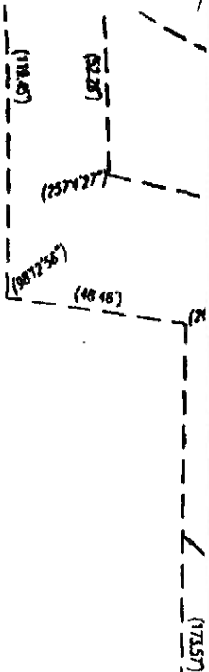
3

108774 SQ. FT.
2.497 ACRES

S87°16'

290.11'

S87°08'56"W
290.11'



41 BROOC

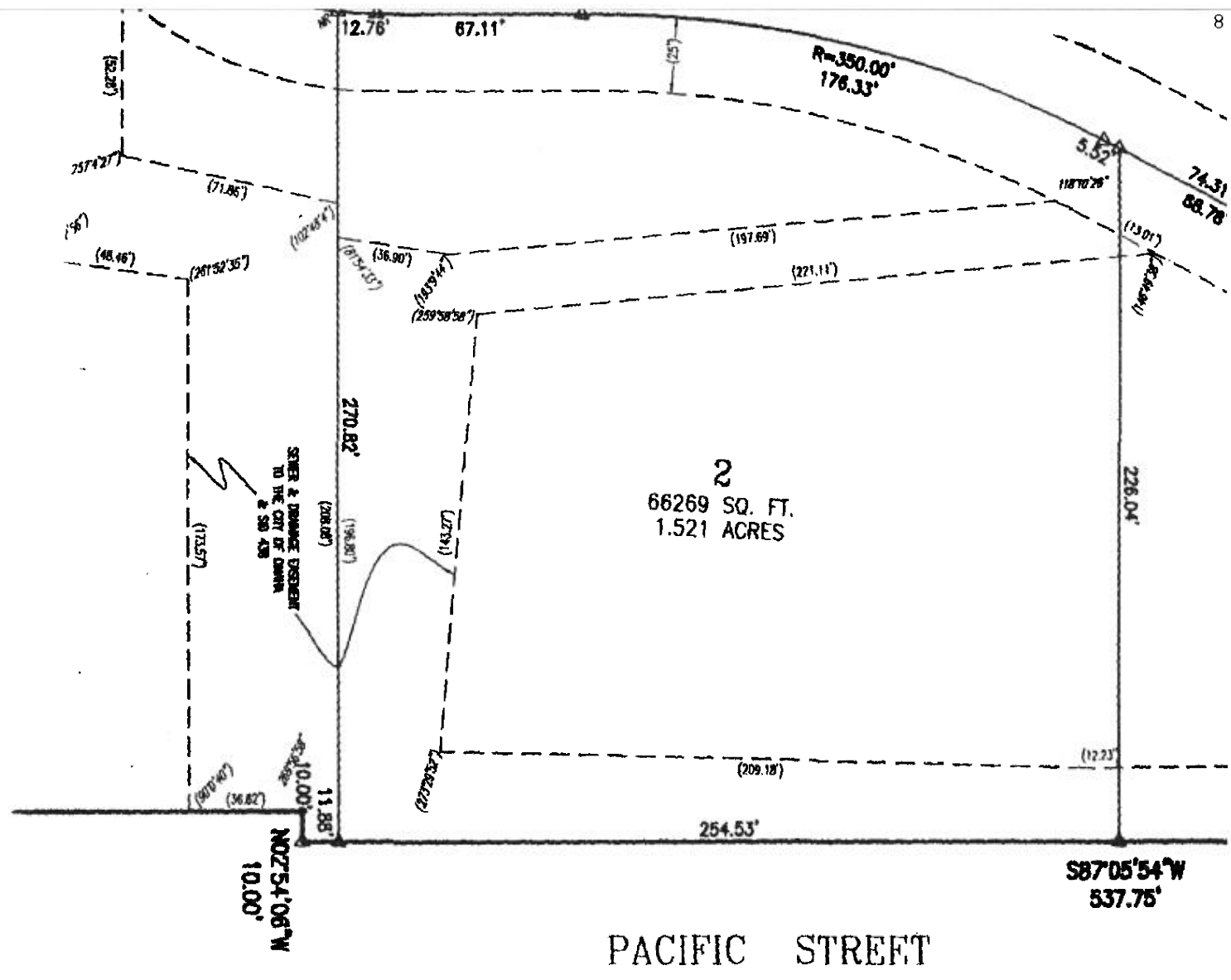
LEGEND

- △ CORNERS TO BE SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS #379)
- CORNERS FOUND (5/8" REBAR UNLESS NOTED)

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor delinquent against the property described in this plat, as shown by the

this 17th day of February
2011
I, Julie M. Haney
Douglas County Treasurer

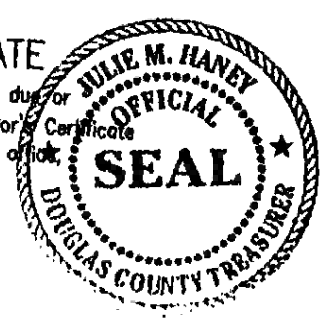


ROOKFIELD AT THE RIE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT I find no regular nor special taxes due for
 the property described in the Land Surveyor's Certificate
 on this plat, as shown by the records of this office.

February 23, 2006.
 Julie M. Haney
 Treasurer

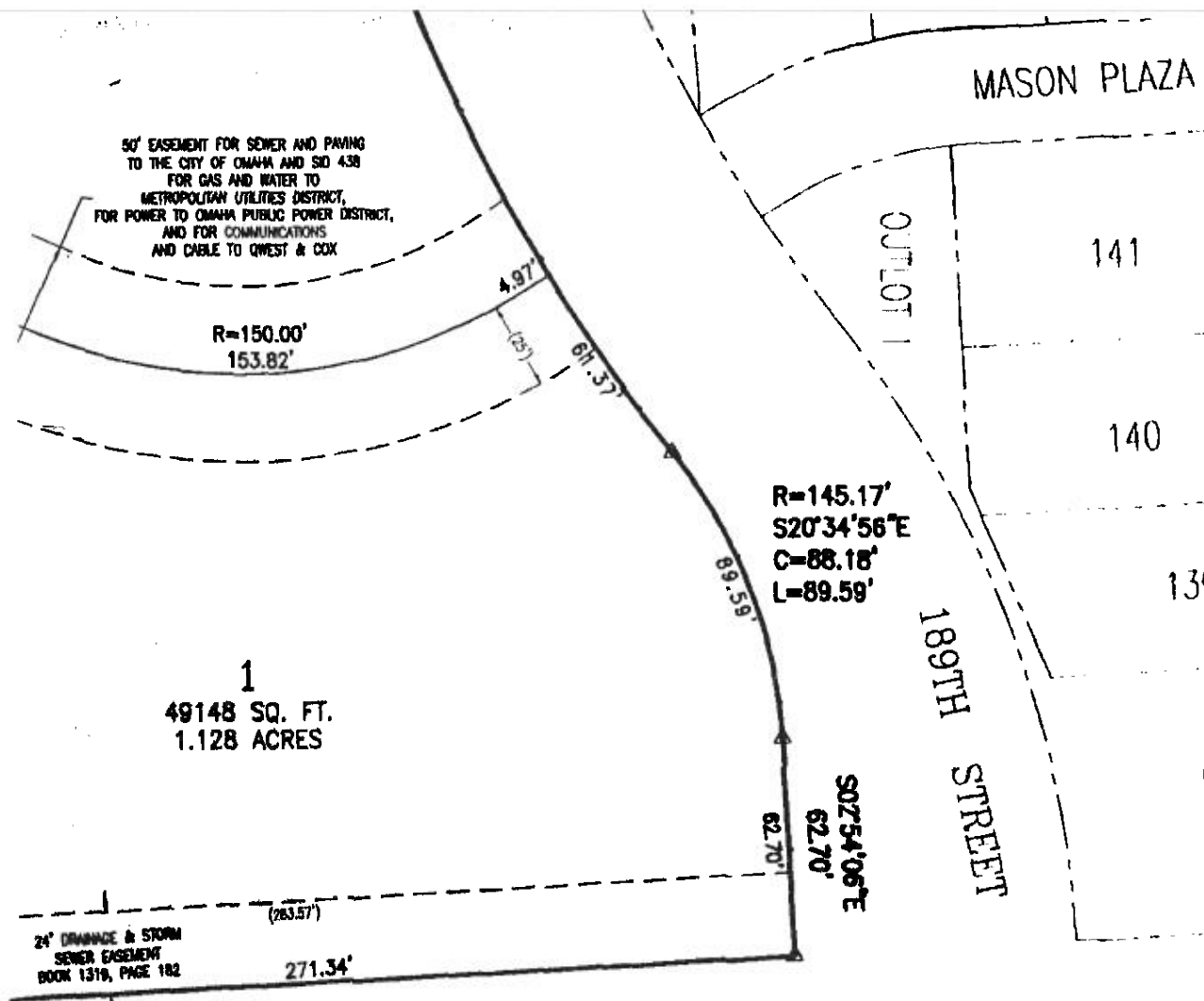


APPROVAL OF CITY ENGINEER OF

I HEREBY CERTIFY THAT adequate provisions have been made for
 compliance with Chapter 53-8 of the Omaha Municipal Code.

Date 2-23-06

[Signature]
 for City Engineer



kinda inclu
foot (8')
five foot
shall be p
purposes

WESTERN :

Gerald L.
Gerald L.

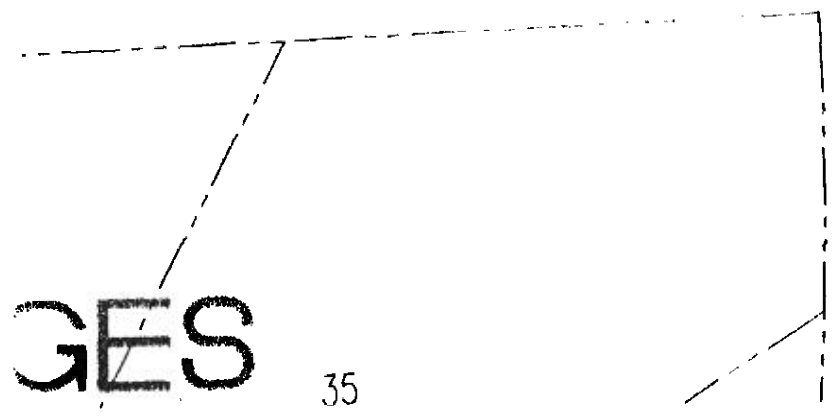
ACKNO

State of Ne
County of E

On this ___
before me,
appeared G
identical p
of WESTERN
and he did
voluntary ac
said Corpon

Witness my

C
Notary Publ



IAHA

APPROVAL OF CITY PLANNING DIRECTOR

Approved as a subdivision of THE GROVE REPLAT 7 is in compliance with Section 53-10(3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha.

this 24 day of Feb, 2006.

Chal Wear
City Planning Director

wires, crossarms, downguys 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across an eight (8') wide strip of land abutting the rights of ways of 189th Street, 192nd Street, Marcy Street and Pacific Street, AND a five foot (5') wide strip of land abutting all interior lot lines. No permanent buildings, trees, retaining walls, or loose rock shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

WESTERN SPRINGS LAND CORPORATION, OWNERS

GREAT WESTERN BANK, MORTGAGEE

Gerald L. Torczon
 Gerald L. Torczon, President

P. Timothy Friesen
 P. Timothy Friesen, Senior Vice-President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
 County of Douglas)

On this 16 day of February, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared GERALD L. TORCZON, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of WESTERN SPRINGS LAND CORPORATION, a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Doris J. Nicholson
 Notary Public

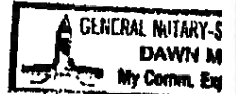


State of Nebraska)
) SS
 County of Douglas)

On this 15th day of February, before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friesen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of GREAT WESTERN BANK, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Dawn M. Peterson
 Notary Public



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1, 2 AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET.
7. LOTS 3 AND 4 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 192ND STREET.
8. LOTS 4, 6, 7 AND 8 WILL BE RESTRICTED TO ONE COMMON VEHICULAR ACCESS TO MARCY STREET LOCATED AT THE ACCESS EASEMENT SHOWN.
9. ACCESS TO 192 STREET FROM MARCY STREET WILL BE RESTRICTED TO RIGHT IN/ RIGHT OUT TURNING MOVEMENTS WHEN 192ND STREET IS IMPROVED INTO A FOUR LANE DIVIDED HIGHWAY.

at, and we do hereby grant the easements shown on the plat
wer District and to Qwest Communications and to any
f the City Council of Omaha, Nebraska, to provide a Cable
l assigns, to erect, operate, maintain, repair and renew poles,
related facilities; and to extend thereon wires or cables for
power and for the transmission of signals and sounds of all
reception thereon, over, through, under, and across an eight
reet, 192nd Street, Marcy Street and Pacific Street, AND a
permanent buildings, trees, retaining walls, or loose rock walls
ne may be used for gardens, shrubs, landscaping, and other
or-rights herein granted.

GREAT WESTERN BANK, MORTGAGEE

[Signature]

P. Timothy Friesen, Senior Vice-President

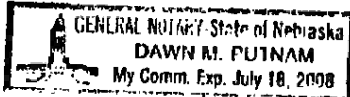
State of Nebraska)
) SS
County of Douglas)

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before me, a Notary Public, duly commissioned and qualified for said County,
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identical person whose name is affixed to the above instrument as Senior
Vice-President of GREAT WESTERN BANK, MORTGAGEE, and he did acknowledge
his execution of the foregoing Dedication to be his voluntary act and deed
as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

[Signature]

Notary Public



TANCES NOT CHORD DISTANCES.

LESS OTHERWISE NOTED. (N.R.).

FER TO EASEMENTS.

ACCESS TO PACIFIC STREET.

CESS TO 192ND STREET.

COMMON VEHICULAR ACCESS TO
SHOWN.

BE RESTRICTED TO RIGHT IN/
ET IS IMPROVED INTO A FOUR

Lamp, Rynearson & Associates, Inc.

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

**THE GROVE REPLAT 7 (Lots 1 through 8, inclusive
Douglas County, Nebraska**

**MINOR
ADMINISTRATIVE
SUBDIVISION**

job number-tasks
04109.01 / 004

book page
04109 2

date
February 14, 2006

sheet
1 of 1

m4675