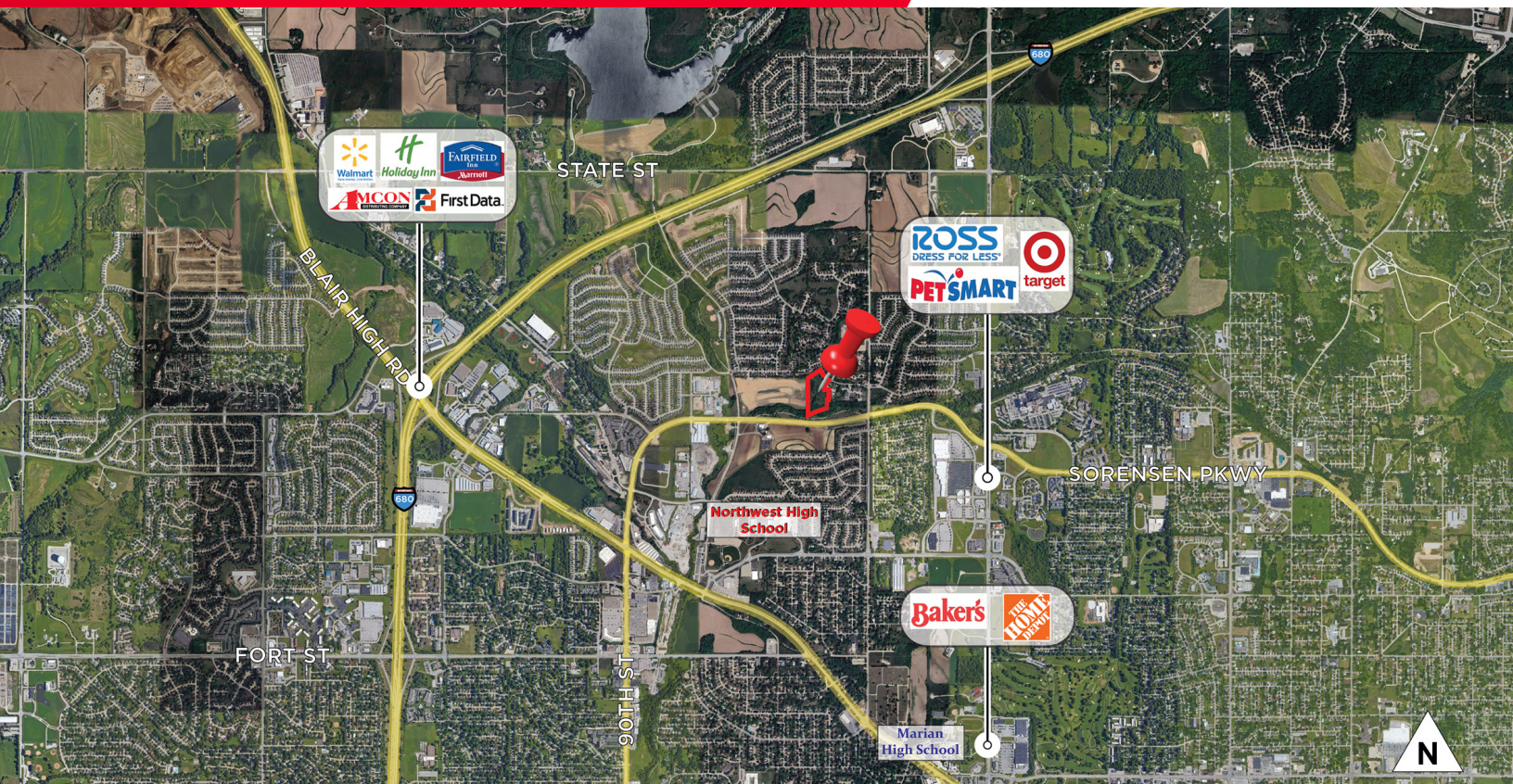


7110 N 80th Street
Omaha, NE 68122



7.79 Acres
Sale Price: \$1,525,000

Property Description

Approximately 7.79 acres of land located at 78th and Sorensen Parkway for sale. The property is zoned R-4-PUD and is located in an established residential neighborhood. This development ground is located near Sorensen Park Plaza and Northwest High School. Adjacent to Redwood's new development to the west.

Property Details

Sale Price:	\$1,525,000
Price Per SF:	\$4.49 PSF
Gross Acres:	7.79 AC
Gross SF:	339,332 SF
Zoning:	R4-PUD

Contact Information

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dylan.mccabe@lundco.com

MICHAEL EARL
Principal
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Surveyor

SHEET 1 OF 2

LEGAL DESCRIPTION:

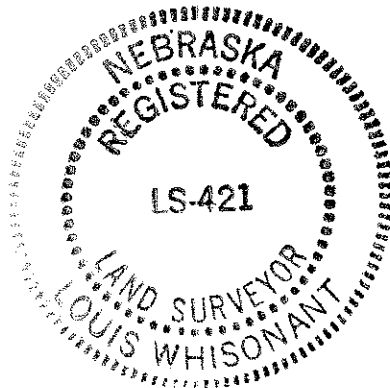
LOT 1, WOODGATE REPLAT 1, being a replatting of Lots 17 through 37 and the irregular West 469 feet of Lot 74, Woodgate, a subdivision in the City of Omaha, Douglas County, Nebraska.
(See Sheet 2 of 2 for complete legal)

EXHIBIT A - See Sheet 2 of 2 for Plat

RECEIVED
Aug 24 9 24 AM '95
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

9044 old 00-44645 new
FEE 21.50 R 04-44646
DEL. C/O COMP
LEGAL PG SCAN/CV

Official Address:
7110 N 80 St



SURVEYOR'S CERTIFICATE

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

Louis Whisonant
Land Surveyor

Aug 16, 1995
Date

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.

Bernard J. Morello 8-17-95
Owner MOBEKO INDUSTRIES INC. Date
BY BERNARD J. MORELLO PRESIDENT.

ACKNOWLEDGEMENT OF NOTARY

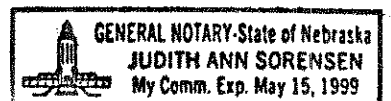
State of Nebraska)

) SS

County of Douglas)

On this 17 day of August, 1995, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Bernard J. Morello, President of Mobeco Industries, Inc. who (are/is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Judith Ann Sorensen
Notary Public



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.

Donna Sue
County Treasurer

8-17-95
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 7.08 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.

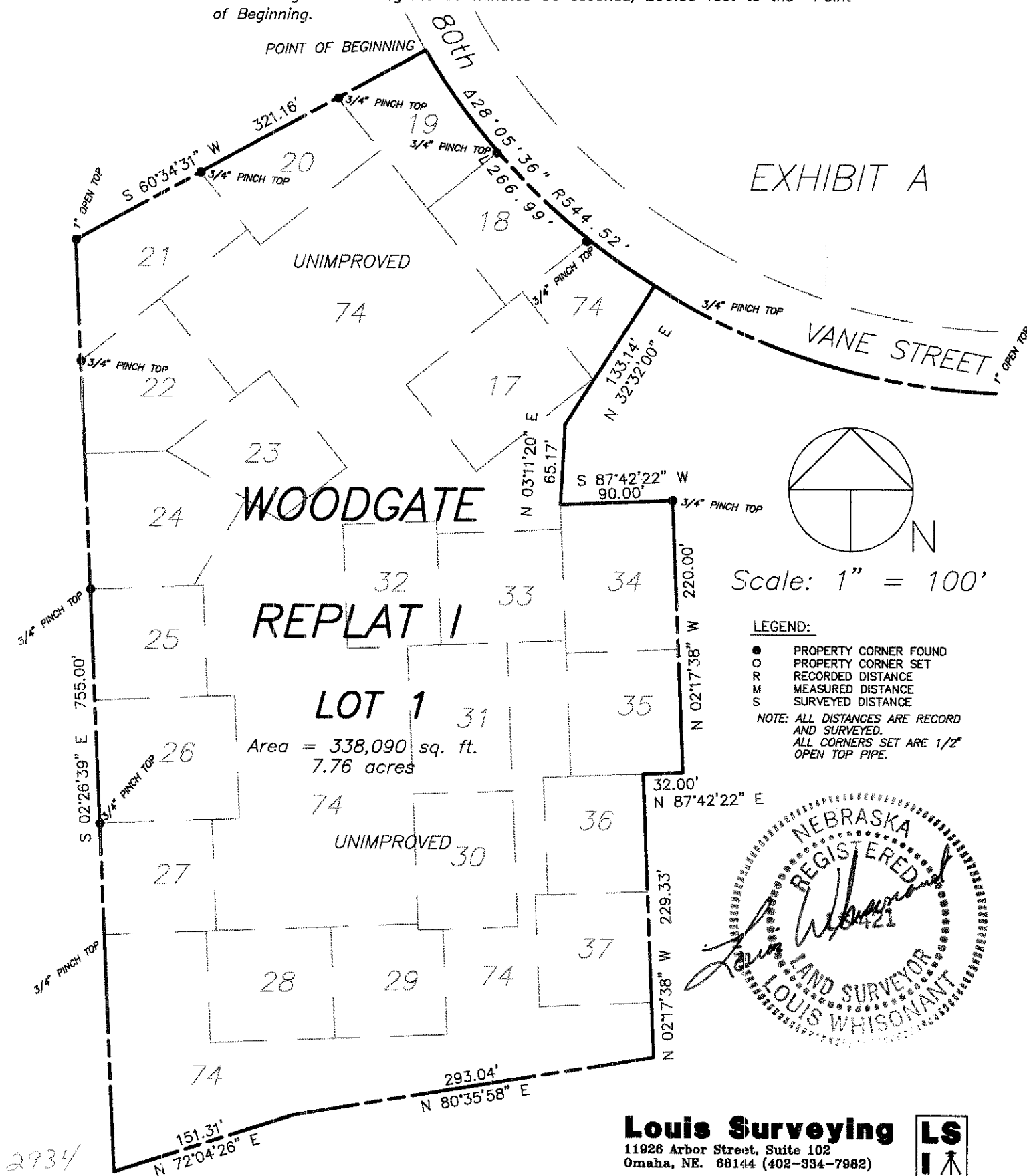
[Signature] 8/23/95
Planning Director Date

2934

Lot 1, Woodgate Replat I, being a replatting of Lots 17 through 37 and the Irregular west 469 feet of Lot 74, Woodgate, a subdivision in the City of Omaha, Douglas County, Nebraska, all described as follows: Beginning at the most northerly corner of said Lot 19; thence along the boundary line of said Woodgate the following four (4) courses:

- 1), South 60 degrees 34 minutes 31 seconds West, 321.16 feet;
- 2), South 02 degrees 26 minutes 39 seconds East, 755.00 feet;
- 3), North 72 degrees 04 minutes 26 seconds East, 151.31 feet;
- 4), North 80 degrees 35 minutes 58 seconds East, 293.04 feet to the westerly line of a parcel of land conveyed by Dodge Investments, LTD. 7204 to Glenbrook Homes Association by Warranty Deed dated October 31, 1975 and recorded in Book 1532, Page 651, records of said County; thence along said westerly line the following six (6) courses:

- 1), North 02 degrees 17 minutes 38 seconds West, 229.33 feet;
- 2), North 87 degrees 42 minutes 22 seconds East, 32.00 feet;
- 3), North 02 degrees 17 minutes 38 seconds West, 220.00 feet;
- 4), South 87 degrees 42 minutes 22 seconds West, 90.00 feet;
- 5), North 03 degrees 11 minutes 20 seconds East, 65.17 feet;
- 6), North 32 degrees 32 minutes 00 seconds East, 133.14 feet to a point on the southerly right-of-way line of Vane Street, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears South 31 degrees 54 minutes 36 seconds West, 544.52 feet; thence northwesterly, along said right-of-way line and along said curve, through a central angle of 28 degrees 05 minutes 36 seconds, 266.99 feet to the Point of Beginning.



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Omaha, NE 68122



Aerial Map



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