

**CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION**

**AVALON
LOTS 1 AND 2**

BEING A REPLATTING OF LOTS 16 THRU 21, INCLUSIVE, TOGETHER WITH LOTS 106 THRU 112, INCLUSIVE, MEADOW CREST 2ND ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A PLATTING OF PART OF THE NORTH ½ OF THE SE ¼ OF SECTION 6, T14N, R13E OF THE 6TH P.M., SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 6;

THENCE S86°24'00"W (ASSUMED BEARING) 66.15 FEET ON THE NORTH LINE OF SAID SE ¼;

THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF "L" STREET AND THE NW CORNER OF A TRACT OF LAND DESCRIBED ON A "WARRANTY DEED" RECORDED IN BOOK 1446 AT PAGE 485 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE CONTINUING SOUTH 206.94 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF;

THENCE S89°57'41"E 80.51 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF, SAID CORNER ALSO BEING THE SW CORNER OF A TRACT OF LAND DESCRIBED ON A "QUIT CLAIM DEED" RECORDED IN BOOK 2197 AT PAGE 364 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "B";

THENCE CONTINUING S89°57'41"E 150.00 FEET ON THE SOUTH LINE OF SAID TRACT "B" TO THE SE THEREOF, SAID CORNER ALSO BEING THE SW CORNER OF A TRACT OF LAND DESCRIBED ON A "PARTNERSHIP WARRANTY DEED" RECORDED IN BOOK 2211 AT PAGE 456 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "C";

THENCE NORTH 96.47 FEET ON THE WEST LINE OF SAID TRACT "C" TO THE NW CORNER THEREOF;

THENCE N86°24'00"E 140.00 FEET ON THE NORTH LINE OF SAID TRACT "C" TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF 49TH AVENUE;

THENCE SOUTH 105.00 FEET ON THE EAST LINE OF SAID TRACT "C", ON THE WEST LINE OF 49TH AVENUE TO THE SE CORNER OF SAID TRACT "C";

THENCE SOUTH 220.00 FEET ON THE WEST LINE OF 49TH AVENUE AND ON THE EAST LINE OF SAID LOT 106 TO THE SE CORNER OF SAID LOT 106;

THENCE S89°55'02"W 1129.02 FEET ON THE SOUTH LINES OF SAID LOTS 106 THRU 112, INCLUSIVE, AND ON THE NORTH LINE OF "M" STREET, AND ON THE SOUTH LINES OF SAID LOTS 16 THRU 21, INCLUSIVE, TO THE SW CORNER OF SAID LOT 16;

THENCE N00°02'27"W 386.09 FEET ON THE WEST LINE OF SAID LOT 16 AND ON THE EAST LINE OF LOTS 96 THRU 102, INCLUSIVE, MEADOW CREST, A SUBDIVISION IN SAID DOUGLAS COUNTY TO THE SOUTH LINE OF "L" STREET;

THENCE N86°24'00"E 330.81 FEET ON THE SOUTH LINE OF "L" STREET;

THENCE S03°36'00"E 5.00 FEET ON THE SOUTH LINE OF "L" STREET;

THENCE N86°24'00"E 429.16 FEET ON THE SOUTH LINE OF "L" STREET TO THE POINT OF BEGINNING.

SHEET 1 of 3