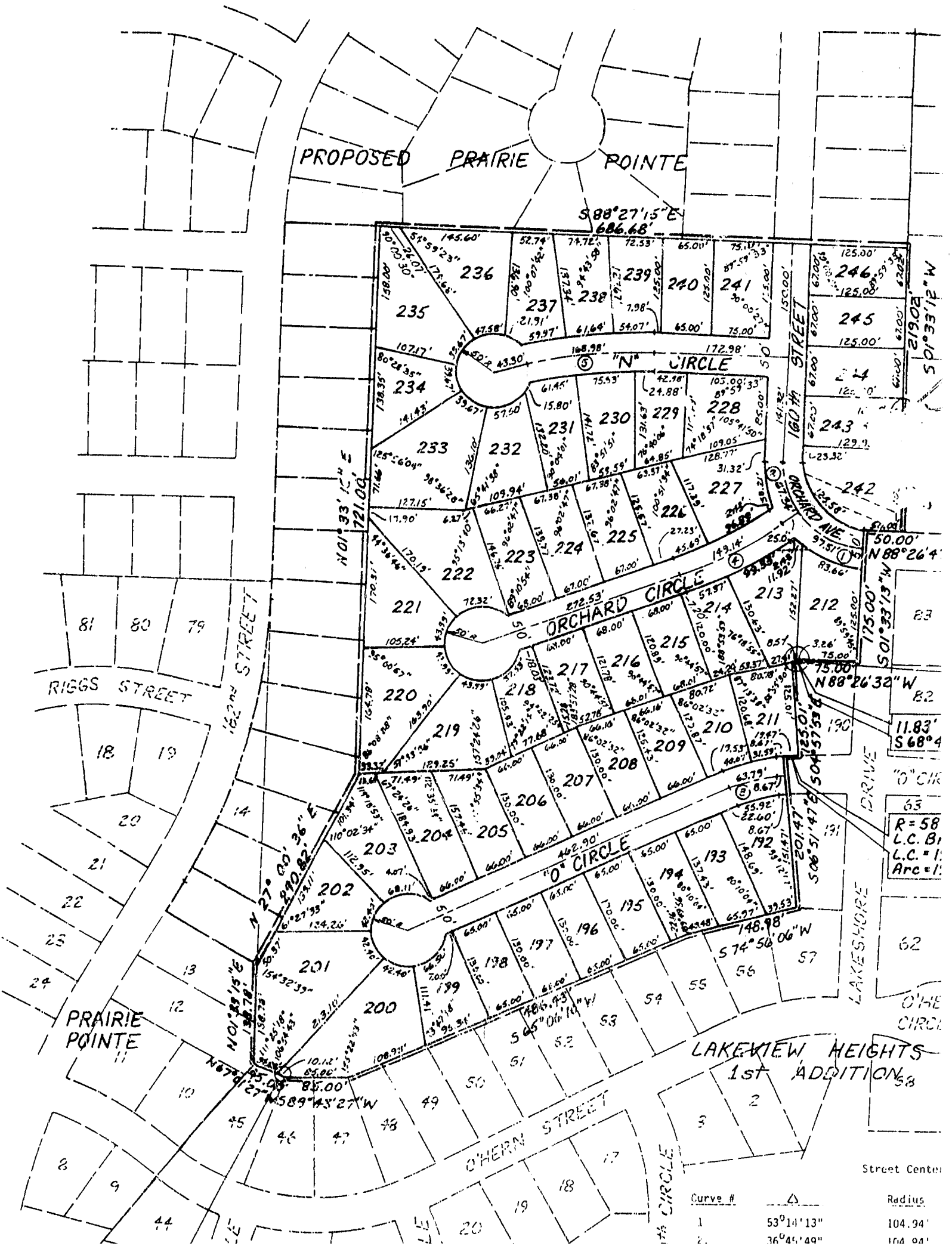


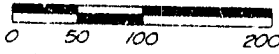
# LAKEVIEW HEIGHTS

LOTS 192 THROUGH 246 INCLUSIVE BEING A REPLATTING OF ORCHARD CIRCLE ABUTTING SAID LOT 189, LAKEVIEW HEIGHTS 1ST ADDITION, PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 6th PM, DOUGLAS COUNTY, NEBRASKA. \*LAKEVIEW HEIGHTS 1ST ADDITION



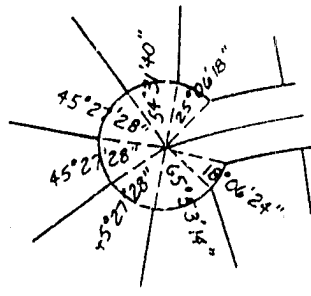
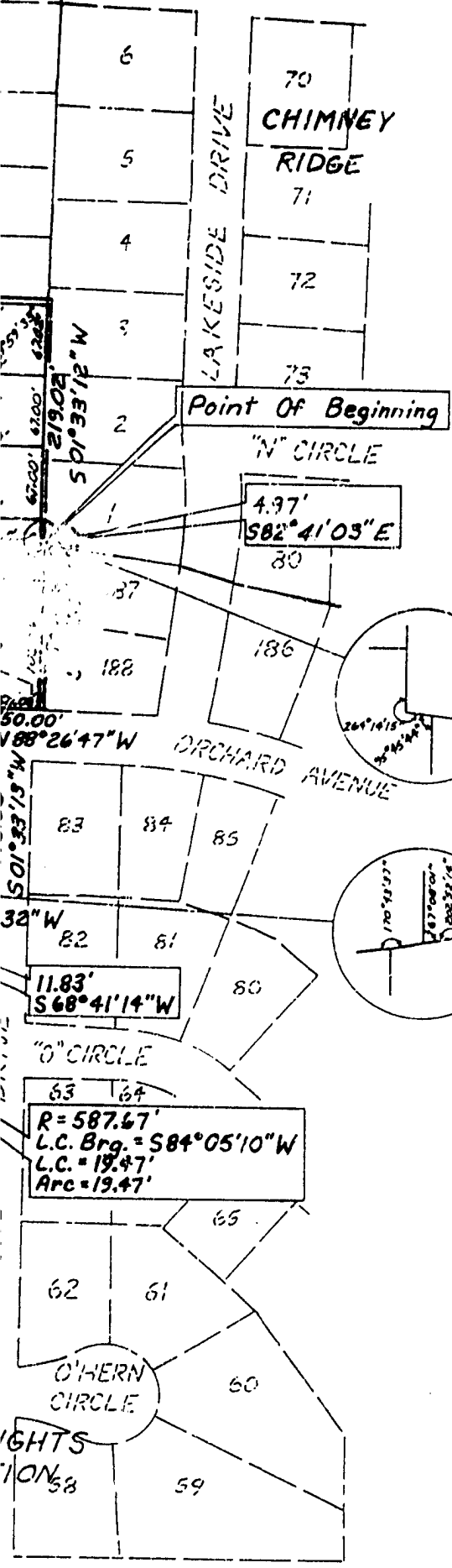
# HEIGHTS

PLATTING OF LOT 189 AND THAT PART  
LAKEVIEW HEIGHTS, AND BEING A  
SECTION 3, T14N, R11E OF THE  
VIEW HEIGHTS 1ST ADDITION

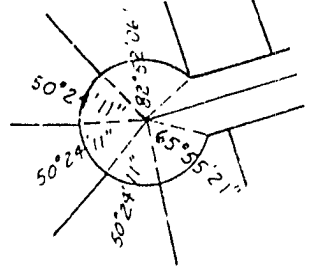


I hereby certify that I have made a boundary sur-  
angle points and ends of all curves on the bound-  
in order to ensure permanent monuments will be p-  
said subdivision to be known as LAKEVIEW HEIGHTS  
Orchard Circle abutting said Lot 189, all in LAKE-  
County, Nebraska, and a platting of part of the  
Douglas County, Nebraska, the entire parcel desc-  
subdivision, as surveyed, plotted, and recorded  
CHIMNEY RIDGE Final Plat) for 4.97 feet to the N  
West for 151.76 feet to the Southwest corner of  
the North right of way (ROW) line of Orchard Cir-  
West ROW line of Lakeshore Drive, LAKEVIEW HEIGH-  
32" West for 75.00 feet along the North line of  
the Northwest corner of said Lot 190, LAKEVIEW H-  
said Lot 190, LAKEVIEW HEIGHTS; thence along a c-  
84° 05' 10" West for 19.47 feet) for an arc dist-  
thence South 08° 51' 47" East for 201.47 feet to  
West for 148.98 feet to the angle point in the W  
feet to the Northeast corner of Lot 47, LAKEVIEW  
of Lot 45, LAKEVIEW HEIGHTS; thence North 67° 01'  
and the angle point in the East line of Lot 12,  
County, Nebraska, thence North 01° 33' 15" East  
27° 00' 36" East for 290.82 feet; thence North 0  
feet to the West line of Lot 3, in said CHIMNEY  
Contains 15.13 Acres.

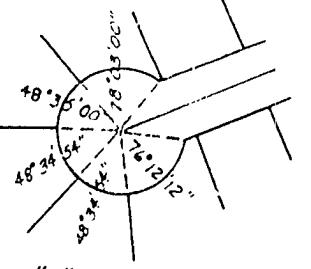
1/18/86 \* LAKEVIEW HEIGH  
Date



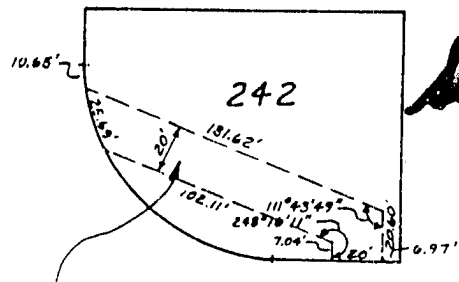
"N" CIRCLE



ORCHARD CIRCLE



"O" CIRCLE



20' Permanent Sanitary Sewer Easement to SID 244

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss

On this 21 day of January, 1986, before me, a Notary  
Commissioned and qualified in and for said County, personally,  
Robert J. Horak, President of Maple Leaf Realty Company, a Notary  
and Dale H. Slunicko, President of Madeline Jacobson Properties  
Corporation; who are personally known to me to be the identical  
names are affixed to the above instrument, as Presidents of said  
they did acknowledge the execution thereof to be their voluntary  
such Officers and the voluntary act and deed of said Corporation.

WITNESS my hand and official seal the 21st day aforesaid.

My Commission Expires on the 1st Day of January, 1987.

COUNTY SURVEYOR'S CERTIFICATE

THIS plat of LAKEVIEW HEIGHTS (Lots 182 thru 246 inclusive) was  
Douglas County Surveyor's office  
1/20/86  
Date

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of LAKEVIEW HEIGHTS as to the design  
this 23 day of Jan, 1985  
Date

I HEREBY CERTIFY that adequate provisions have been made for con-  
Chapter 53 of the Omaha Municipal Code.  
8-9-86  
Date

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY that I find no regular or special taxes due  
against the property described in the Surveyor's Certificate and  
plat, as shown by the records of this office, this 22nd day of  
1986.  
Date

APPROVAL OF CITY PLANNING BOARD

THIS plat of LAKEVIEW HEIGHTS was approved by the City Planning B-  
of Omaha this 22nd day of Feb, 1986.  
Date

APPROVAL OF OMAHA CITY COUNCIL

This plat of LAKEVIEW HEIGHTS was approved and accepted by the C-  
of Omaha on this 30th day of Feb, 1986.  
Date

Street Centerline Curve Data

Radius	Tangent	Length	Degree
104.94'	52.59'	97.51'	54.5965°

DETAILS

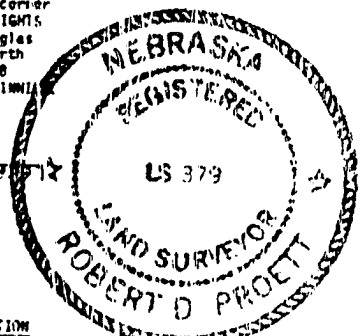
Rad. 123.94'

**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 ends of all curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska in order to ensure permanent monuments will be placed at all corners of all lots, streets, angle points and all ends of curves, said subdivision to be known as LAKEVIEW HEIGHTS (Lots 192 through 246 inclusive) being a replatting of Lot 189 and that part of Orchard Circle abutting said Lot 189, all in LAKEVIEW HEIGHTS subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska, and a platting of part of the Southeast 1/4 of Section 3, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the entire parcel described as follows: Beginning at the southwest corner of Lot 1, CHIMNEY RIDGE, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska; thence South 129° 41' 03" East (bearings based on CHIMNEY RIDGE Final Plat) for 4.97 feet to the Northwest corner of Lot 187, in said LAKEVIEW HEIGHTS; thence South 01° 33' 13" West for 751.76 feet to the Southwest corner of Lot 188, LAKEVIEW HEIGHTS; thence North 89° 28' 47" West for 90.00 feet along the North right of way (ROW) line of Orchard Circle, LAKEVIEW HEIGHTS; thence South 01° 33' 13" West for 175.00 feet along the West ROW line of Lakeshore Drive, LAKEVIEW HEIGHTS to the Northeast corner of Lot 190, LAKEVIEW HEIGHTS; thence North 89° 16' 32" West for 76.00 feet along the North line of said Lot 190, LAKEVIEW HEIGHTS; thence South 89° 41' 14" West for 11.83 feet to the Northwest corner of said Lot 190, LAKEVIEW HEIGHTS; thence South 01° 33' 13" East for 124.01 feet to the Southwest corner of said Lot 190, LAKEVIEW HEIGHTS; thence along a curve to the left (having a radius of 587.67 feet and a long chord bearing South 89° 08' 10" West for 19.47 feet) for an arc distance of 19.47 feet along the North ROW line of "O" Circle, LAKEVIEW HEIGHTS; thence South 01° 33' 13" East for 201.47 feet to the Southwest corner of Lot 191, LAKEVIEW HEIGHTS; thence South 74° 56' 06" West for 148.98 feet to the angle point in the North line of Lot 98, LAKEVIEW HEIGHTS; thence South 89° 43' 27" West for 96.00 feet to the Northeast corner of Lot 45, LAKEVIEW HEIGHTS; thence North 87° 01' 27" West for 45.00 feet to the Northwest corner of Lot 45, LAKEVIEW HEIGHTS; thence North 89° 43' 27" West for 96.00 feet to the Northeast corner of Lot 45, LAKEVIEW HEIGHTS and the angle point in the East line of Lot 12, PRAIRIE POINTE, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska; thence North 01° 33' 15" East for 136.78 feet to the North corner of Lot 14, PRAIRIE POINTE; thence North 27° 00' 36" East for 230.82 feet; thence North 01° 33' 15" East for 721.00 feet; thence South 81° 27' 15" East for 886.68 feet to the West line of Lot 3, in said CHIMNEY RIDGE; thence South 01° 33' 12" West for 219.02 feet to the POINT OF BEGINNING. Contains 15.13 Acres.

1/10/86 \* LAKEVIEW HEIGHTS 1ST ADD.

Robert D. Proett - Registered Land Surveyor



**ACKNOWLEDGMENTS OF NOTARY**

**DEDICATION**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 21 day of January, 1986, before me, a Notary Public, duly commissioned and qualified in and for said County, personally appeared the above named Robert J. Horak, President of Maple Leaf Realty Company, a Nebraska Corporation, and Dale H. Slunicko, President of Madeline Jacobson Properties, Inc., a Nebraska Corporation, who are personally known to me to be the identical persons whose names are affixed to the above instrument as Presidents of said Corporation, and they did acknowledge the execution thereof to be their voluntary act and deed as Officers and the voluntary act and deed of said Corporations.

KNOW ALL MEN BY THESE PRESENTS: That we, LAKEVIEW HEIGHTS COMPANY, a Partnership, consisting of MAPLE LEAF REALTY COMPANY, a Nebraska Corporation, Partner, Robert J. Horak, President; and MADELINE JACOBSON PROPERTIES, INC., a Nebraska Corporation, Partner; Dale H. Slunicko, President, being the sole owner of the land described within the 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, said subdivision to be hereinafter known as LAKEVIEW HEIGHTS, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public, for public use, the streets and grade, sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District; and to the Northwestern Bell Telephone Company and to any company which has been granted a franchise 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, 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, including signals provided by a Cable Television System, and the reception thereon, over, through, under, and across a five (5) foot wide strip of land abutting all front and side boundary lot lines; and 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 subdivision. Said sixteen (16) foot easement will be reduced to an eight (8) foot wide strip when the adjacent land surveyed, platted, and recorded, if said sixteen (16) foot easement is not accepted 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.

WITNESS my hand and official seal the first date aforesaid.

Commission Expires on the 13 Day of August, 1991, A.D.

**COUNTY SURVEYOR'S CERTIFICATE**

Said plat of LAKEVIEW HEIGHTS (Lots 192 through 246 inclusive) was filed in the Douglas County Surveyor's office on this 21 day of January, 1986.

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE this plat of LAKEVIEW HEIGHTS as to the design standards as shown on this day of January, 1986.

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

**COUNTY TREASURER'S CERTIFICATE**

I DO HEREBY CERTIFY that I find no regular or special taxes due on the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 21 day of January, 1986.

**APPROVAL OF CITY PLANNING BOARD**

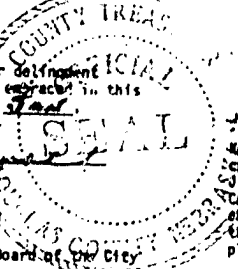
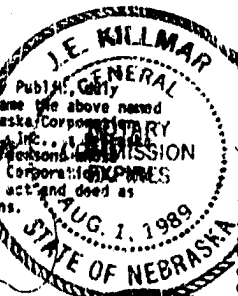
This plat of LAKEVIEW HEIGHTS was approved by the City Planning Board of the City of Omaha this 21 day of January, 1986.

**APPROVAL OF OMAHA CITY COUNCIL**

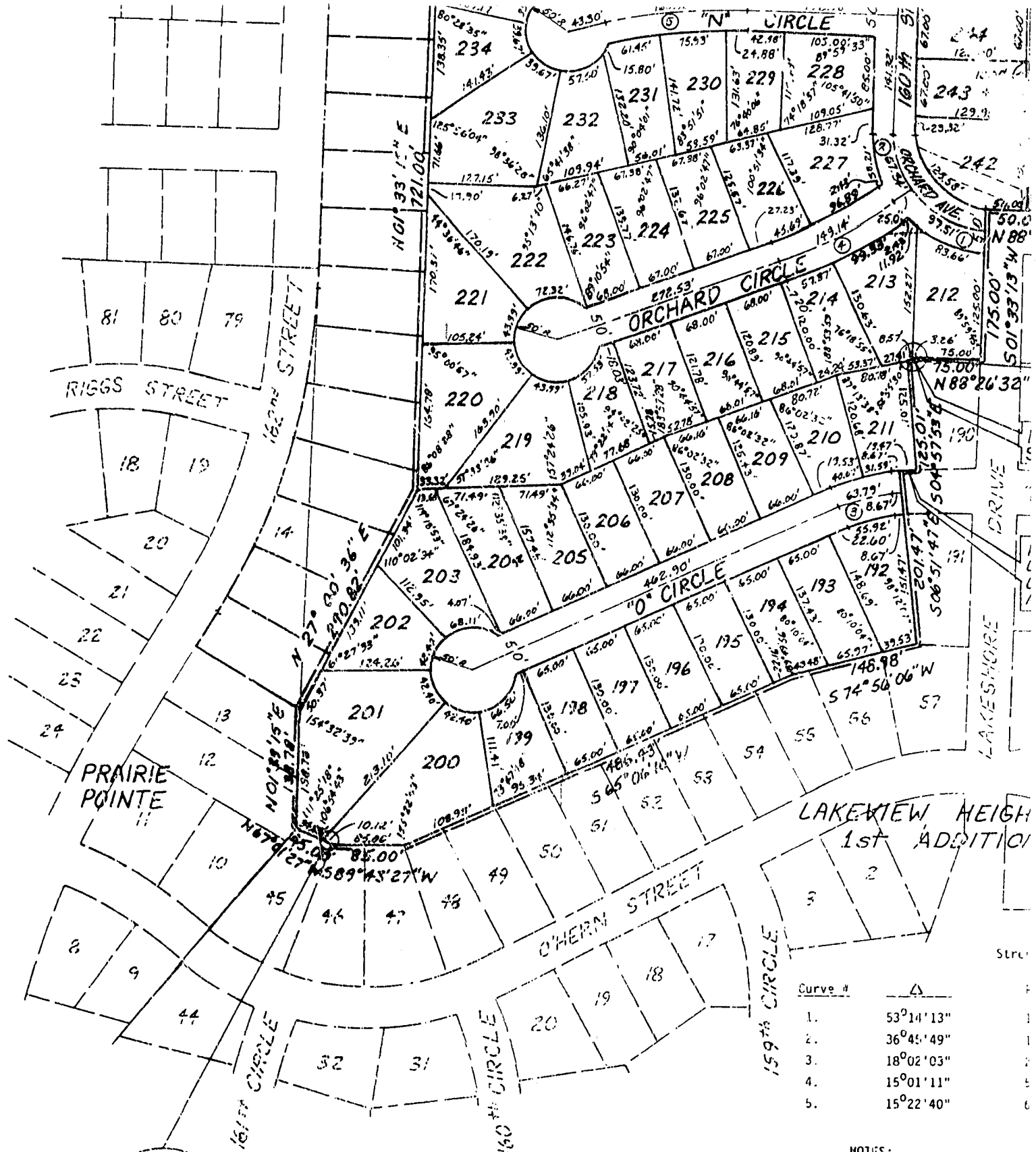
This plat of LAKEVIEW HEIGHTS was approved and accepted by the City Council of the City of Omaha this 21 day of January, 1986.

**\*LAKEVIEW HEIGHTS 1ST ADD.**

LAKEVIEW HEIGHTS COMPANY, A Partnership  
MAPLE LEAF REALTY COMPANY, A Nebraska Corporation  
By: Robert J. Horak, President  
MADELINE JACOBSON PROPERTIES, INC., a Nebraska Corporation  
By: Dale H. Slunicko, President

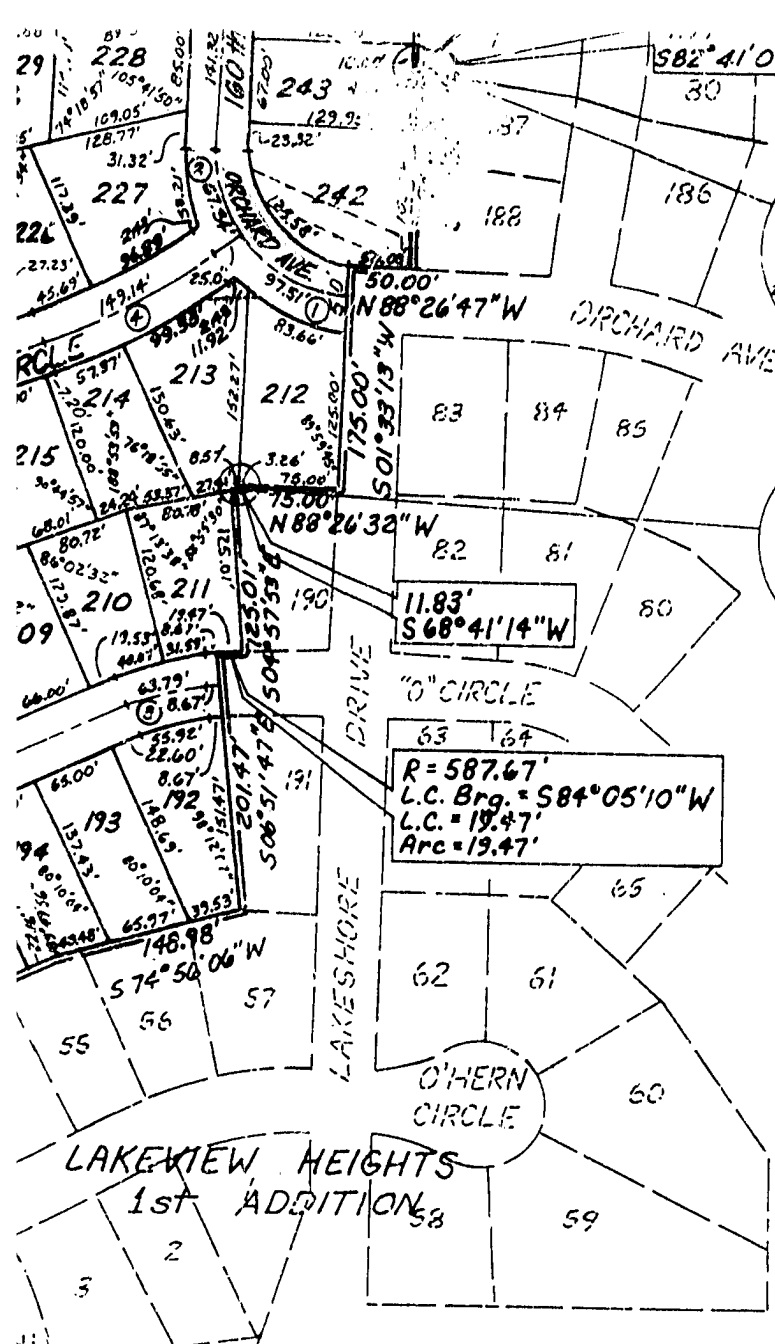


larp, rymearson & associates inc



Curve #	Δ
1.	53°14'13"
2.	36°45'49"
3.	18°02'03"
4.	15°01'11"
5.	15°22'40"

- NOTES:**
1. ALL DISTANCES SHOWN C
  2. ALL ANGLES ARE 90° UN
  3. ALL LOT LINES ON CURV N.R. (NOT RADIAL).
  4. ALL CUL-DE-SAC RADI



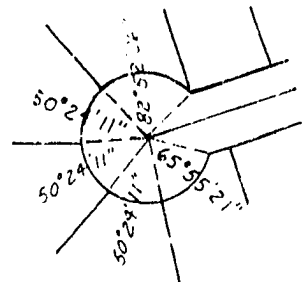
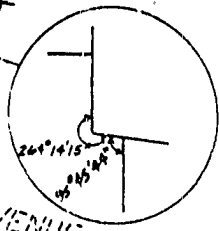
Street Centerline Curve Data

Curve #	$\Delta$	Radius	Tangent	Length	Degree
1.	53°14'13"	104.94'	52.59'	97.51'	54.5965°
2.	36°45'49"	104.94'	34.87'	67.34'	54.5965°
3.	18°02'03"	202.65'	32.16'	63.79'	28.2729°
4.	15°01'11"	568.92'	75.00'	149.14'	10.0710°
5.	15°22'40"	629.59'	85.00'	168.98'	9.1005°

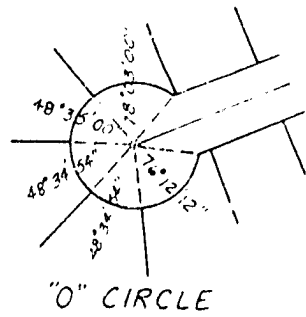
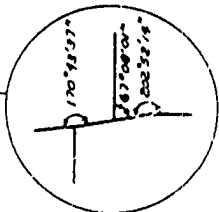
NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCE NOT CHORD DISTANCES.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED N.R. (NOT RADIAL).
4. ALL CUL-DE-SAC RADII ARE 50 FEET.

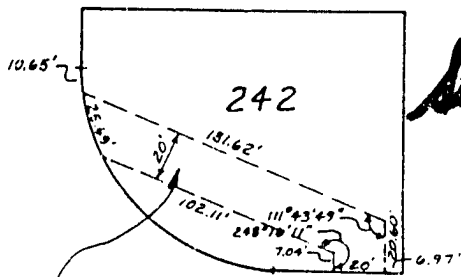
"N" CIRCLE



ORCHARD CIRCLE

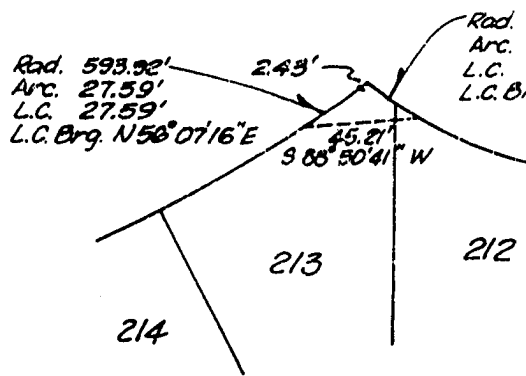


"O" CIRCLE



20' Permanent Sanitary Sewer Easement to SID 244

DETAILS



Permanent Sanitary Sewer Easement To SID 244

My Commission Expires on

THIS plat of LAKEVIEW HEIGHTS

1/20/86

I HEREBY APPROVE this plat this 23 day of July

I HEREBY CERTIFY that as Chapter 53 of the Omaha

8-9-86

THIS IS TO CERTIFY that against the property depicted, as shown by the plat, 1986.

THIS plat of LAKEVIEW HEIGHTS of Omaha this 23 day of July

Steve H. Joe  
President

...to the above instrument as Presidents of said Corporation, and they did acknowledge the execution thereof to be their voluntary act and deed as such Officers and the voluntary act and deed of said Corporation.

WITNESS my hand and official seal the 1st day of August, 1986.

My Commission Expires on the 15th Day of September, 1991, A.D.

COUNTY SURVEYOR'S CERTIFICATE

THIS plat of LAKEVIEW HEIGHTS (Lots 192 thru 246 inclusive) was surveyed by the Douglas County Surveyor's office on the 1st day of August, 1986.

1/20/86 Date

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of LAKEVIEW HEIGHTS as to the design standards this 22nd day of Jan, 1986.

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

8-9-86 Date

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 in this plat, as shown by the records of this office, this 1st day of Jan, 1986.

Deputy

Douglas County Treasurer

APPROVAL OF CITY PLANNING BOARD

THIS plat of LAKEVIEW HEIGHTS was approved by the City Planning Board of the City of Omaha this 21st day of Feb, 1986.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of LAKEVIEW HEIGHTS is approved and accepted by the City Council of Omaha on this 9th day of Jan, 1986.

President

City Clerk

grant sewer and drainage easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to any company which has been granted a franchise 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, downguys 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, including signals provided by a Cable Television System, and the reception thereon, over, through, under, and across a five (5) foot wide strip of land abutting all front and side boundary lot lines; and 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 subdivision. 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.

LAKEVIEW HEIGHTS COMPANY, A PARTNERSHIP:

MAPLE LEAF REALTY COMPANY, PARTNER:

MADELINE JACOBSON PROPERTIES, INC., PARTNER:

By: Robert J. Morak, President

By: Dale H. Slunicko, President

PETITION

KNOW ALL MEN BY THESE PRESENTS: That we, LAKEVIEW HEIGHTS COMPANY, a Partnership consisting of MAPLE LEAF REALTY COMPANY, a Nebraska Corporation, Partner, Robert J. Morak, President; and MADELINE JACOBSON PROPERTIES, INC., a Nebraska Corporation, Partner, DALE H. SLUNICKO, President, being the sole owners of the abutting property, hereby petition the City Council of Omaha, Nebraska, to vacate that part of Orchard Circle in LAKEVIEW HEIGHTS, a Subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows:

Commencing at the Northeast corner of Lot 190, Lakeview Heights; thence N 10° 33' 13" E (bearings based on the Lakeview Heights recorded plat) for 125.00 feet along the West line of Lakeshore Drive to the True Point of Beginning; thence along a curve to the left (having a radius of 583.43 feet, and a long chord bearing of S 86° 54' 29" W for 94.51 feet); thence along a curve to the right (having a radius of 44' 15" W for 50 feet; thence along a curve to the right (having a radius of 633.43 feet, and a long chord bearing N 86° 54' 29" E for 102.61 feet) for an arc distance of 102.72 feet; thence S 10° 33' 13" W for 50 feet to the True Point of Beginning.

\*LAKEVIEW HEIGHTS 1ST ADD.

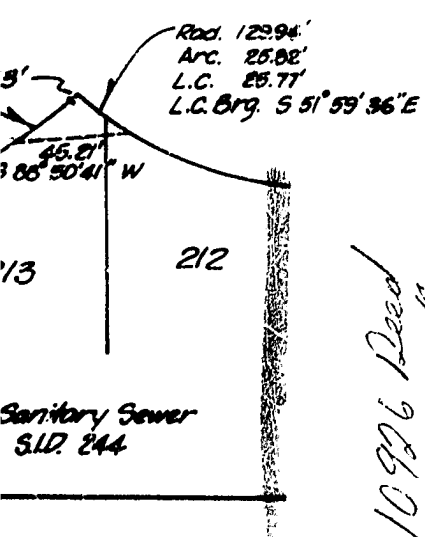
LAKEVIEW HEIGHTS COMPANY, A Partnership

MAPLE LEAF REALTY COMPANY, A Nebraska Company

By: Robert J. Morak, President

MADELINE JACOBSON PROPERTIES, INC., a Nebraska Company

By: Dale H. Slunicko, President



RECEIVED 1986 SEP -8 PM 2: 59

GEORGE W. HENRICH REGISTER OF DEEDS DOUGLAS COUNTY, NEBR.

BK 1787 N 82-532 91-155 C/O PG 632 N DEL OF [Signature] COMP. [Signature] F/G

