

MIRACLE HILLS PARK

(LOTS 1 THRU 23)

BEING A PART OF THE W1/4 of SEC. 17 & PART OF THE SW 1/4 of THE
NW 1/4 of THE SAID SEC. 17, T 15 n, R 12E of THE 6th P. M.,
DOUGLAS COUNTY, NEBRASKA.

DEED	54	BOOK	89	PAGE	493
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#54 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
5 DAY OF December 1984 AT 11:58 A M. C. HAROLD OSTLER, REGISTER OF DEEDS \$17.00

MIRACLE HILLS PARK

(LOTS 1 THRU 23 INCLUSIVE)

BEING A PART OF THE W 1/4 OF SEC. 17 & PART OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SEC. 17, T.15N, R.12E OF THE 6TH P.M., DOUGLAS COUNTY, NEB.

BOOK 1743 PAGE 73

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points, and ends of all curves in Miracle Hills Park (Lots 1 thru 23, inclusive), being a platting of part of the West 1/2 of Section 17 and part of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 17, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the SW 1/4 of said Section 17; thence N00°12'14"E (assumed bearing), along the East line of said SW 1/4 of Section 17, a distance of 240.00 feet to a point on the North right-of-way line of West Dodge Road, said point also being the Point of Beginning; thence S89°27'59"W, along said North right-of-way line of West Dodge Road, a distance of 49.50 feet; thence N00°12'14"E, a distance of 959.82 feet; thence Northwest on a curve to the left with a radius of 250.00 feet, a distance of 129.72 feet, said curve having a long chord which bears N14°39'38"W, a distance of 128.27 feet to a point on the South line of the North 1/2 of said SW 1/4 of Section 17; thence S89°29'39"W, along said South line of the North 1/2 of the SW 1/4 of Section 17, a distance of 2510.70 feet to a point on the East right-of-way line of 120th Street; thence N00°00'12"W, along said East right-of-way line of 120th Street, a distance of 1172.72 feet; thence N89°31'19"E, a distance of 752.31 feet; thence N73°10'38"E, a distance of 761.14 feet; thence N38°37'44"E, a distance of 136.68 feet; thence M56°35'55"E, a distance of 182.99 feet; thence N84°20'10"E, a distance of 402.82 feet; thence S15°04'27"E, a distance of 1532.37 feet; thence Southeast on a curve to the right with a radius of 350.00 feet, a distance of 178.24 feet, said curve having a long chord which bears S35°22'05"E, a distance of 176.32 feet to a point on the South line of said NW 1/4 of the SE 1/4 of Section 17; thence S89°29'39"W, along said South line of the NW 1/4 of the SE 1/4 of said Section 17, a distance of 27.29 feet to the Northeast corner of the SE 1/4 of said SW 1/4 of Section 17; thence S00°12'14"W, along said East line of the SW 1/4 of Section 17, a distance of 1084.17 feet to the Point of Beginning.

CURVE DATA		
① Δ 41°20'00"	② Δ 54°50'09"	③ Δ 37°01'32"
R 505.00'	R 370.00'	R 825.76'
T 190.49'	T 191.94'	T 276.50'
L 364.31'	L 354.11'	L 533.62'
D 11 34570°	D 15.48535°	D 6 93855°
④ Δ 63°22'39"	⑤ Δ 68°00'00"	⑥ Δ 78°29'51"
R 300.00'	R 345.40'	R 300.00'
T 185.20'	T 232.98'	T 245.10'
L 331.84'	L 409.94'	L 411.01'
D 19 09860°	D 16 58825°	D 19 09860°
⑦ Δ 11°22'01"	⑧ Δ 33°52'01"	⑨ Δ 22°00'00"
R 336.01'	R 300.00'	R 363.93'
T 33.44'	T 91.34'	T 70.74'
L 66.66'	L 177.33'	L 139.74'
D 17 05181°	D 19 09860°	D 15 74363°
⑩ Δ 112°10'00"	⑪ Δ 36°41'32"	
R 180.00'	R 533.67'	
T 267.70'	T 176.97'	
L 352.38'	L 341.76'	
D 31 83100°	D 10 73619°	

DEDICATION

Know all men by these presents that we, Tyler B. Gaines, Trustee and Silvercrest Developers, Inc., owners; and First National Bank of Omaha, 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 hereinafter known as Miracle Hills Park (Lots 1 thru 23 inclusive) and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby grant the 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, and any company which has been granted a franchise to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, 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 transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining 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 right herein granted.

In witness whereof, we have hereunto set our hand this 25 day of OCTOBER, 1984.

Tyler B. Gaines, Trustee
SILVERCREST DEVELOPERS, INC.
By: MICHAEL L. DAY, PRES.

FIRST NATIONAL BANK OF OMAHA
By: Robert J. Horak, Vice-President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska } SS
County of Douglas }

On this 25 day of OCTOBER, 1984, before me, the undersigned, a Notary Public in and for said County personally came MICHAEL L. DAY, President of Silvercrest Developers, Inc. and Robert J. Horak, Vice-President of First National Bank of Omaha, 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 act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal in said County the day and year last above written.

Notary Public
My Commission expires the 30 day of December, 1987.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

On this 25 day of OCTOBER, 1984, before me a Notary Public, in and for said County, personally came Tyler B. Gaines, Trustee who is personally known to me to be the identical person whose name is affixed to the above instrument and acknowledged the instrument to be his voluntary act and deed.

Witness my hand and Notarial Seal the date aforesaid.

GENERAL NOTARY - State of Nebraska
ALICE A. LONG
Notary Public
My Commission Expires March 7, 1985

Northwestern Bell Tele. Co. Easement
Misc. Book 556, Page 517

APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Miracle Hills Park (Lots 1 thru 23 inclusive) was approved by the Office of the Douglas County Surveyor on this 12th day of March, 1984.

Thomas A. Smith
Douglas 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: 12-14-83
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Miracle Hills Park (Lots 1 thru 23 inclusive) as to the Design Standards this 9 day of March, 1984.

Raymond L. Schumann
City Engineer

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Date: Nov. 2, 1984
Raymond L. Schumann
City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

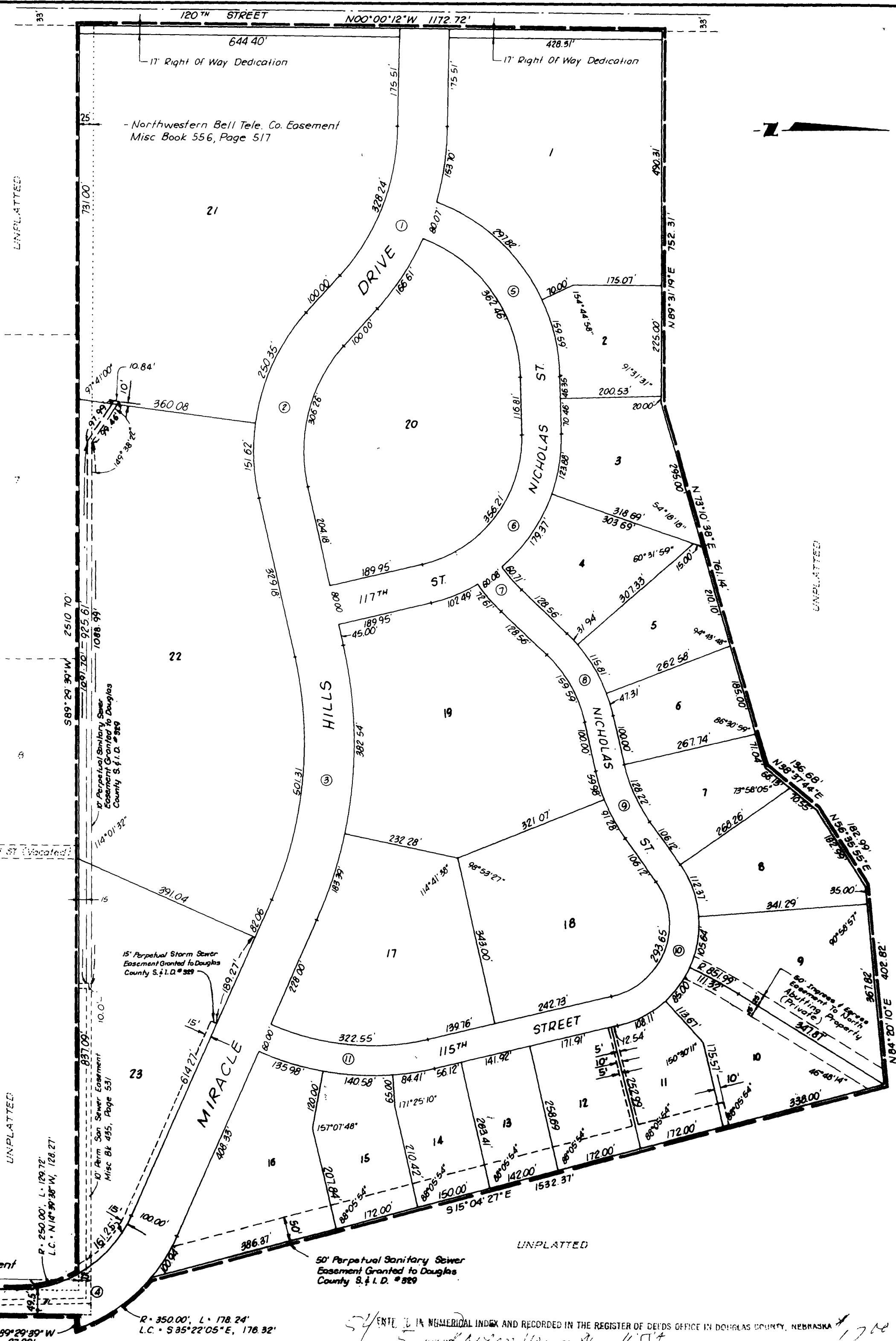
This plat of Miracle Hills Park (Lots 1 thru 23 inclusive) was approved by the City Planning Board on this 14th day of March, 1984.

Leon F. Blal
Chairman of City Planning Board

OMAHA CITY COUNCIL ACTION

This plat of Miracle Hills Park (Lots 1 thru 23 inclusive) was approved by the City Council of Omaha on this 14th day of March, 1984.

ATTEST:
City Clerk



ELLIOTT & ASSOCIATES
5516 SOUTH 12TH STREET • OMAHA, NE 68137 • (402) 896-1700

MIRACLE HILLS PARK
OMAHA, NEB.

FINAL PLAT

Scale 1" = 100'
Date: Dec. 1985
Project No. 85042
Drawn by: M.R.H.