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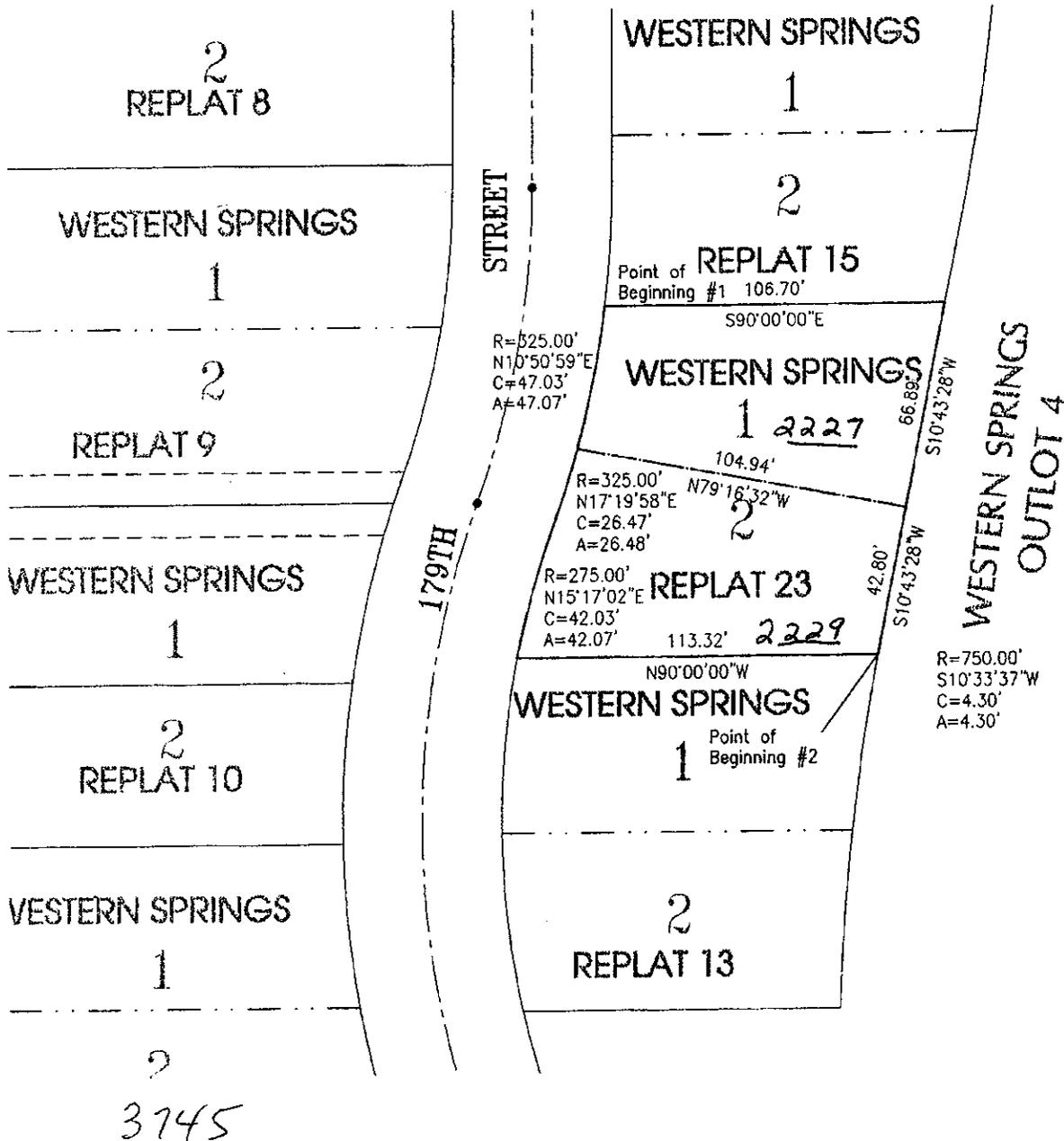
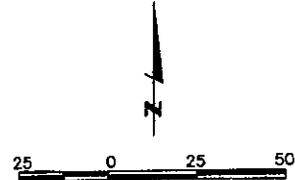
RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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WESTERN SPRINGS REPLAT 23



94030\9430R23

Book _____ Page _____ Date April 18, 2000 Dwn.By aet Job Number 94030.02-004



lamp, rynearson & associates, inc.
engineers surveyors planners

14710 west dodge road, suite 100
omaha, nebraska 68154-2029

✓ 005176

ph 402-496-2498
fax 402-496-2730

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

WESTERN SPRINGS REPLAT 23, Lots 1 and 2, being a replatting of Lots 1 and 2, WESTERN SPRINGS REPLAT 14, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, each lot described by metes and bounds as follows:

- Lot 1: Part of Lots 1 and 2, WESTERN SPRINGS REPLAT 14; Beginning at the southwest corner of Lot 2, WESTERN SPRINGS REPLAT 15, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 90°00'00" East (bearings referenced to the Final Plat of WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 106.70 feet to the southeast corner of said Lot 2, WESTERN SPRINGS REPLAT 15; Thence South 10°43'28" West for 66.89 feet along the west line of Outlot 4, WESTERN SPRINGS; Thence North 79°16'32" West for 104.94 feet to the east right of way line of 179th Street as dedicated in WESTERN SPRINGS; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing North 10°50'59" East for 47.03 feet) for an arc length of 47.07 feet along said east right of way line to the Point of Beginning. Contains 5947 square feet.
- Lot 2: Part of Lots 1 and 2, WESTERN SPRINGS REPLAT 14; Beginning at the northeast corner of Lot 1, WESTERN SPRINGS REPLAT 13, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence North 90°00'00" West (bearings referenced to the Final Plat of WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 113.32 feet to the northwest corner of Lot 1, WESTERN SPRINGS REPLAT 13; Thence along a curve to the right (having a radius of 275.00 feet and a long chord bearing North 15°17'02" East for 42.03 feet) for an arc length of 42.07 feet along the east right of way line of 179th Street; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing North 17°19'58" East for 26.47 feet) for an arc length of 26.48 feet along said east right of way line; Thence South 79°16'32" East for 104.94 feet to the west line of Outlot 4, WESTERN SPRINGS; Thence South 10°43'28" West for 42.80 feet along said west line; Thence along a curve to the left (having a radius of 750.00 feet and a long chord bearing South 10°33'37" West for 4.30 feet) for an arc length of 4.30 feet along said west line to the Point of Beginning. Contains 6238 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

April 24, 2000
Date



3745

OWNER'S 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.

WESTERN SPRINGS LAND CORPORATION, Owner GREAT WESTERN BANK, Mortgagee

Gerald L. Torczon
Gerald L. Torczon, President

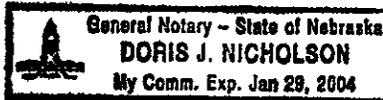
P. Timothy Friesen
P. Timothy Friesen, Vice-President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of Douglas)

On this 5th day of May, 2000, 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

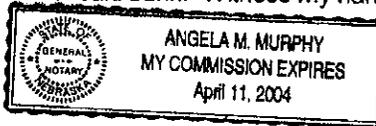
Notary Public Doris J. Nicholson



State of Nebraska)
)SS
County of Douglas)

On this 5th day of May, 2000, 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 GREAT WESTERN BANK, 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 Angela M. Murphy



COUNTY TREASURER'S CERTIFICATION

This is to certify that there are 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.

Courtesy 6-7-00
County Treasurer Date



PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) 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.

Stamper 6.15.00
Planning Director Date

3745