



Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/29/2013 13:11:24.86  
2013088766

# TREMEL HEIGHTS REPLAT 1

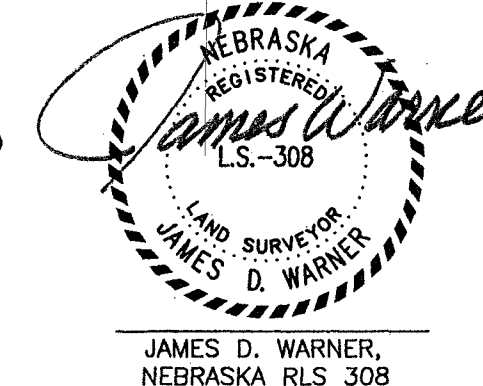
## LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, TREMEL HEIGHTS,  
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED  
UNDER MY DIRECT PERSONAL SUPERVISION THAT  
PERMANENT MARKERS HAVE BEEN FOUND OR SET AT  
ALL CORNERS OF THE LOTS BEING PLATTED.

MAY 10, 2013  
DATE:



**TD2**  
engineering  
& surveying  
thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

### NOTES:

- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
- THE SURVEYED PROPERTY IS SUBJECT TO "DECLARATION OF EASEMENTS RECORDED IN MISC. BOOK 637 AT PAGE 47 AND "CROSS EASEMENT AGREEMENT" RECORDED IN MISC. BOOK 637 AT PAGE 59 BOTH OF THE DOUGLAS COUNTY RECORDS AN THESE EASEMENTS ARE BLANKET IN NATURE.

- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF TREMEL HEIGHTS RECORDED IN DEED BOOK 1670 AT PAGE 569 OF THE DOUGLAS COUNTY RECORDS.
- EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AS SHOWN ON THE FINAL PLAT OF TREMEL HEIGHTS RECORDED IN DEED BOOK 1670 AT PAGE 569 AND RECORDED IN MISC. BOOK 543 AT PAGE 497 BOTH OF THE DOUGLAS COUNTY RECORDS.
- RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 641 AT PAGE 24 OF THE DOUGLAS COUNTY RECORDS.
- 24 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 841 AT PAGE 550 OF THE DOUGLAS COUNTY RECORDS.

### 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 18 DAY OF JUNE, 2013.



*Candace Korman*  
DOUGLAS COUNTY TREASURER

### PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

8/1/13  
DATE:

*Cheri Rockwell*  
for PLANNING DIRECTOR

### OWNERS AND MORTGAGE HOLDERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE BONUS FORTUNA, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND PINNACLE BANK, BEING THE MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

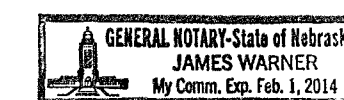
BONUS FORTUNA, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: *Joel P. Potter*  
JOEL P. POTTER, MANAGER

PINNACLE BANK  
BY: *Spencer Kimball*  
SPENCER KIMBALL, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>TH</sup> DAY OF JUNE, 2013 BY JOEL P. POTTER, MANAGER OF BONUS FORTUNA, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

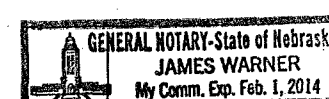


*James Warner*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING MORTGAGE HOLDERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>ND</sup> DAY OF JUNE, 2013 BY SPENCER KIMBALL, VICE PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.



*James Warner*  
NOTARY PUBLIC

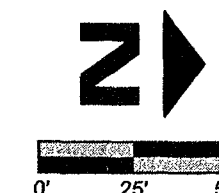
- LEGEND
- CORNERS FOUND
  - CORNERS SET
  - R RECORDED DISTANCE
  - M MEASURED DISTANCE
  - OTP OPEN TOP PIPE

DOUGLAS COUNTY ENGINEERS REVIEW



ADDRESS LOT 1 10930 EMMET STREET  
ADDRESS LOT 2 10910 EMMET STREET

TREMEL HEIGHTS REPLAT 1  
LOTS 1 AND 2



Revision Dates		
No.	Description	MM-DD-YY

Job No.: 1739-101-4(ADM)  
Drawn By: RJR  
Reviewed By: JDW  
Date: MAY 10, 2013  
Book: 13-09  
Page: 1

Sheet Title

CITY OF OMAHA  
ADMINISTRATIVE  
SUBDIVISION

Sheet Number

SHEET 1 OF 1  
05551