

PACIFIC HEIGHTS REPLAT II

Lots 57 thru 71 inclusive - A Replat of
Lots 1 thru 14 inclusive and a part
of Vacated Hickory Street and
all of 167th Avenue in
Pacific Heights Replat I

Deed	84/432
Mortgage	84/432
Plat	1570/609

PLAT IN BACK OF BOOK

#78 June 2, 1977 at 11:22 AM - \$10.50 ✓

PACIFIC HEIGHTS REPLAT II

LOTS 57 THRU 71 INCLUSIVE

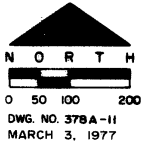
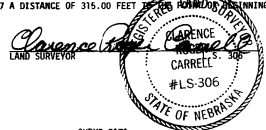
A REPLAT OF LOTS 1 THROUGH 14 INCLUSIVE AND A PART OF LOT 56 TOGETHER WITH A PART OF VACATED HICKORY STREET, AND ALL OF 167TH AVENUE, ALL IN PACIFIC HEIGHTS REPLAT I, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS PACIFIC HEIGHTS REPLAT II, (LOTS 57 THRU 71) AND IS A REPLAT OF LOTS 1 THROUGH 14 INCLUSIVE AND A PART OF LOT 56 TOGETHER WITH A PART OF VACATED HICKORY STREET AND ALL OF VACATED 167TH AVENUE, ABUTTING THE AFORESAID LOTS, ALL IN PACIFIC HEIGHTS REPLAT I, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 15 NORTH RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA; THENCE NORTH 90°00'00" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; (A.K.A. THE SOUTHWEST CORNER OF LOT 7 IN PACIFIC HEIGHTS REPLAT I); THENCE NORTH 00°00'00" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF 168TH STREET A DISTANCE OF 679.98 FEET TO THE NORTHWEST CORNER OF LOT 56 IN SAID PACIFIC HEIGHTS REPLAT I; THENCE NORTH 89°52'00" EAST ALONG THE NORTH LINE OF SAID LOT 56 A DISTANCE OF 297.60 FEET; THENCE SOUTH 10°10'33" EAST A DISTANCE OF 267.42 FEET; THENCE SOUTH 79°49'27" WEST A DISTANCE OF 38.47 FEET TO THE NORTHWEST CORNER OF LOT 17 IN PACIFIC HEIGHTS REPLAT I; THENCE SOUTH 10°10'33" EAST A DISTANCE OF 49.59 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 361.84 FEET TO THE SOUTHEAST CORNER OF LOT 8 IN SAID PACIFIC HEIGHTS REPLAT I; THENCE NORTH 50°00'00" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.

March 9, 1977
DATE



NO.	A	T	R	D	L
1	10°02'33"	57.11	650.00	8.81474	113.93
2	10°02'33"	61.50	700.00	8.18511	122.68
3	04°21'15"	18.95	480.00	11.53662	37.87
4	04°55'10"	22.38	520.00	11.01942	44.85
5	46°21'56"	12.85	30.00	190.98604	24.28
6	50°01'04"	14.10	30.00	190.98588	26.36

APPROVAL OF OMAHA CITY PLANNING BOARD:

THIS PLAT OF PACIFIC HEIGHTS REPLAT II (LOTS 57 THRU 71) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 13 DAY OF APRIL, 1977, A.D.

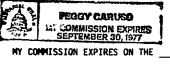
George J. Havel
CHAIRMAN, OMAHA CITY PLANNING BOARD

ACKNOWLEDGEMENT OF NOTARY

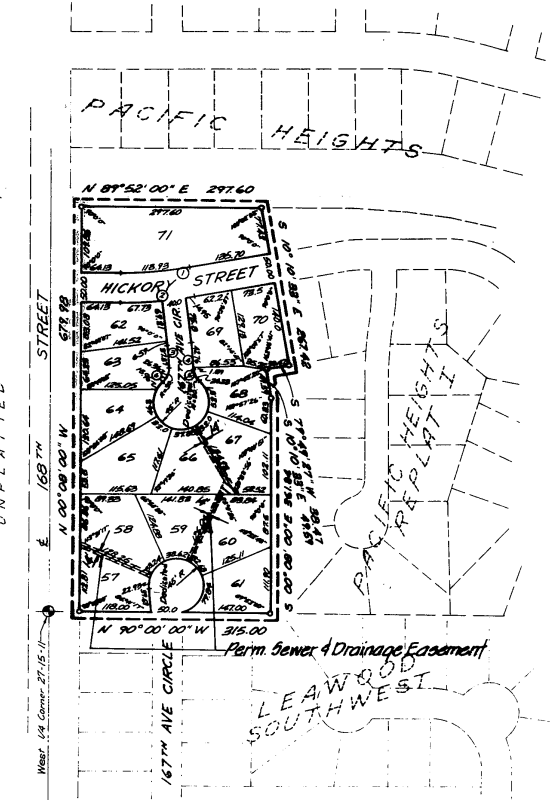
STATE OF Nebraska } S.S.
COUNTY OF Butte

ON THIS 16 DAY OF March, 1977, A.D., BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Stacey E. Doy and John G. Peterson 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 AND HE ACKNOWLEDGED THAT HE EXECUTED SAID 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 THERETO AFFIXED BY ITS AUTHORITY.

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



Peggy Caruso
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 30 DAY OF September, 1977



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: March 16, 1977

Sam J. Havel
COUNTY TREASURER
by *James G. Pantano*

APPROVAL OF OMAHA CITY ENGINEER:

I HEREBY APPROVE OF THIS PLAT OF PACIFIC HEIGHTS REPLAT II (LOTS 57 THRU 71) ON THIS 30th DAY OF MARCH, 1977, A.D.

Barth H. Redon
ACTING CITY ENGINEER

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 II (LOTS 57 THRU 71), THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN, AND WE DO 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 GRANT TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 126 OF DOUGLAS COUNTY, NEBRASKA, SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREIN; WE DO 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS 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. 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') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING 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.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 10 DAY OF March, 1977, A.D.

AMERICAN DEVELOPMENT CORPORATION

John G. Peterson
BY JOHN G. PETERSON, PRESIDENT

THE FIRST NATIONAL BANK OF COUNCIL BLUFFS

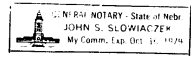
Stacey E. Doy
John L. Carney
ATTEST: *John L. Carney*

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF DOUGLAS

ON THIS 10 DAY OF March, 1977, A.D., 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 OFFICER 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.



John S. Slowiaczek
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 10 DAY OF October, 1979.

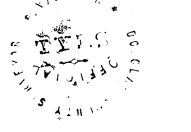
APPROVAL OF OMAHA CITY COUNCIL:

THIS PLAT OF PACIFIC HEIGHTS REPLAT II (LOTS 57 THRU 71) WAS APPROVED BY THE OMAHA CITY COUNCIL ON THIS 17th DAY OF May, 1977, A.D.

John G. Peterson
John G. Peterson
PRESIDENT OF CORPORATION
ATTEST: *John G. Peterson*



GOLLESON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS ENGINEERS PLANNERS
OMAHA DAVENPORT OLANDO



78

10.50

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
ON 3 DAY OF June, 1977 AT 11:22 A.M. G. HAROLD USTLER, REGISTER OF DEEDS