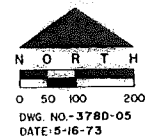
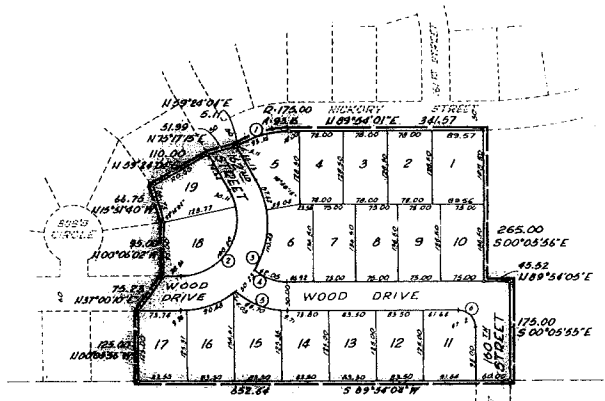


12-7-73
1493-136

PACIFIC HEIGHTS REPLAT

A REPLAT OF LOTS 18 THRU 24 AND A PART OF LOT 25 IN BLOCK 19, LOTS 24 AND 25, BLOCK 22, LOTS 1 THRU 6 AND A PART OF LOT 14 AND ALL OF LOTS 15 THRU 18, BLOCK 24 AND THAT PART OF VACATED 16TH STREET, AND WOOD DRIVE ADJACENT TO THE AFORESAID LOTS ALL IN PACIFIC HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN THE NORTH HALF OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CURVE NUMBER	DELTA	T	R	PI	L
1	30°30'04"	47.71	175.00	3,74450	91.14
2	120°33'00"	174.56	100.70	57,24571	214.41
3	120°30'00"	268.34	153.37	37,94289	324.55
4	41°23'07"	32.45	35.91	66,63177	47.36
5	41°29'17"	51.48	135.91	42,15471	98.81
6	50°00'00"	33.00	31.50	190,94404	47.12

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 BY THE RECORDS OF THIS OFFICE.

DATE: 7/3/73 _____
COUNTY TREASURER

APPROVAL OF OMAHA CITY ENGINEER:

I HEREBY APPROVE OF THIS PLAT OF PACIFIC HEIGHTS REPLAT ON THIS 26 DAY OF JULY, A.D., 19 73.

APPROVAL OF OMAHA CITY PLANNING BOARD:

THIS PLAT OF PACIFIC HEIGHTS REPLAT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THE 13th DAY OF AUGUST, A.D., 19 73.

APPROVAL OF OMAHA CITY COUNCIL:

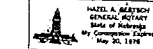
THIS PLAT OF PACIFIC HEIGHTS REPLAT WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 20th DAY OF AUGUST, A.D., 19 73.

[Signature]
CITY CLERK

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA } S.S.
COUNTY OF DOUGLAS }
ON THIS 26 DAY OF JULY, A.D., 19 73, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN G. PETERSON, PRESIDENT OF AMERICAN DEVELOPMENT CORPORATION, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICE AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.



MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19 _____.

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA } S.S.
COUNTY OF DOUGLAS }
ON THIS 20 DAY OF AUGUST, A.D., 19 73, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____ OF THE FIRST NATIONAL BANK OF COUNCIL BLUFFS, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID BANK AND THE SEAL OF SAID BANK WAS THEREBY AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, IN SAID COUNTY THE DATE LAST AFORESAID.



MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 19 _____.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAVED THE SUBDIVISION DESCRIBED HEREIN WITH IRON PIPE AT ALL CORNERS OF ALL LOTS, ALLEYS, STREETS, DRIVES, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS PACIFIC HEIGHTS REPLAT AND IS A REPLAT OF LOTS 18 THRU 24 AND A PART OF LOT 25 IN BLOCK 19, LOTS 24 AND 25, BLOCK 22, LOTS 1 THRU 6 AND A PART OF LOT 14 AND ALL OF LOTS 15 THRU 18, BLOCK 24 AND THAT PART OF VACATED 16TH STREET, AND WOOD DRIVE ADJACENT TO THE AFORESAID LOTS ALL IN PACIFIC HEIGHTS, A PLATTED AND RECORDED SUBDIVISION IN THE NORTH HALF OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 19 IN SAID PACIFIC HEIGHTS ADDITION THENCE NORTH 00°05'56" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 17, BLOCK 19 A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE NORTH 37°00'10" EAST A DISTANCE OF 75.23 FEET TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 22; THENCE NORTH 00°08'02" WEST ALONG THE EAST LINE OF SAID LOT 23, BLOCK 22 IN SAID PACIFIC HEIGHTS ADDITION A DISTANCE OF 95.00 FEET TO THE SOUTHEAST CORNER OF LOT 22, BLOCK 22; THENCE NORTH 15°51'40" WEST ALONG THE EASTERLY LINE OF SAID LOT 22 A DISTANCE OF 66.75 FEET TO THE SOUTHERLY MOST CORNER OF LOT 26 IN SAID BLOCK 22; THENCE NORTH 59°24'04" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 26, BLOCK 22 A DISTANCE OF 110.00 FEET TO THE EASTERLY MOST CORNER OF LOT 26, BLOCK 22; THENCE NORTH 75°17'15" EAST A DISTANCE OF 51.59 FEET TO THE SOUTHEAST CORNER OF 16TH AND HICKORY STREET; THENCE NORTH 59°24'04" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HICKORY STREET A DISTANCE OF 5.11 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 93.16 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A BEARING OF NORTH 89°54'01" EAST A DISTANCE OF 341.57 FEET; THENCE SOUTH 00°05'56" EAST A DISTANCE OF 265.00 FEET; THENCE NORTH 89°54'05" EAST ALONG A LINE 10 FEET SOUTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF VACATED WOOD DRIVE A DISTANCE OF 45.52 FEET; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 175.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°54'04" WEST ALONG SAID LINE A DISTANCE OF 652.64 FEET TO THE POINT OF BEGINNING.

DATE: June 25, 1973 _____
LAW SURVEYOR

DEDICATION AND RATIFICATION OF REPLAT

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN DEVELOPMENT CORPORATION, JOHN G. PETERSON, PRESIDENT, (OWNER), AND THE FIRST NATIONAL BANK OF COUNCIL BLUFFS (MORTGAGEE) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS PACIFIC HEIGHTS REPLAT, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREIN; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHEASTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REMOVE, POLES, WIRES, CROSSARMS, DOME DIPS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREIN LINES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND STRANDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL 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, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREBY 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 HEREBY GRANTED.

IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D., 19 _____.

WE HEREBY HERETO AFFIX OUR SEALS AND SIGNATURES AS FOLLOWS:
ATTEST: _____
JOHN G. PETERSON, PRESIDENT

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS ENGINEERS PLANNERS
OMAHA, NEBRASKA DAVENPORT, IOWA