

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of LaVista to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, angle points, and ends of all curves in Parkview Heights IV, a subdivision located in part of Tax Lots 3A and 2B and all of Tax Lot 3B, all located in the North 1/2 of the SE 1/4 of Section 15, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 15; thence S89°55'01"E, (assumed bearing), along the North line of said SE 1/4 of Section 15 a distance of 286.99 feet to the point of intersection of said North line of the SE 1/4 of Section 15 and the East right-of-way line of 90th Street; thence S00°04'59"W a distance of 135.00 feet; thence S89°55'01"E a distance of 249.88 feet to a point on the West right-of-way line of 89th Street; thence S00°04'59"W, along said West right-of-way line of 89th Street, a distance of 50.00 feet to the point of intersection of said West right-of-way line of 89th Street and the Southerly right-of-way line of Granville Parkway; thence N89°55'01"W, along the North line of Tax Lot 2A, a Tax Lot located in said North 1/2 of the SE 1/4 of Section 15, a distance of 125.18 feet to the Northwest corner of said Tax Lot 2A; thence along the Westerly lines of said Tax Lot 2A on the following described courses; thence S00°09'50"W a distance of 156.17 feet; thence S19°03'26"W a distance of 342.51 feet to the Southwesterly corner of said Tax Lot 2A; thence S89°52'07"E along the South line of said Tax Lot 2A, a distance of 527.33 feet to the Southeast corner of said Tax Lot 2A; thence N00°08'10"E along the East line of said Tax Lot 2A a distance of 475.11 feet to the point of intersection of said East line of Tax Lot 2A and said Southerly right-of-way line of Granville Parkway; thence along said Southerly right-of-way line of Granville Parkway on the following described courses; thence Southeasterly on a curve to the right with a radius of 325.00 feet a distance of 269.92 feet, said curve having a long chord which bears S66°05'46"E a distance of 262.23 feet; thence Southeasterly on a curve to the left with a radius of 829.91 feet a distance of 444.24 feet, said curve having a long chord which bears S57°38'17"E a distance of 438.96 feet; thence S72°58'22"E a distance of 55.98 feet; thence Southeasterly on a curve to the right with a radius of 828.67 feet a distance of 389.49 feet; thence Southeasterly on a curve to the right with a radius of 966.63 feet a distance of 280.63 feet, said curve having a long chord which bears S37°43'34"E a distance of 279.64 feet, to the Northerly corner of Lot 1, Granville South, an addition located in said North 1/2 of the SE 1/4 of Section 15; thence along the Northerly line of said Lot 1, Granville South, on the following described courses; thence S63°06'19"W a distance of 139.54 feet; thence S81°58'39"W a distance of 118.76 feet to the Northwesterly corner of said Lot 1, Granville South; thence along the Westerly lines of said Lot 1, Granville South, on the following described courses; thence S08°01'21"E a distance of 95.37 feet; thence S11°15'31"E a distance of 79.04 feet; thence S00°09'21"W a distance of 108.44 feet to a point on the North right-of-way line of Brentwood Drive, said point also being the Southwest corner of said Lot 1, Granville South; thence N89°50'39"W along said North right-of-way line of Brentwood Drive, a distance of 1786.45 feet to the Southwest corner of the NW 1/4 of said SE 1/4 of Section 15; thence N00°12'22"E along the West line of said SE 1/4 of Section 15 a distance of 1321.45 feet to the Point of Beginning.

Don W. Elliott L.S. 205

DEDICATION

Known by all these presents we Construction Sciences, Inc., a Nebraska Corporation, owners, and South Side Bank, Mortgagee, of the property described in the certification of survey and embraced within this plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as Parkview Heights IV and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and easements as shown on this plat. We do further grant a perpetual Easement to the Omaha Public Power District, and N. W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception thereof, on, over, through, under and across a Five (5') foot wide strip of land adjoining all side boundary lot lines; and Eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a Sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided however, that said side lot Easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become void as to such unused or abandoned Easement ways. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said Sixteen (16') foot wide Easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded if said Sixteen (16') foot Easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said Easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof we do set our names this 16th day of March, 1976.

Charles G. Smith
Construction Sciences, Inc.
Charles G. Smith, President

Nellie M. Smith, Secretary
South Side Bank
Exec. Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

On this 16th day of March, 1976, before me, the undersigned, a Notary Public in and for said County personally came Charles G. Smith and Nellie M. Smith, and Norman Whitney to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary acts and deeds and the voluntary acts and deeds of said corporation and that the Corporate Seal of the said corporation was thereto affixed by their authority.

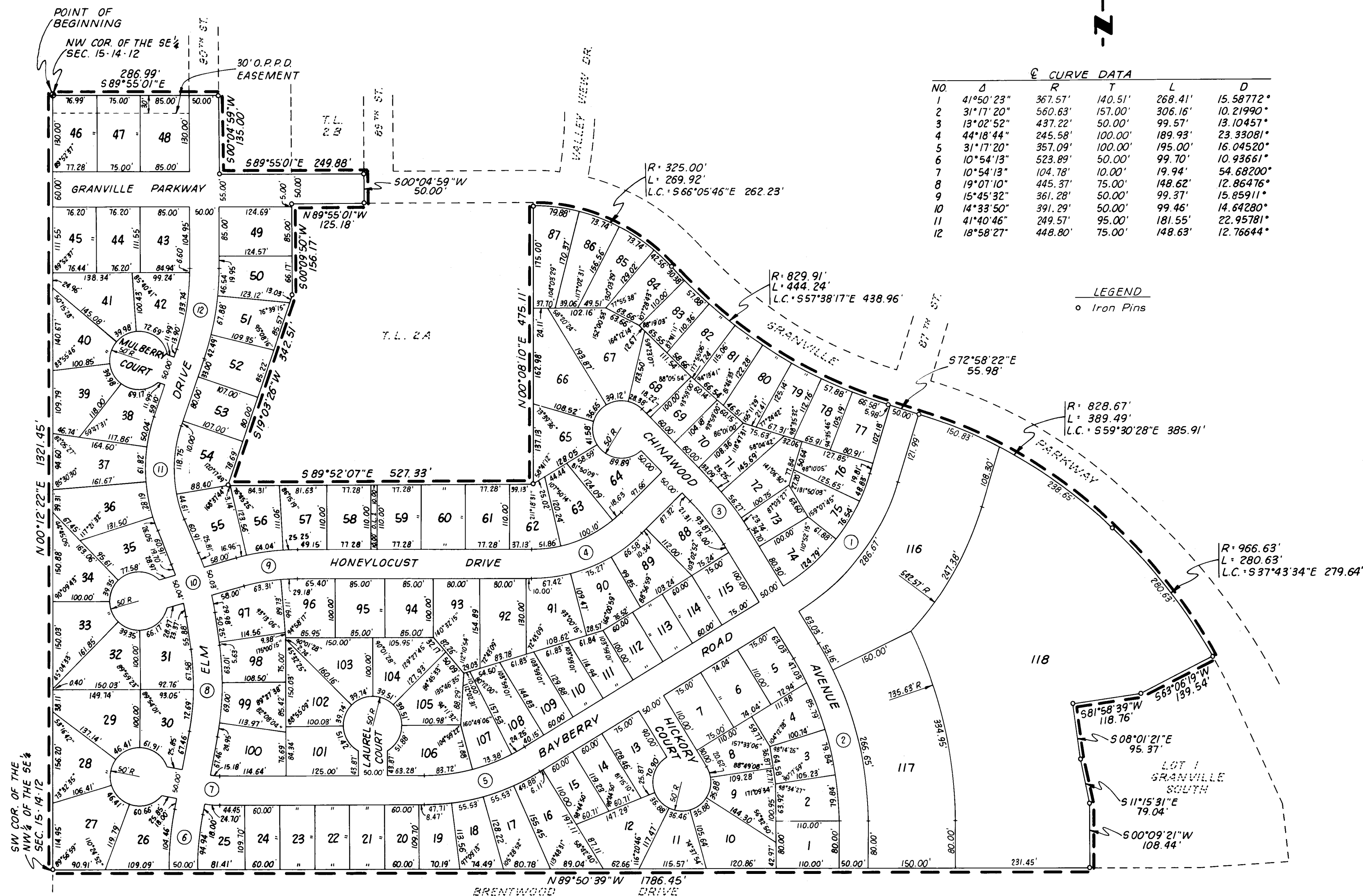
Witness my hand and Notarial Seal at La Vista in said county the day and year last above written.

My Commission expires the 12th day of August, 1976.

Notary Public
L. B. Rindley

PARKVIEW HEIGHTS IV

PART OF TAX LOTS 3A & 2B AND ALL OF TAX LOT 3B,
ALL LOCATED IN THE N 1/2 OF THE SE 1/4 OF SEC. 15,
T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBR.



LEGEND
o Iron Pins

APPROVAL OF COUNTY SURVEYOR:

I hereby approve of this plat of Parkview Heights IV the lots numbered as shown on this 16 day of March, A.D., 1976.

Norman Whitney
County Surveyor

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the surveyor's certificate and embraced in this plat as shown by the records of this office.

DATE March 16, 1976

County Treasurer

ACCEPTANCE BY LA VISTA CITY COUNCIL:

This subdivision of Parkview Heights IV was approved by the City Council of the City of La Vista, Nebraska, on this 16th day of March, A.D., 1976, in accordance with the State Statutes of Nebraska.

Attest
City Clerk

Mayor

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

This plat of Parkview Heights IV the lots numbered as shown was approved by the City Planning Commission on the 25th day of March, 1976.

Chairman of La Vista City Planning Commission