



DEED 2006121130



OCT 23 2006 08:06 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/23/2006 08:06:24.99



2006121130

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

*Deed*

FEE 38.<sup>00</sup> FB M1-25759-old <sup>-new</sup>

7 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SB

7 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

TDDIA


# MISSION PINES PLAZA

LOTS 1 THRU 5, INCLUSIVE

BEING A REPLATTING OF LOTS 4 AND 5, MISSION PINES PLAZA, A SUBDIVISION IN DO

N O T E S:

1. ALL DIMENSIONS AND ANGLES TO EASEMENTS.
2. THERE WILL BE NO DIRECT VE OVER THE EAST LINES OF LOT ACCESS LOCATION OVER THE E SHOWN HEREON.



DRAINAGE EASEMENT GRANTED TO SANITARY AND  
IMPROVEMENT DISTRICT NO. 412 AS SHOWN ON  
THE FINAL PLAT OF MISSION PINES.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

SANITARY SEWER EASEMENT GRANTED TO SANITARY  
AND IMPROVEMENT DISTRICT NO. 412 AS SHOWN  
ON THE FINAL PLAT OF MISSION PINES.

[REDACTED]

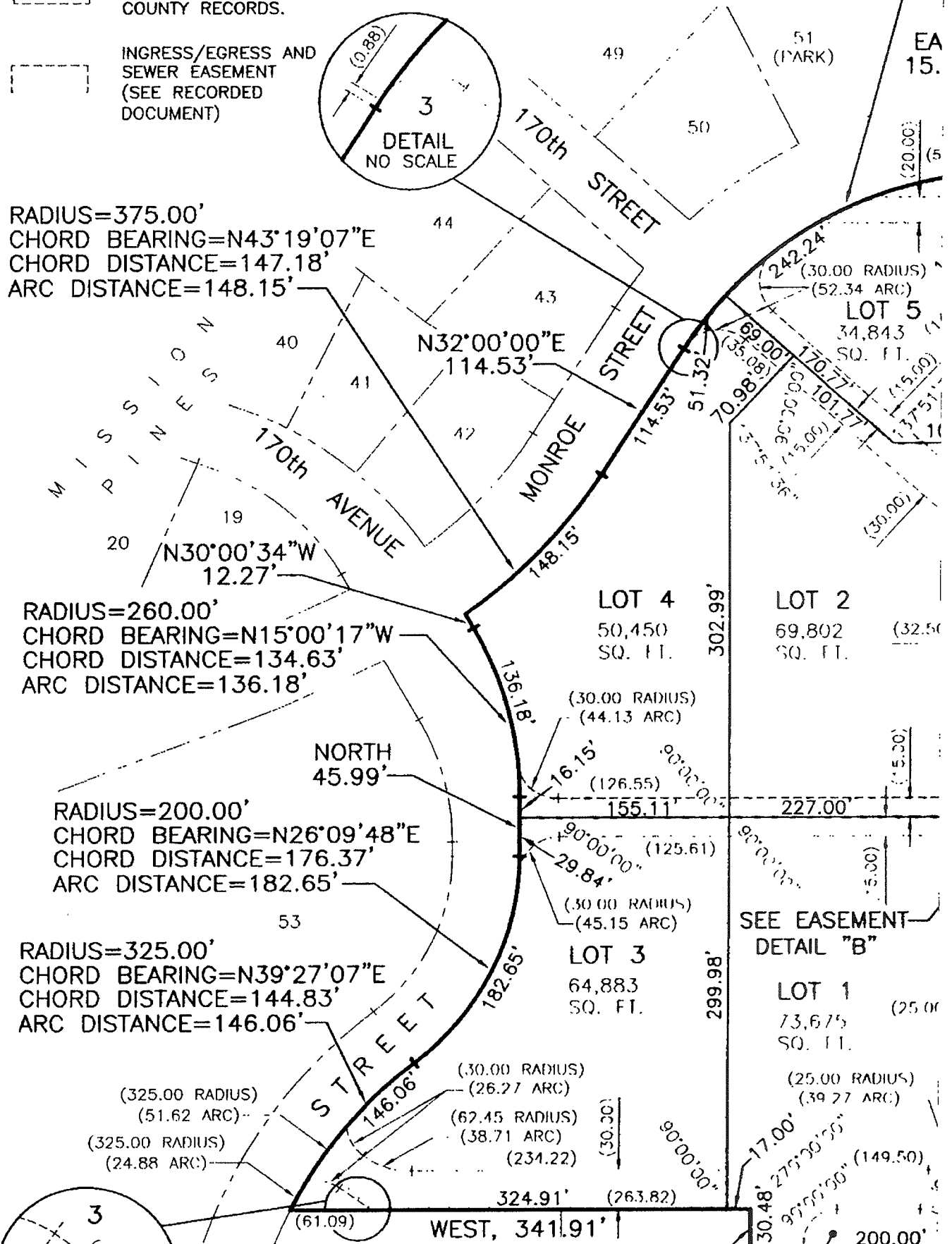
PERMANENT INGRESS/EGRESS AND SEWER  
EASEMENT RECORDED AS INSTRUMENT NO.  
2004064309 OF THE DOUGLAS COUNTY RECORDS.

PERMANENT SEWER EASEMENT RECORDED AS  
INSTRUMENT NO. 2004064308 OF THE DOUGLAS  
COUNTY RECORDS.

— — — — —

INGRESS/EGRESS AND  
SEWER EASEMENT  
(SEE RECORDED  
DOCUMENT)

RADIUS=290.00'  
CHORD BEARING=N61°00'00"  
CHORD DISTANCE=281.19'  
ARC DISTANCE=293.56'



✓E

VISION IN DOUGLAS COUNTY, NEBRASKA.

AND ANGLES SHOWN IN PARENTHESIS PERTAIN

NO DIRECT VEHICULAR ACCESS TO 168th STREET  
LINES OF LOTS 1, 2 AND 5, EXCEPT OVER ONE  
'N OVER THE EAST LINE OF LOTS 1 AND 2 AS

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF T  
AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS  
INCLUSIVE, BEING A REPLATTING OF LOTS 4 AND 5, MISSION PINE  
AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 5; TH  
AND 5 ON THE FOLLOWING FIFTEEN DESCRIBED COURSES; THENCE  
FEET; THENCE WEST 200.00 FEET; THENCE NORTH 30.48 FEET; T  
RIGHT, CHORD BEARING N39°27'07"E, CHORD DISTANCE 144.83 FE  
CURVE TO THE LEFT, CHORD BEARING N26°09'48"E, CHORD DISTA  
NORTHWESTERLY ON A 260.00 FOOT RADIUS CURVE TO THE LEFT,  
FEET; THENCE N30°00'34"W 12.27 FEET; THENCE NORTHEASTERLY  
N43°19'07"E, CHORD DISTANCE 147.18 FEET, AN ARC DISTANCE 0  
NORTHEASTERLY ON A 290.00 FOOT RADIUS CURVE TO THE RIGHT  
AN ARC DISTANCE OF 293.56 FEET; THENCE EAST 15.50 FEET TO

MAY 1, 2006

DATE \_\_\_\_\_

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LANOHA-MISSION CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID HEREAFTER KNOWN AS MISSION PINES PLAZA REPLAT, AND WE DO PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE ON GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSIO AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLU THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLAC LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS  
DEVELOPMENT, INC., A NEBRASKA CORPORATION, ON BEHALF OF S

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES AND ~~EMBRACED~~ WITHIN THIS PLAT, AS SHOWN ON THE RECORDS

DEPUTY

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF MISSION PINES PLAZA REPLAT C

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE

1050351 19A 2006

DATE:

## APPROVAL OF OMAHA CITY PLANNING BOARD

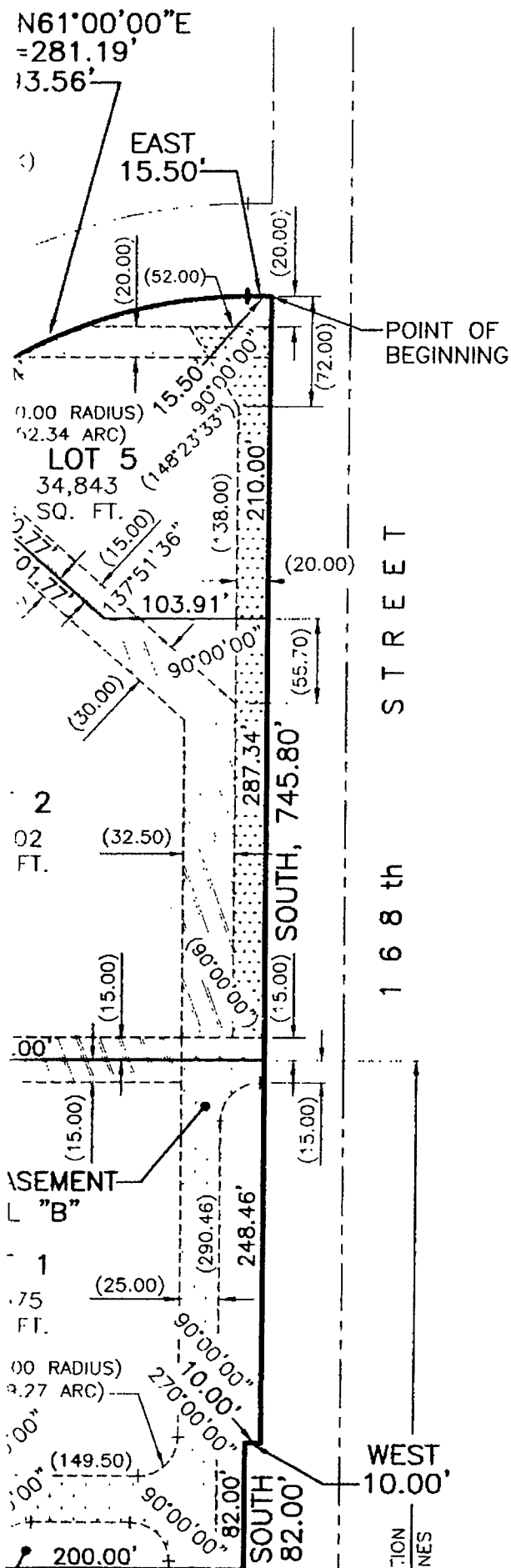
THIS PLAT OF MISSION PINES PLAZA REPLAT WAS APPROVED BY THE

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MISSION PINES PLAZA REPLAT WAS APPROVED AND

Mike Sahay  
MAYOR

Dan  
PRESIDENT



A circular seal with a dashed border. The text "NEBRASKA" is at the top, "REGISTERED" is below it, and "L.S.-308" is in the center. A signature, "James D. Warner", is written across the seal. At the bottom, it says "LAND SURVEYOR" and "JAMES D. WARNER".

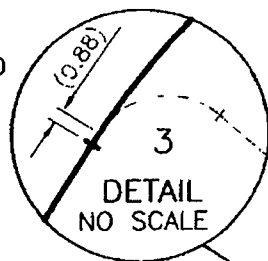
**GENERAL NOTARY - State of Nebraska**  
**JAMES WARNER**  
 My Comm. Exp. Febr. 1, 2010

CITY CLERK

# FINAL PLAT

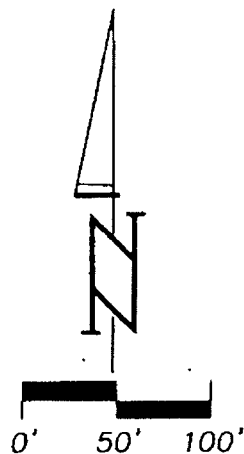
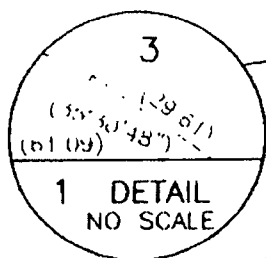
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

INGRESS/EGRESS AND  
SEWER EASEMENT  
(SEE RECORDED  
DOCUMENT)



RADIUS=200.00'  
CHORD BEARING=N26°09'48"E  
CHORD DISTANCE=176.37'  
ARC DISTANCE=182.65'

(.525.00 RADIUS)  
(51.62 ARC)  
(.525.00 RADIUS) ·  
(24.88 ARC) ✓



HARRISON STREET

DATE

DATE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LANOHA-MISSION DEVELOPMENT, INC. CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SET HEREFTER KNOWN AS MISSION PINES PLAZA REPLAT, AND WE DO HEREBY RATIFY PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCH THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PASS THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASE LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>TH</sup> DAY OF DEVELOPMENT, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION



## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE,

[Signature]  
DEPUTY

## APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF MISSION PINES PLAZA REPLAT ON THIS 19<sup>TH</sup>

[Signature]  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE

EXF0055C 19<sup>TH</sup> 2006  
DATE:

## APPROVAL OF OMAHA CITY PLANNING BOARD

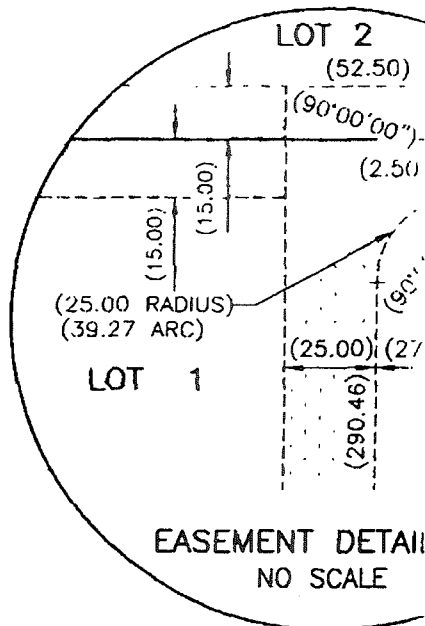
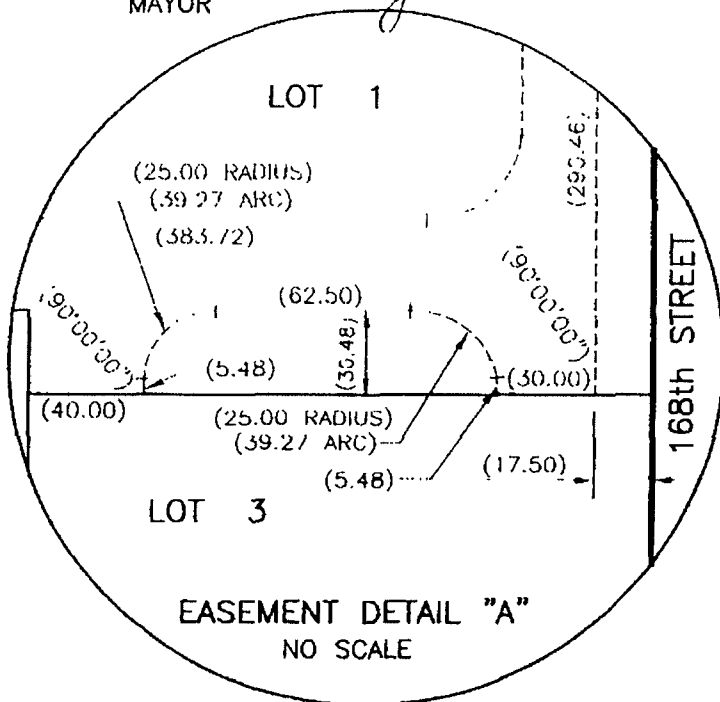
THIS PLAT OF MISSION PINES PLAZA REPLAT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MISSION PINES PLAZA REPLAT WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL

[Signature]  
MAYOR

[Signature]  
PRESIDENT



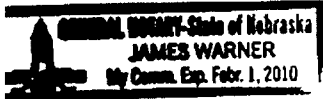
JAMES D. WARNER,  
NEBRASKA RLS 308

MENT, INC., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S  
) BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE  
RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS  
LIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN  
REA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE,  
D ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND  
ECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS  
ALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER,  
JTTING ALL FRONT, SIDE AND REAR BOUNDARY LOT LINES. NO PERMANENT BUILDINGS,  
D EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS,  
THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

LANOHA-MISSION DEVELOPMENT, INC.,  
A NEBRASKA CORPORATION

BY: David F. Lano  
DAVID F. LANOHA, PRESIDENT

AY OF JUNE, 2006 BY DAVID F. LANOHA, PRESIDENT OF LANOHA-MISSION  
ORATION.



James Warner  
NOTARY PUBLIC

\* DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE  
OFFICE, THIS 20 DAY OF October, 2006. Commit.oucher for

Julie M. Honey  
DOUGLAS COUNTY TREASURER

19th DAY OF June, 2006.

Charles Knapik  
ENGINEER

PLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Charles Knapik  
CITY ENGINEER

A CITY PLANNING BOARD THIS 12th DAY OF July, 2006.

Paul J. [Signature]  
CHAIRMAN

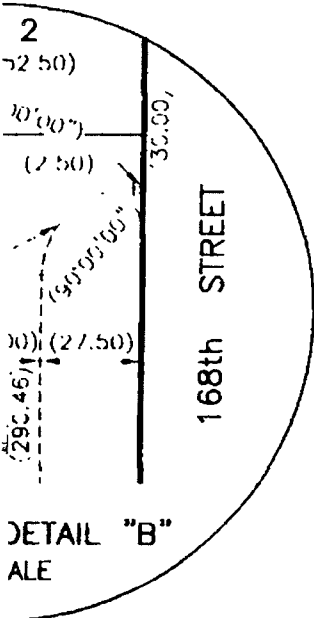
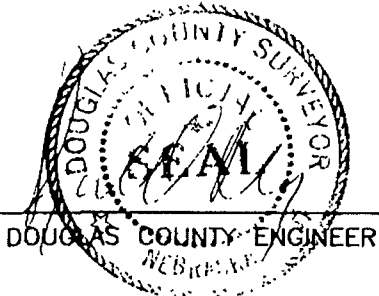
BY THE OMAHA CITY COUNCIL THIS 17th DAY OF October, 2006.

W. [Signature]  
Bushy [Signature]  
CITY CLERK



REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF MISSION PINES PLAZA  
REPLAT WAS REVIEWED BY THE DOUGLAS  
COUNTY ENGINEER'S OFFICE ON THIS  
17th DAY OF June, 2006.



MISSION PINES PLAZA REI

FINAL PL

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

2  
TD

1096-117-2

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