



- LEGEND:**
- P - PLAT DISTANCE
 - A - ACTUAL DISTANCE
 - R - RECORDED DISTANCE
 - C - CALCULATED DISTANCE
 - R* - PER WARRANTY DEED DATED 12/8/2008, #2009005870
 - R** - PER QUIT CLAIM DEED RECORDED 7/29/1996, BK 2038, PG. 421
 - C.T.P. - CRIMPED TOP PIPE
 - O.T.P. - OPEN TOP PIPE
 - S.D.H. - STAR DRILL HOLE
 - "X" - CHISELED "X" IN CONCRETE
 - - FOUND SURVEY POINT
 - △ - SET SURVEY POINT

LEGAL DESCRIPTION:

PER TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-519420-OMHA, DATED 1/13/2012 AT 8:00 A.M.:

THE LAND REFERRED TO IS SITUATED IN THE STATE OF NEBRASKA, COUNTY OF DOUGLAS AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOT 1, CROSSROADS PLAZA WEST, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

PARCEL 2:
 THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET NORTH AND 9.5 FEET EAST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR 174.1 FEET; THENCE N04°45'W, 175.0 FEET; THENCE N69°15'E, 73.2 FEET, TO THE WESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTHEASTERLY, 232.7 FEET TO THE POINT OF BEGINNING; AND
 THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 231.8 FEET WEST OF AND 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE LITTLE PAPILION DRAINAGE DISTRICT, 403.8 FEET; THENCE S31°00'E ALONG THE WESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY, 237.7 FEET; THENCE S69°15'W, FOR 73.2 FEET; THENCE S04°45'E, 175.0 FEET, TO A POINT 164.6 FEET WEST OF AND 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST 67.2 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED TO DOUGLAS COUNTY; AND
 THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF DODGE STREET WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE FORMER FREMONT, ELKHORN & MISSOURI VALLEY RAILROAD COMPANY, NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 470.4 FEET; THENCE NORTHEASTERLY ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, TO A POINT 35 FEET SOUTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES FROM) THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY; THENCE SOUTHEASTERLY, ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO THE NORTH LINE OF SAID DODGE STREET; THENCE WEST, ALONG THE NORTH LINE OF SAID STREET, TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED TO DOUGLAS COUNTY.

PERIMETER AS SURVEYED:

LOT 1, CROSSROADS PLAZA WEST, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NW1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, CROSSROADS PLAZA WEST; THENCE S88°03'37"W ON THE NORTH RIGHT-OF-WAY LINE OF DODGE STREET A DISTANCE OF 98.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE S88°01'12"W ON THE NORTH RIGHT-OF-WAY LINE OF DODGE STREET A DISTANCE OF 224.86 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT IN RECORDS BOOK 2038, PAGE 421; THENCE N01°48'42"W ON THE EAST LINE OF SAID PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT TRACT A DISTANCE OF 375.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N32°41'01"W ON THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 42.04 FEET; THENCE S57°15'05"W A DISTANCE OF 14.91 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N32°33'40"W A DISTANCE OF 29.52 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N57°23'43"E A DISTANCE OF 100.06 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S32°35'30"E A DISTANCE OF 197.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE S32°46'07"E (PLATTED BEARING) A DISTANCE OF 558.89 FEET TO THE POINT OF BEGINNING, CONTAINING 107,825 SQUARE FEET OR 2.475 ACRES, MORE OR LESS.

BOUNDARY SURVEY

7660 & 7720 DODGE ST
 OMAHA, NEBRASKA



3552 Farnam Street
 Omaha, Nebraska 68131
 402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

SURVEYOR'S 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.

Date: 2/7/12
 Shane R. Baker



Survey Record Repository
 RECEIVED
 250
 FEB 9 2012
 DOUGLAS
 1056-091
 092

REVISIONS			
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: SRB	CHECKED BY: LAV
DATE: 2/6/2012	CREW: JAC
PROJECT NO. EGA121011	SHEET NO. 1 OF 1