



1259 557 MISC



11480 98 557-558

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

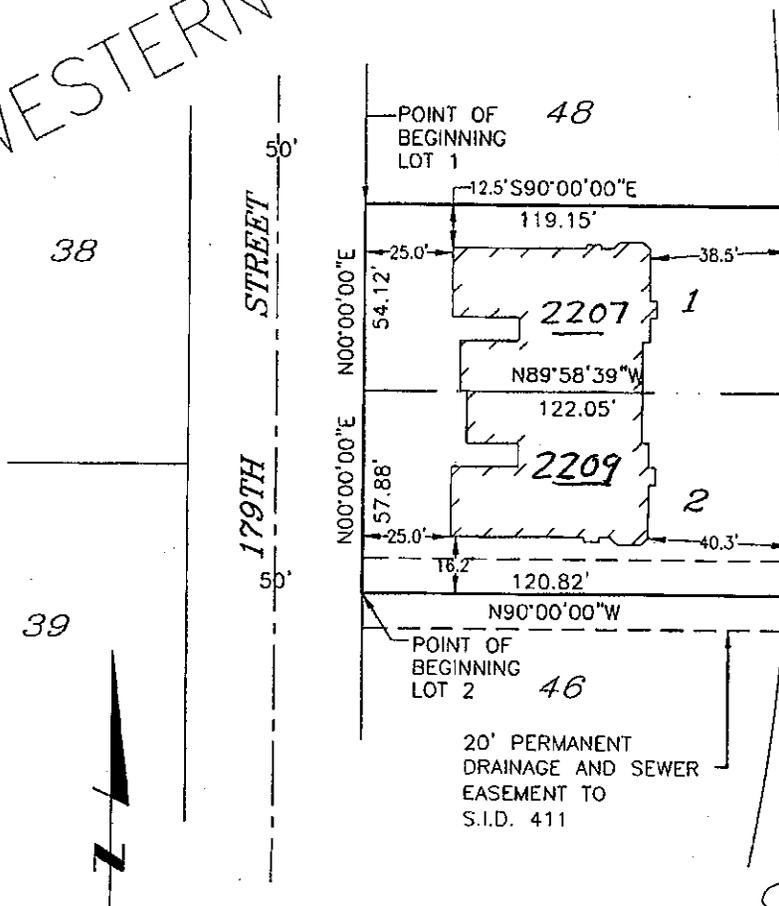
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# WESTERN SPRINGS REPLAT 1

11480 YMI-43342 old  
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BKP \_\_\_\_\_ C/O \_\_\_\_\_ COME MB  
DEL \_\_\_\_\_ SCAN ds FV \_\_\_\_\_

WESTERN



SPRINGS



94030\9430R100  
Book \_\_\_\_\_ Page \_\_\_\_\_ Date MAR. 19, 1998 Dwn.By AET Job Number 94030.01-007

**lamp, rynearson & associates, inc.**  
 engineers surveyors planners  
 14710 west dodge road, suite 100 omaha, nebraska 68154-2029  
 ph 402-498-2498 fax 402-498-2730

3386

EXHIBIT B  
CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

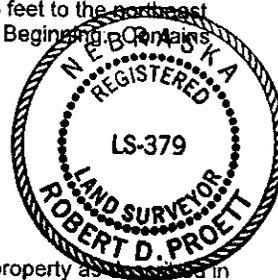
WESTERN SPRINGS REPLAT 1, Lots 1 and 2, being a replatting of Lot 47, WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, each lot described by metes and bounds as follows:

- Lot 1: Part of Lot 47, WESTERN SPRINGS; Beginning at the southwest corner of said Lot 48, WESTERN SPRINGS; Thence South 90°00'00" West (bearings referenced to the Final Plat of WESTERN SPRINGS) for 119.15 feet to the southeast corner of said Lot 48; Thence South 03°35'58" East for 28.55 feet along the west line of Outlot 4, WESTERN SPRINGS; Thence along a curve to the right (having a radius of 650.00 feet and a long chord bearing South 02°28'04" East for 25.70 feet) for an arc length of 25.70 feet along the said west line of Outlot 4; Thence North 89°58'39" West for 122.05 feet to the east right of way line of 179th Street; Thence North 00°00'00" East for 54.12 feet to the Point of Beginning. Contains 6539 square feet.
- Lot 2: Part of Lot 47, WESTERN SPRINGS; Beginning at the northwest corner of Lot 46, WESTERN SPRINGS; Thence North 00°00'00" East (bearings referenced to the Final Plat of WESTERN SPRINGS) for 57.88 feet along the east right of way line of 179th Street; Thence South 89°58'39" East for 122.05 feet to the west line of Outlot 4, WESTERN SPRINGS; Thence along a curve to the right (having a radius of 650.00 feet and a long chord bearing South 01°13'02" West for 57.85 feet) for an arc length of 57.86 feet to the northeast corner of said Lot 46; Thence North 90°00'00" West for 120.82 feet to the Point of Beginning. Contains 7051 square feet.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

Land Surveyor *[Signature]* Date *March 25, 1998*



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as shown 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.

WESTERN SPRINGS LAND CORPORATION, Owner

*[Signature]*  
Gerald L. Torczon, President

DOUGLAS COUNTY BANK & TRUST COMPANY, Mortgagee

*[Signature]*  
P. Timothy Friesen, Vice-President

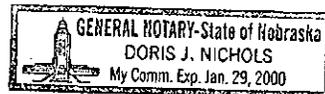
ACKNOWLEDGEMENT OF NOTARY

State of Nebraska )  
County of Douglas )SS

On this *30* day of *April*, 1998, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared GERALD L. TORCZON, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as President of WESTERN SPRINGS LAND CORPORATION, Owner, and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said corporation. Witness my hand and official seal the date last aforesaid

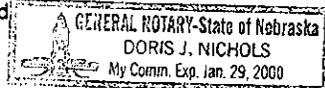
Notary Public *Doris J. Nichols*

State of Nebraska )  
County of Douglas )



On this *30* day of *April*, 1998, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared P. Timothy Friesen, who is personally known to me to be the identical persons whose name is affixed to the foregoing instrument as Vice-President of DOUGLAS COUNTY BANK & TRUST COMPANY, Mortgagee, and he acknowledged the signing of the same to be his voluntary act and deed and the voluntary act and deed of said bank. Witness my hand and official seal the date last aforesaid

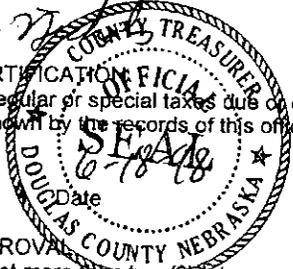
Notary Public *Doris J. Nichols*



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.

*[Signature]*  
County Treasurer



PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than *two* lots, parcels or tracts, with plat requirements waived per Section 8.08, 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 *7/27/98*