

• GREENTREE •



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 GREENTREE, LOTS 14A THROUGH 14L, INCLUSIVE, BEING A RE-PLAT OF PART OF LOTS 14 AND 15, PARK VIEW HEIGHTS, A SUBDIVISION AS DEVELOPED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PARTS OF VACATED ARES VIEW, GRAND AVENUE, AND 17TH STREET, TO WIT, COMMENCING AT THE SW CORNER OF THE WALL OF SECTION 27-17-11 ON THE 8TH PLATS, DOUGLAS COUNTY, NEBRASKA, THENCE S 84° 39' 30" E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID WALL, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SW CORNER OF LOT 3, PARK VIEW HEIGHTS, THENCE S 89° 13' 10" E ON A LINE 50.00 FEET EASTLY FROM AND PARALLEL WITH THE WESTEAL LINE OF SAID WALL, 144.45 FEET; THENCE S 84° 13' 30" E, 170.00 FEET; THENCE S 84° 13' 10" E ON A LINE 300.00 FEET EASTLY FROM AND PARALLEL WITH THE WESTEAL LINE OF SAID WALL, 100.00 FEET; THENCE S 84° 13' 30" E, 170.00 FEET TO A POINT 50.00 FEET EASTLY FROM AND PARALLEL WITH THE WESTEAL LINE OF SAID WALL, THENCE S 89° 13' 10" E ON A LINE 50.00 FEET EASTLY FROM AND PARALLEL WITH THE WESTEAL LINE OF SAID WALL, 101.11 FEET TO THE SW CORNER OF LOT 4, PARK VIEW HEIGHTS, THENCE S 84° 13' 10" E ON THE NORTHEALY LINE OF SAID LOT 4, 170.00 FEET TO THE NE CORNER OF SAID LOT 4, THENCE S 80° 17' 10" E, 50.00 FEET; THENCE S 84° 13' 10" E, 150.00 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTALY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 141.11 FEET, CHORD BEARING S 4° 00' 30" W, CHORD DISTANCE 231.21 FEET) AN ARC DISTANCE OF 245.76 FEET TO A POINT OF TANGENCY, THENCE S 14° 53' 00" E, 101.11 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTALY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 140.54 FEET, CHORD BEARING N 77° 17' 30" W, CHORD DISTANCE 115.00 FEET) AN ARC DISTANCE OF 140.54 FEET TO A POINT OF TANGENCY, THENCE WEST 17.00 FEET; THENCE SOUTH 112.00 FEET TO THE SOUTHWALY LINE OF SAID WALL, THENCE S 84° 10' 10" W ON THE SOUTHEALY LINE OF SAID WALL, 125.00 FEET TO THE POINT OF BEGINNING.

MARCH 20, 1973  
DATE  
WILLIAM P. LARSON  
REGISTERED LAND SURVEYOR  
LS 171  
REGISTRATION NUMBER

REASON ALL MEN BY THESE PRESENTS: THAT I, W. LEE CROWLEY, TRUSTEE, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND ALLOTTED, TO BE HEREINAFTER KNOWN AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS GREENTREE, AND I DO HEREBY CERTIFY AND APPROVE OF THE DISTRIBUTION OF SAID PROPERTY AS SHOWN ON THIS PLAT, AND I DO HEREBY INDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE GRAND PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO LAY, OPERATE, MAINTAIN, REPAIR AND REBUILD, POLLS, WIRES, CROSSINGS, JOINTS AND ARCHES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO ERECT TOWER MASTS, OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, POWER, HEATING, SIGNAL AND BROADCAST, AND TO PLACE AND MAINTAIN ALL SUCH FACILITIES AND THE RECEPTION THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDES BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A FIFTEEN (15') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UNDER THE SPECIFIC CONDITION THAT IF EITHER OF SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF OR IN ANY PORTION OF SAID SIDE LOT EASEMENTS ARE CONSTRUCTED BUT HEREINAFTER REMAINS WITHOUT COMPLETION WITHIN SIXTY (60) DAYS AFTER THE DATE SAID SIDE LOT EASEMENTS ARE CONSTRUCTED, AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNFINISHED OR ABANDONED EASEMENT PARTS. THE REAR EXTERIOR LOTS IF HEREINAFTER DESIRED AS THOSE LOTS HERETOFORE EASEMENTED WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, SAID FIFTEEN (15') FOOT WIDE STRIP WILL BE SUBJECT TO AN EIGHT (8') FOOT WIDE STRIP WITHIN THE ABANDONED LAND IS SUBDIVIDED, PLATTED AND RECORDED BY SAID SIXTEEN (16') FOOT SPACE HEREIN IS NOT OCCUPIED BY UTILITY FACILITIES AND IS REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOUIS-HOOD WALLS SHALL BE PLACED IN THE SAID EASEMENT PARTS, BUT THE SAME MAY BE USED FOR GARDENS, TERRACES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

W. Lee Crowley, Trustee  
W. LEE CROWLEY, TRUSTEE

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA) SS  
COUNTY OF DOUGLAS) ON THIS 20th DAY OF March, 1973, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared W. Lee Crowley

WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS SIGNATURE AND THE CONTENTS OF THE FOREGOING INSTRUMENT TO BE HIS FREELY MADE AND TRUE. WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON August 27, 1979.

SOLELY EXAMINER'S CERTIFICATE  
THIS IS TO CERTIFY THAT I FIND NO MESSAGES 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 IN THIS OFFICE, THIS 20th DAY OF MARCH, 1973.

APPROVAL OF CITY ENGINEER  
I HEREBY APPROVE THE PLAT OF GREENTREE, ON THIS 20th DAY OF MARCH, 1973.

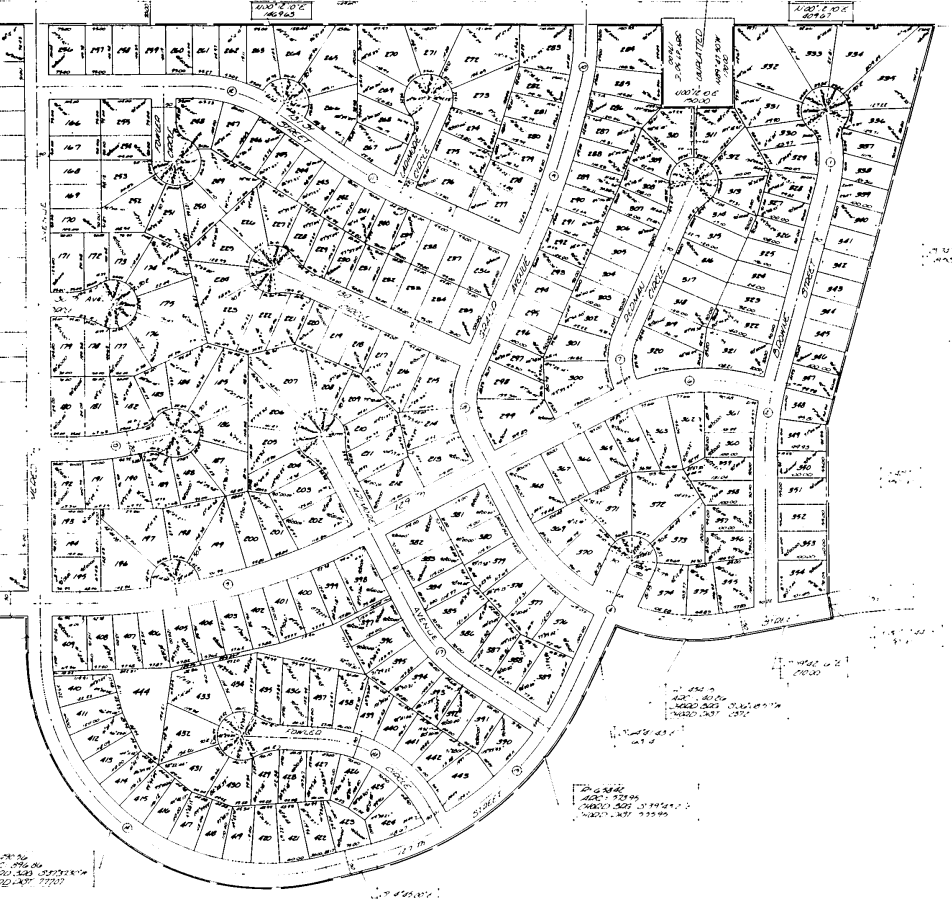
APPROVAL OF CITY PLANNING BOARD  
THIS PLAT OF GREENTREE WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 28th DAY OF MARCH, 1973.

APPROVAL OF OMAHA CITY COUNCIL  
THIS PLAT OF GREENTREE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 29th DAY OF MARCH, 1973.

APPROVAL BY DOUGLAS COUNTY SURVEYOR  
THIS PLAT OF GREENTREE WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 28th DAY OF MARCH, 1973.

ON CORNER OF THE SW 1/4 OF SECTION 27, TOWN 17N, RANGE 10E, DOUGLAS COUNTY, NEBRASKA

BEING A RE-PLAT OF LOT 4 - PART OF LOT 3, PARK VIEW HEIGHTS A SUBDIVISION AS DEVELOPED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH PARTS OF VACATED ARES VIEW, GRAND AVENUE, AND 17TH STREET.



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CURVATURE CURVE DATA

1. 14° 53' 00"	2. 14° 53' 00"	3. 14° 53' 00"	4. 14° 53' 00"	5. 14° 53' 00"	6. 14° 53' 00"	7. 14° 53' 00"	8. 14° 53' 00"	9. 14° 53' 00"	10. 14° 53' 00"
1. 14° 53' 00"	2. 14° 53' 00"	3. 14° 53' 00"	4. 14° 53' 00"	5. 14° 53' 00"	6. 14° 53' 00"	7. 14° 53' 00"	8. 14° 53' 00"	9. 14° 53' 00"	10. 14° 53' 00"
1. 14° 53' 00"	2. 14° 53' 00"	3. 14° 53' 00"	4. 14° 53' 00"	5. 14° 53' 00"	6. 14° 53' 00"	7. 14° 53' 00"	8. 14° 53' 00"	9. 14° 53' 00"	10. 14° 53' 00"
1. 14° 53' 00"	2. 14° 53' 00"	3. 14° 53' 00"	4. 14° 53' 00"	5. 14° 53' 00"	6. 14° 53' 00"	7. 14° 53' 00"	8. 14° 53' 00"	9. 14° 53' 00"	10. 14° 53' 00"

7 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
18 DAY OF October 1973 AT 11:55A.M. HAROLD OSTLER, REGISTER OF DEEDS \$78.50

THOMPSON DRESSBEN  
Consulting Engineers & Land Surveyors  
1616 1/2 N. Lincoln Street, Omaha, Nebraska 68102  
Telephone 381-2300 and 381-2301

DOUGLASS COUNTY  
Book 1490  
Page 528  
Date: 3/20/73  
FILED PLAT

