



BK 2241 PG 135-141



DEED 2003 06329

Nebr Doc Stamp Tax
4/30/03
Date
\$ Ex / 4
By <i>WJ</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
SARASOTA COUNTY, FL

03 APR 30 PM 3:09

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

deed
7
 52
 (K) bkpg 10/5
 LWAC

FEE 61.00 FB 05-25350 - new
 BKP _____ C/O _____ COMP _____
 DEL KS SCAN CR FV _____
 05-28680 - old
 05-28700 - old

LAMP RYNEARSON & ASSOC.
 14110 WEST DORRIS ROAD
 OMAHA NE 68154
 496-2498

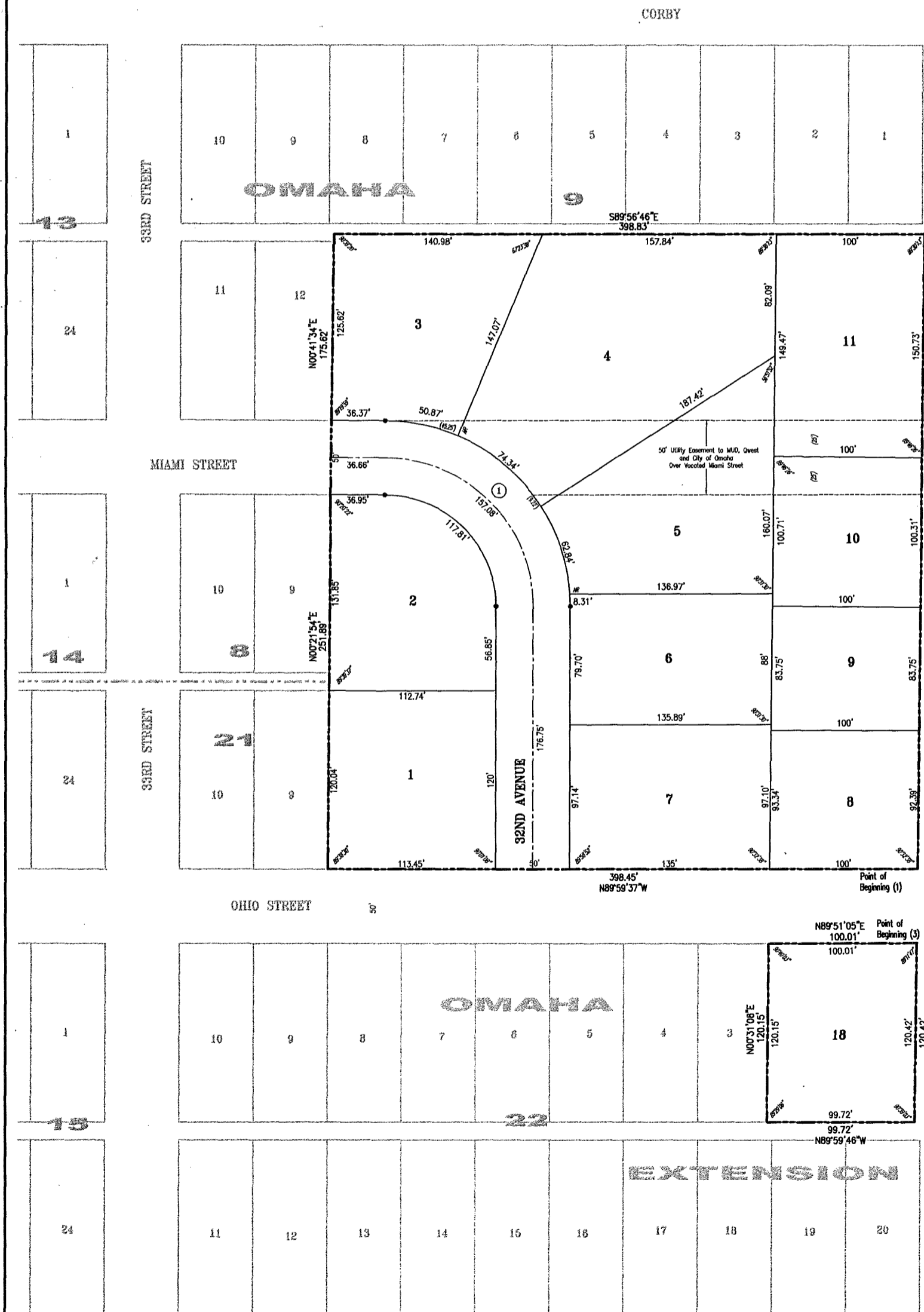
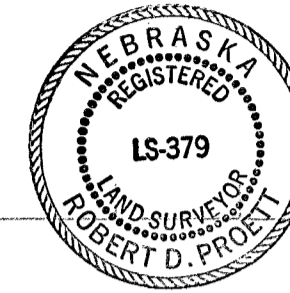
Temp. 12.4.01

22189 ✓

1.50 Cash

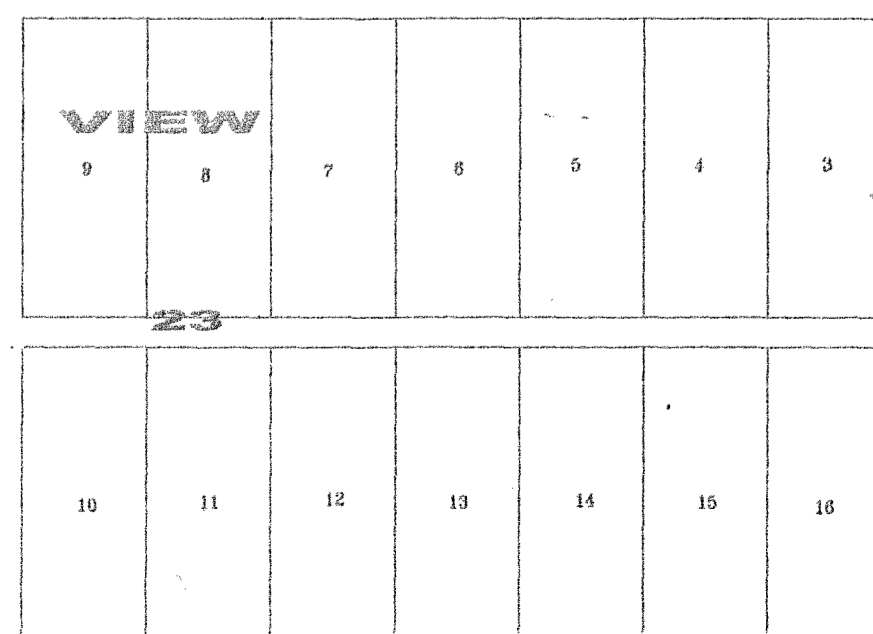
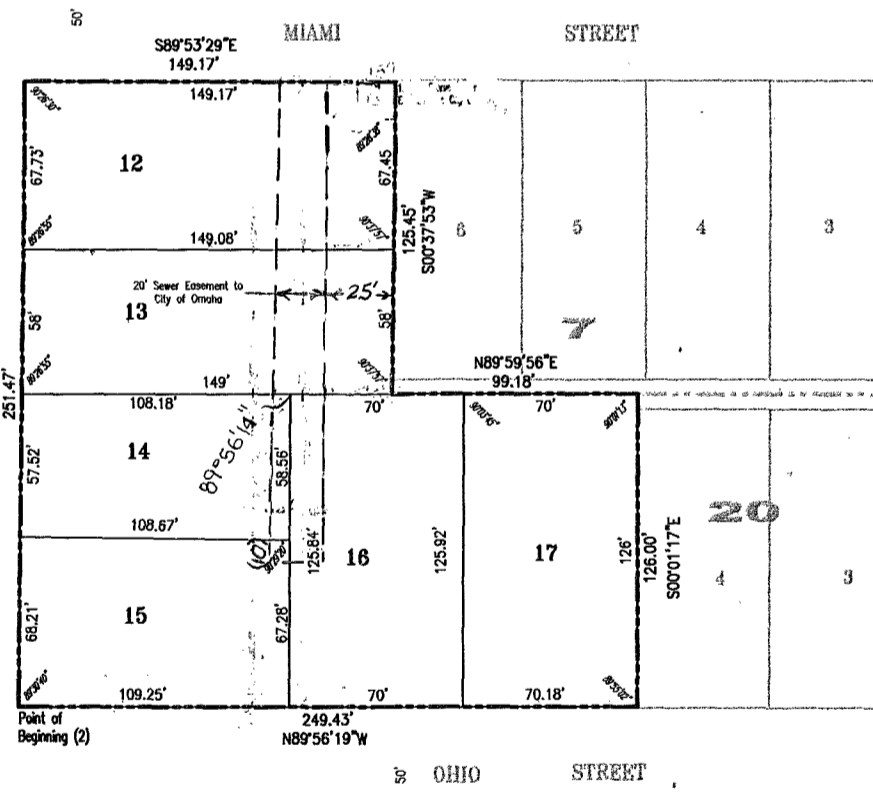
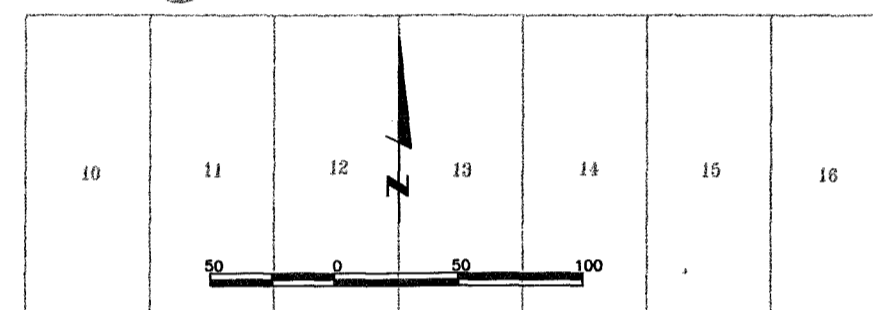
MIAMI HEIGHTS

LOTS 1 THROUGH 18, INCLUSIVE, BEING A REPLATTING OF LOTS 7, 8 AND 9, BLOCK 7; LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 8; AND LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 9; TOGETHER WITH ABUTTING ALLEYS ALL IN OMAHA VIEW AND ALSO LOTS 5 THROUGH 9, INCLUSIVE, BLOCK 20; AND LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 21; TOGETHER WITH ABUTTING ALLEYS; AND LOTS 1 AND 2, BLOCK 22; ALL IN OMAHA VIEW EXTENSION AND ALSO TOGETHER WITH PART OF MIAMI STREET.



CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	157.06'	141.42'	S44°36'29"E	89°59'58"



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundaries of the plot and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as MIAMI HEIGHTS, Lots 1 through 18, inclusive and being a replatting of Lots 1 through 8, inclusive, and the north half of the east / west alley abutting on the south in Block 8, AND ALSO Lots 13 through 20, inclusive, and the south half of the east / west alley abutting on the north in Block 9, AND ALSO that part of Miami Street abutting the aforesaid, all in OMAHA VIEW, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska AND Lots 1 through 8, inclusive and the south half of the east / west alley abutting on the north in Block 21, OMAHA VIEW EXTENSION, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the intersection of the north right of way line of Ohio Street with the west right of way line of 32nd Street; Thence North 89°59'57" West (assumed bearings) for 398.45 feet along the north right of way line of Ohio Street to the southeast corner of Lot 8, Block 21, OMAHA VIEW EXTENSION; Thence North 0°21'54" East for 251.89 feet to the northeast corner of Lot 9, Block 8, OMAHA VIEW; Thence North 0°41'34" East for 175.62 feet along the extended east line of Lot 12, Block 9, OMAHA VIEW to the centerline of the east / west alley through Block 9, OMAHA VIEW; Thence South 89°56'46" East for 398.83 feet along said centerline to the west right of way line of 32nd Street; Thence South 0°33'01" West for 427.19 feet along said west right of way line to the Point of Beginning. Contains 3.814 acres.

TOGETHER WITH
 Lots 7, 8, and 9, and the north half of the east / west alley abutting on the south in Block 7 all in OMAHA VIEW, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska AND Lots 5 through 9, inclusive, and the south half of the east / west alley abutting on the north in Block 20, OMAHA VIEW EXTENSION, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the intersection of the north right of way line of Ohio Street with the east right of way line of 32nd Street; Thence North 0°33'01" East (assumed bearings) for 251.47 feet along said east right of way line to the south right of way line of Miami Street; Thence South 89°53'29" East for 149.17 feet along said south right of way line to the northwest corner of Lot 6, Block 7, OMAHA VIEW; Thence South 0°37'53" West for 125.45 feet along the extended west line of said Lot 6, Block 7, OMAHA VIEW to the centerline of the east / west alley in said Block 7, OMAHA VIEW and Block 20, OMAHA VIEW EXTENSION; Thence North 89°59'56" East for 99.18 feet along said centerline of the east / west alley to the extended west line of Lot 4, Block 20, OMAHA VIEW EXTENSION; Thence South 0°01'17" East for 126.00 feet to the southeast corner of Lot 4, Block 20, OMAHA VIEW EXTENSION; Thence North 89°56'19" West for 249.43 feet along the north right of way line of Ohio Street to the Point of Beginning. Contains 1.149 acres.

TOGETHER WITH
 Lots 1 and 2, Block 22, OMAHA VIEW EXTENSION, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, described by metes and bounds as follows: Beginning at the intersection of the south right of way line of Ohio Street and the west right of way line of 32nd Street; Thence South 0°39'18" West (assumed bearings) for 120.42 feet along the west right of way line of 32nd Street to the north line of the east / west alley through Block 22, OMAHA VIEW EXTENSION; Thence North 89°59'48" West for 99.72 feet along the north line of the east / west alley to the southeast corner of Lot 3, Block 22, OMAHA VIEW EXTENSION; Thence North 0°31'06" East for 120.15 feet to the northeast corner of Lot 3, Block 22, OMAHA VIEW EXTENSION; Thence North 89°51'05" East for 100.01 feet along the south right of way line of Ohio Street to the Point of Beginning. Contains 0.276 acres.

Robert D. Probst, LS-379
 July 12, 2002
 DATE

PETITION
 KNOW ALL MEN BY THESE PRESENTS: That We, MIAMI HEIGHTS DEVELOPMENT CO. L.L.C., a Nebraska Limited Liability Company, OWNER, and COMMERCIAL FEDERAL BANK, a Federal Savings Bank, MORTGAGEE, of the land described within the Land Surveyor's Certificate and embraced within this plat do hereby petition the Omaha City Council to vacate all alleys and streets within said plat.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That We, MIAMI HEIGHTS DEVELOPMENT CO. L.L.C., a Nebraska Limited Liability Company, OWNERS, and COMMERCIAL FEDERAL BANK, a Federal Savings Bank, MORTGAGEE, of the land described within the Land 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 hereon, said subdivision to be hereafter known as MIAMI HEIGHTS, and we do hereby ratify and approve the disposition of our property as shown on this plat, and we do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and WEST Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, 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, crossarms, downspouts and anchors, cables, conduits and other related facilities; and to install 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 including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots.

MIAMI HEIGHTS DEVELOPMENT CO. L.L.C. OWNER
 Michael B. Maroney, PRESIDENT
 COMMERCIAL FEDERAL BANK, MORTGAGEE
 John J. Griffin, 1st Vice President/Director

ACKNOWLEDGMENT OF NOTARIES
 State of Nebraska } SS
 County of Douglas }
 On this 12 day of July, 2002, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John J. Griffin, who is personally known to me to be the identical person whose name is affixed to the above instrument as 1st Vice President/Director of COMMERCIAL FEDERAL BANK, a Federal Savings Bank, MORTGAGEE, and he did acknowledge his execution of the foregoing DEDICATION AND PETITION to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
 Notary Public: Donald M. Peters, My Comm. Exp. Aug. 22, 2004

COUNTY ENGINEER'S CERTIFICATE
 This plat of MIAMI HEIGHTS was prepared by Douglas County Engineer's Office.
 Date: August 14, 2002

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office.
 this 10 day of December, 2002
 Carol J. Rubin
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE this plat of MIAMI HEIGHTS (Lots 1 through 18, inclusive) as to the design standards this 16 day of AUGUST, 2002.
 Henry Kieseger
 City Engineer

APPROVAL OF CITY PLANNING BOARD
 I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.
 4. 15. 03
 Henry Kieseger
 City Engineer

APPROVAL OF OMAHA CITY COUNCIL
 This plat of MIAMI HEIGHTS was approved and accepted by the City Council of Omaha, Nebraska, this 5th day of December, 2002.
 Mayor: Caryn E. Rasmussen
 City Clerk: Sandy Brown

NOTES
 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

drawn by: get
 designed by: RDP
 reviewed by: FAK
 path filename: 99044\99044C101

revisions: _____
 references: _____

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 ph 402-486-2498
 fax 402-486-2790

FINAL
 PLAT

job number-tasks: 99044.00-003
 book page: _____
 date: JULY 12, 2002
 sheet: 1 of 1