

TREMEL HEIGHTS

Lots 1-4 Inclusive

Being a Platting of part of the NE $\frac{1}{4}$ of Section 8 T. 15 N R12E
of the 6th P.N. Douglas County, Nebraska .

DEED 87/391 —

MORTGAGE 87/391

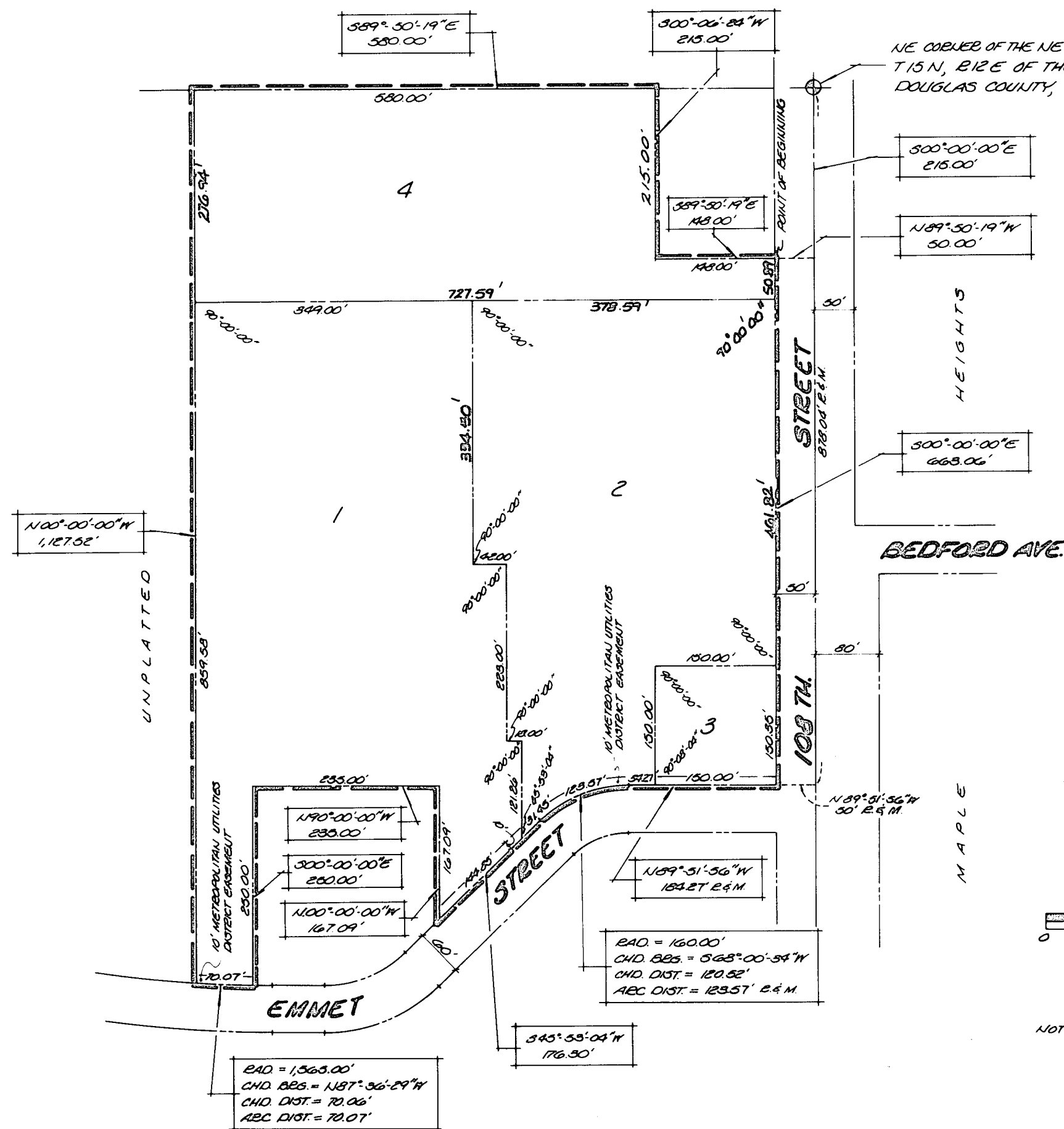
INDEX 1670/569 —

PLAT IN BACK OF BOOK

TREMEL HEIGHTS

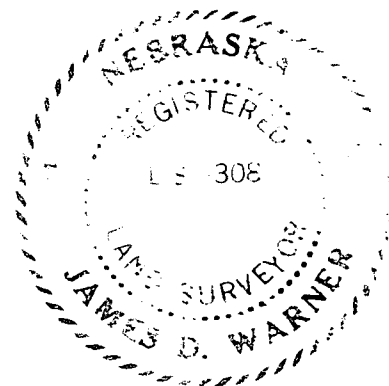
LOTS 1-4 INCLUSIVE
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 8, T15N, R12E OF THE
6TH P.M., DOUGLAS COUNTY, NEBRASKA.

THE KNOLLS



NOTE: DISTANCES SHOWN ON CURVES ARE ARC
DISTANCES NOT CHORD DISTANCES

LEGEND
RECORDED DISTANCE B
MEASURED DISTANCE M



I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED AT ALL LOT CORNERS, SAID SUBDIVISION IS KNOWN AS TREMEL HEIGHTS, LOTS 1 THRU 4 INCLUSIVE, BEING A REPLATTING OF A PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S 00° 00' 00" E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 215.00 FEET; THENCE N 89° 50' 19" W ON A LINE 215.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00° 00' 00" E ON THE WEST LINE OF 10TH STREET AND 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 663.06 FEET TO A POINT ON THE NORTH LINE OF EMMET STREET; THENCE N 89° 51' 56" W ON THE NORTH LINE OF EMMET STREET, A DISTANCE OF 184.27 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON THE NORTH LINE OF EMMET STREET ON A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 68° 00' 34" W, CHORD DISTANCE 120.52 FEET), AN ARC DISTANCE OF 123.57 FEET TO A POINT OF TANGENCY; THENCE S 45° 53' 04" W ON THE NORTH LINE OF EMMET STREET, A DISTANCE OF 176.30 FEET; THENCE N 00° 00' 00" W, A DISTANCE OF 167.09 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 235.00 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF EMMET STREET; THENCE NORTHWESTERLY ON THE NORTH LINE OF EMMET STREET ON A 1,565.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 87° 36' 29" W, CHORD DISTANCE 70.06 FEET), AN ARC DISTANCE OF 70.07 FEET; THENCE N 00° 00' 00" W, A DISTANCE OF 1127.52 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE S 89° 50' 19" E ON THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 580.00 FEET; THENCE S 00° 06' 24" W, A DISTANCE OF 215.00 FEET; THENCE S 89° 50' 19" E ON A LINE 215.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING.

MARCH 10, 1981

DATE

DEDICATION

James D. Warner
REGISTERED LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FINANCIAL PROPERTIES DEVELOPERS, INC. (A GEORGIA CORPORATION), BEING THE OWNERS AND CITICORP REAL ESTATE, INC. (A DELAWARE CORPORATION) BEING THE 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 TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TREMEL HEIGHTS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN 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 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 ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN 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. 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.

FINANCIAL PROPERTIES DEVELOPERS, INC.

CITICORP REAL ESTATE, INC.

STATE OF Georgia

COUNTY OF DeKalb

ON THIS 10th DAY OF March, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND

QUALIFIED IN AND FOR SAID COUNTY, APPEARED Robert S. Michawet of FINANCIAL PROPERTIES DEVELOPERS, INC., WHO IS

PERSONALLY KNOWN BY ME TO 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 AND THE VOLUNTARY ACT AND DEED OF SAID CITICORP REAL ESTATE, INC.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES: 2-2-82

ACKNOWLEDGEMENT OF NOTARY

STATE OF Georgia

COUNTY OF DeKalb

ON THIS 18th DAY OF March, 1981, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND

QUALIFIED IN AND FOR SAID COUNTY, APPEARED Robert S. Michawet of CITICORP REAL ESTATE, INC., AND HE DID ACKNOWLEDGE

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MY COMMISSION EXPIRES: Sept 4, 1982

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