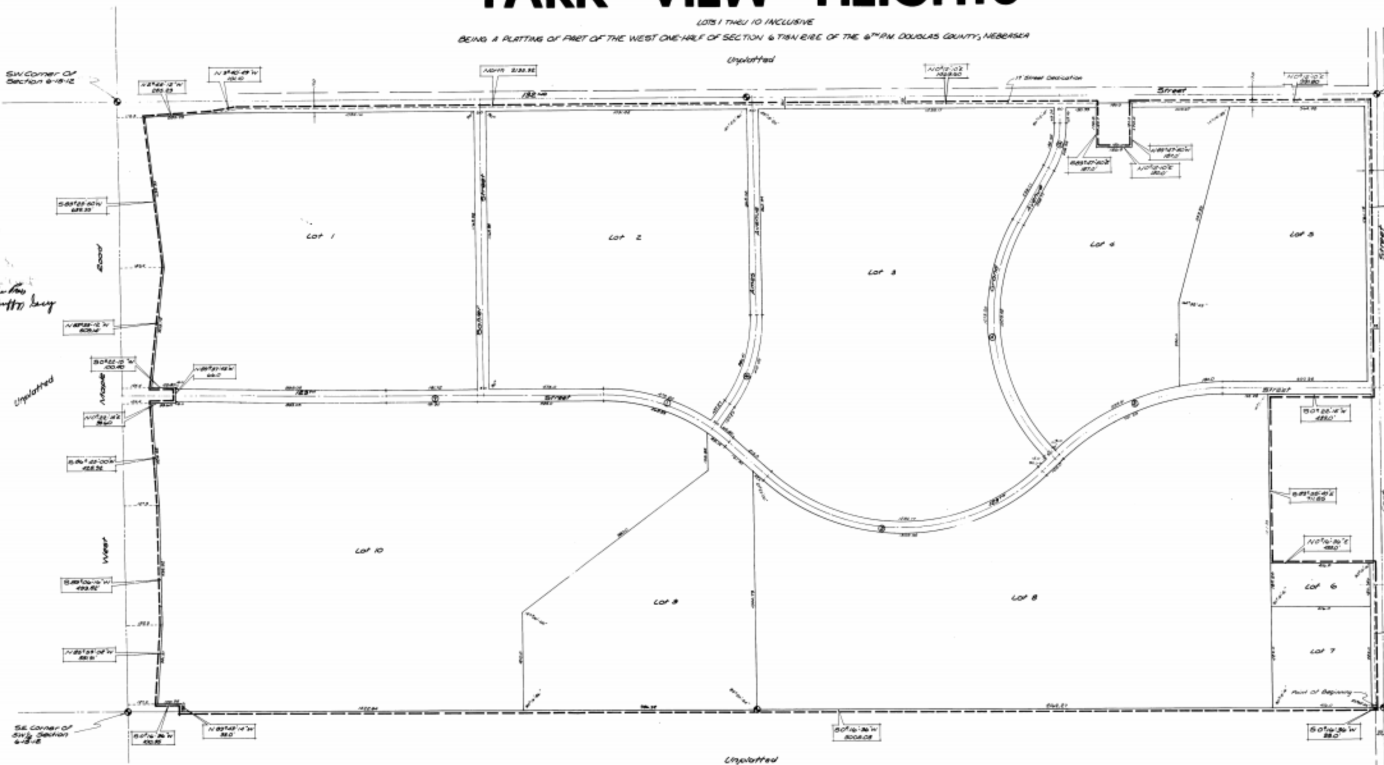
PARK VIEW HEIGHTS

LOTS 1 THRU 10 INCLUSIVE

BEING A PLATTING OF PART OF THE WEST ONE-HALF OF SECTION 6 T15N R12E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HENRY A. & ALICE F. PENKE, HUSBAND & WIFE; ERWIN H. & CORNELIA W. PENKE, HUSBAND & WIFE; LEONARD W. & HELEN P. PENKE, HUSBAND & WIFE; WILHELM H. F. PENKE, A SINGLE PERSON; HENRY J. AND OPAL O. NEUHAUS, HUSBAND & WIFE; JOSEPH J. & KATHERINE DORGHOFF, HUSBAND & WIFE, OWNERS, AND THE NEBRASKA SAVINGS & LOAN ASSOCIATION, A NEBRASKA CORPORATION, METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, AND DONALD W. DUNCAN, SR., TRUSTEE OF THE JOHN W. DUNCAN TRUST, MORTGAGEES, BEING, RESPECTIVELY, THE SOLE OWNERS AND MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE 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, 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 LICENSE IN FAVOR OF AND GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND THE NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, AND POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS-ARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES, AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE, OVER, UPON, OR UNDER A 5-FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS, EXCEPT FOR THE EAST LINE OF LOTS 7,8,9 and 10, WHERE SAID LICENSE FOR A 10-FOOT STRIP OF LAND IS GIVEN, SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION; PROVIDED, HOWEVER, THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITY COMPANIES FAIL TO CONSTRUCT POLES, WIRES OR CONDUITS ALONG ANY OF SAID SIDE LOT LINES WITHIN 36 MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENTWAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USED OR RIGHTS HEREIN GRANTED.

Wilhelm H. F. Penke

Cornelia W. Penke

Katherine Dorghoff

METROPOLITAN LIFE INSURANCE COMPANY

John P. Long Vice Pres

Attest Kathryn M. Duffy

VICE PRESIDENT FARM AND RANCH MORTGAGES

D. J. HOGAN

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS ______ DAY OF ______________, 1969, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______________

WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACNKOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON ______________ ______________ NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS ______ DAY OF ______________, 1969, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______________

WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON ______________ ______________ NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 11TH DAY OF NOVEMBER, 1969, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED JOHN P. LONG VICE PRES, OF NEBRASKA SAVINGS AND LOAN ASSOCIATION, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON July 9, 1972 Luella A. Priard NOTARY PUBLIC

STATE OF New York } SS
COUNTY OF New York }

ON THIS 10th DAY OF November, 1969, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED D. J. HOGAN, OF METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON March 30, 1971 Edward L. [illegible] NOTARY PUBLIC

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 11 DAY OF November, 1969, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED DONALD W. DUNCAN, SR. TRUSTEE OF THE JOHN W. DUNCAN TRUST, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON April 26, 1972 Irving B. Epstein NOTARY PUBLIC

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, THIS 13 DAY OF NOV 1969.

______________ DEPUTY

______________ DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF PARK VIEW HEIGHTS, ON THIS 12th DAY OF November 1969.

______________ CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PARK VIEW HEIGHTS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 12TH DAY OF November, 1969.

______________ CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PARK VIEW HEIGHTS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 18 DAY OF November, 1969.

______________ MAYOR

______________ PRESIDENT

______________ CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT AND THAT A BOND HAS BEEN POSTED WITH THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS PARK VIEW HEIGHTS, LOTS 1 THROUGH 10, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST ½ OF SECTION 6 T 15 N R 12 E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA TO WIT: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 6; THENCE S 0° 16' 36" W ALONG THE EAST LINE OF SAID NORTHWEST ¼, 33.00 FEET TO THE POINT OF BEGINNING; THENCE S 0° 16' 36" W ALONG THE EAST LINE OF THE WEST ½ OF SAID SECTION 6, [illegible] FEET TO A POINT 227.20 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 6; THENCE N [illegible] 43' 10" W, 33.00 FEET; THENCE S 0° 16' 36" W ALONG A LINE 33.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST ½, 100.35 FEET TO A POINT 127.2 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE N 75° 59' 02" W, 331.91 FEET TO A POINT 152.1 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE S 89° 06' 16" W, 459.82 FEET TO A POINT 147.3 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE S 56° 45' 00" W, 427.92 FEET TO A POINT 125.4 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE N 00° 22' 15" E ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6, 99.60 FEET; THENCE N 89° 37' 45" W, 66.00 FEET; THENCE S 00° 22' 15" W ALONG A LINE 33.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6, 100.40 FEET TO A POINT 125.40 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE N 83° 33' 12" W, 529.14 FEET TO A POINT 185.40 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE S 83° 23' 52" W, 632.85 FEET TO A POINT 115.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6; THENCE N 02° 45' 12" W, 185.29 FEET TO A POINT 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 6; THENCE N 89° 40' 49" W, 107.10 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 6; THENCE NORTH ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 6, 2,135.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 6; THENCE N 00° 12' 10" E ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 6, [illegible] FEET; THENCE S 89° 47' 50" E, [illegible] FEET; THENCE N 0° 12' 10" E, [illegible] FEET; THENCE N 89° 47' 50" W, [illegible] FEET; THENCE N 0° 12' 10" E ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 6, [illegible] FEET; THENCE S 89° 58' 43" E ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 6, 1,228.20 FEET; THENCE S 00° 22' 15" W, 433.00 FEET; THENCE S 89° 58' 43" E, [illegible] FEET; THENCE N 00° [illegible] E, 433.00 FEET; THENCE S 89° 58' 43" E ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 6, [illegible] FEET TO THE POINT OF BEGINNING.

DATE Nov. 11, 1969

William R. Downe
WILLIAM R. [illegible], L.S. 217

DOUGLAS COUNTY SURVEYOR'S OFFICE

Center Line Curve Data

	1	2	3	4	5	6	7
Δ	48° 16' 00"	85° 30' 00"	48° 37' 18"	73° 08' 00"	29° 50' 00"	39° 15' 00"	0° 22' 15"
D	7.359116	6.721286	3.3396977	7.018878	15.263087	9.148708	0.051774
T	300.0	788.0	339.48	605.00	100.00	205.00	161.80
L	572.56	1272.08	760.68	1041.31	195.46	396.23	363.40
R	716.46	852.45	833.42	816.37	375.39	626.27	96,178.73

Notes

Distances Shown On Curves Are Arc Distances Not Chord Distances

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
[illegible] OMAHA, NEBRASKA [illegible]
TELEPHONE [illegible] AREA CODE 402

PARK VIEW HEIGHTS		
Scale: 1" = 200'		Drawn by: JGB
Date: Nov 8 1969		
	FINAL PLAT	

1405 Deeds 393

6-15-72

Surveyor

Mtg 79/699