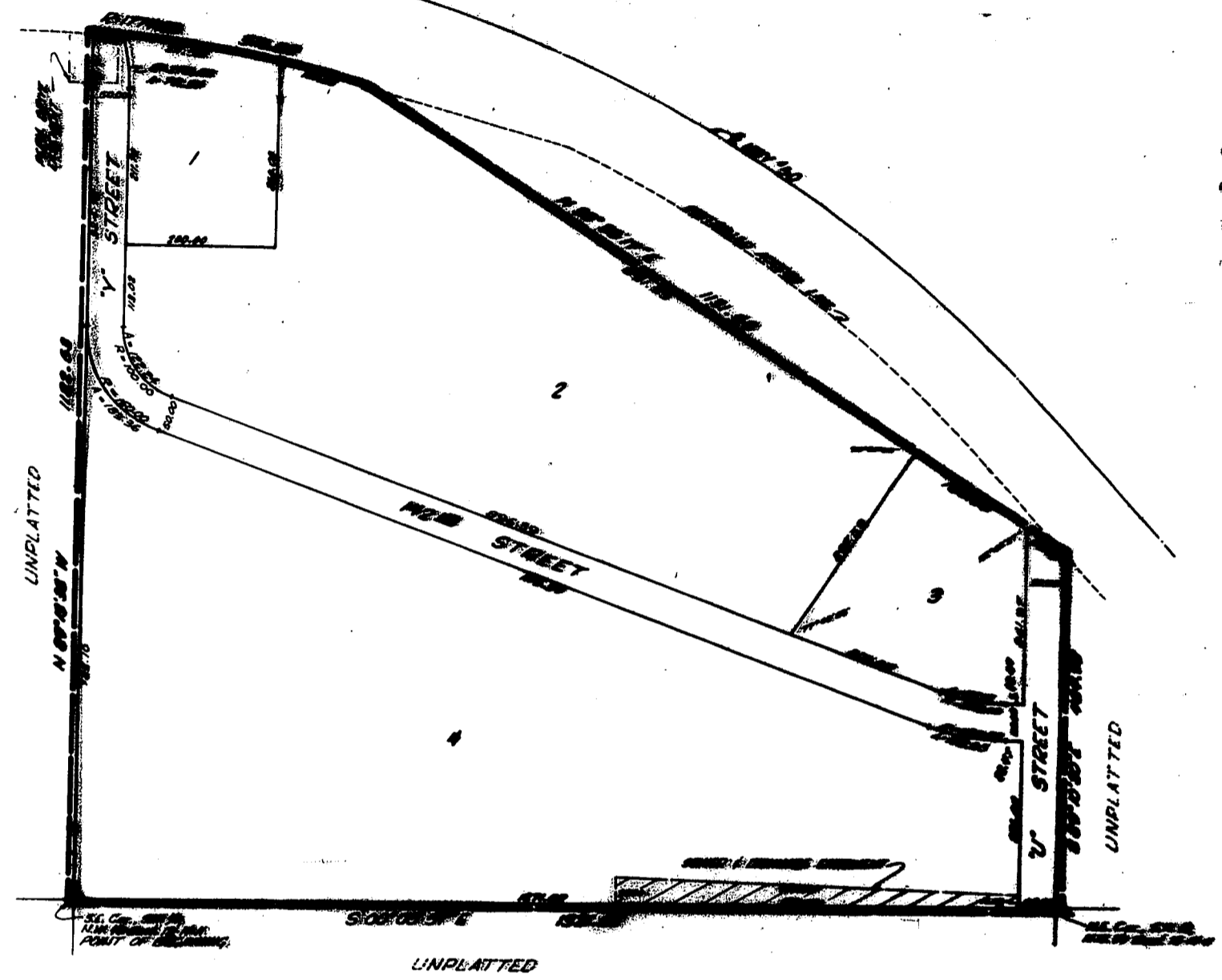


PIONEER HILLS

A SUBDIVISION LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PIPE ALL CORNERS OF ALL LOTS, STREETS, AVENUES, AND ANGLE POINTS IN THE SUBDIVISION DESCRIBED HEREIN. SAID SUBDIVISION IS KNOWN AS PIONEER HILLS AND IS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE NORTH 89°13'33" WEST (ASSUMED BEARING) A DISTANCE OF 1182.53 FEET TO A POINT ON THE EAST RIGHT OF HWY LINE OF HIGHWAY 50; THENCE NORTHERLY ON A 1774.06 FOOT RADIUS CURVE TO THE RIGHT (WITH A CHORD BEARING OF NORTH 10°36'44" EAST AND A CHORD DISTANCE OF 375.89 FEET) AN ARC LENGTH OF 376.59 FEET; THENCE NORTH 33°35'17" EAST A DISTANCE OF 1191.53 FEET; THENCE SOUTH 89°10'20" EAST A DISTANCE OF 484.98 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 00°06'57" EAST A DISTANCE OF 1321.03 FEET TO THE POINT OF BEGINNING.
 DATE: 17 August, 1971
 [Signature] LAND SURVEYOR U.S. 1960

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS: THAT PIONEER LIMITED PARTNERSHIP, A NEBRASKA PARTNERSHIP, (OWNERS), AND SOUTHWEST BANK OF OMAHA, (MORTGAGEE) A NEBRASKA CORPORATION, BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENRAGED WITHIN THIS PLAT HAVE CAUSED SAID PLAT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PIONEER HILLS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND SEWER AND UTILITY 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 ERRECT AND OPERATE, MAINTAIN, REPAIR AND RENEW POLES WITHIN THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUY AND ANCHORS AND OTHER INSTRUMENTALITIES AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF THE ELECTRIC CURRENT FOR LIGHTS, HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH MESSAGE SERVICE OVER, UPON OR UNDER A FIVE FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS, (THESE EASEMENTS APPLY ONLY TO LAND WITHIN SAID ADDITION); SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT FOR ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID ADDITION, PROVIDED HOWEVER THAT SAID SIDE LOT EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITIES COMPANY FAIL TO CONSTRUCT POLES AND WIRES ALONG ANY OF SAID SIDE LOT LINES WITH 36 MONTHS OF THE DATE HEREOF OR IF ANY POLE OR WIRES ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY DAYS AFTER THEIR REMOVAL THEN THIS SIDE LINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNREPAIRED OR ABANDONED EASEMENT WAYS.
 IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 17th DAY OF August, 1971 A.D., 1971

SOUTHWEST BANK OF OMAHA (A Nebraska Corporation) Mortgagee
 BY: [Signature]
 ATTEST: [Signature]
 PIONEER LIMITED PARTNERSHIP, a Nebraska Limited Partnership
 by JACK HORTIZ CO., a Nebraska Corporation, General Partner
 [Signature]
 JOHN J. HORTIZ - PRESIDENT

ACKNOWLEDGMENT OF NOTARY:
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 ON THIS 17th DAY OF August, 1971, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JACK HORTIZ, WHO IS PERSONALLY KNOWN TO ME TO BE PRESIDENT OF JACK HORTIZ CO., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY, THE LAST DAY APPROVED.
 [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 15th DAY OF July, 1972
GRANTING ACKNOWLEDGMENT:
 I CERTIFY THAT ON COMPLETION OF GRADING AND IN ACCORDANCE WITH CHAPTER 56.04 OF THE OMAHA MUNICIPAL CODE, A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE GRADING OF THE WITHIN SUBDIVISION AS REQUIRED BY SAID ORDINANCE.
 DATE: 17 August, 1971
 [Signature]
 REGISTERED ENGINEER

APPROVAL OF OMAHA CITY COUNCIL:
 THIS PLAT OF PIONEER HILLS WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 18th DAY OF August, 1971 A.D., 1971

[Signature]
 ATTEST: [Signature]
 CITY CLERK

APPROVAL OF OMAHA CITY PLANNING BOARD:
 THIS PLAT OF PIONEER HILLS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 18th DAY OF August, 1971

[Signature]
 CHAIRMAN OF CITY PLANNING BOARD

COUNTY TREASURER'S CERTIFICATE:
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED ON THE SURVEYOR'S CERTIFICATE AND ENRAGED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE:
 DATE: 7-18-71

APPROVAL OF CITY ENGINEER:
 I HEREBY APPROVE OF THIS PLAT OF PIONEER HILLS ON THIS 17th DAY OF August, 1971

NOTARY PUBLIC:
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 ON THIS 17th DAY OF August, 1971, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME [Signature] OF THE COUNTY OF DOUGLAS, NEBRASKA, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID OMM.
 WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA, IN SAID COUNTY, THE LAST APPROVED.
 [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 15th DAY OF July, 1972

20 January 22 1971
 REGISTERED ENGINEER



COLLEEN SCHEMER & ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS - PLANNERS
 OMAHA, NEBRASKA
 DAYSPORT, IOWA