

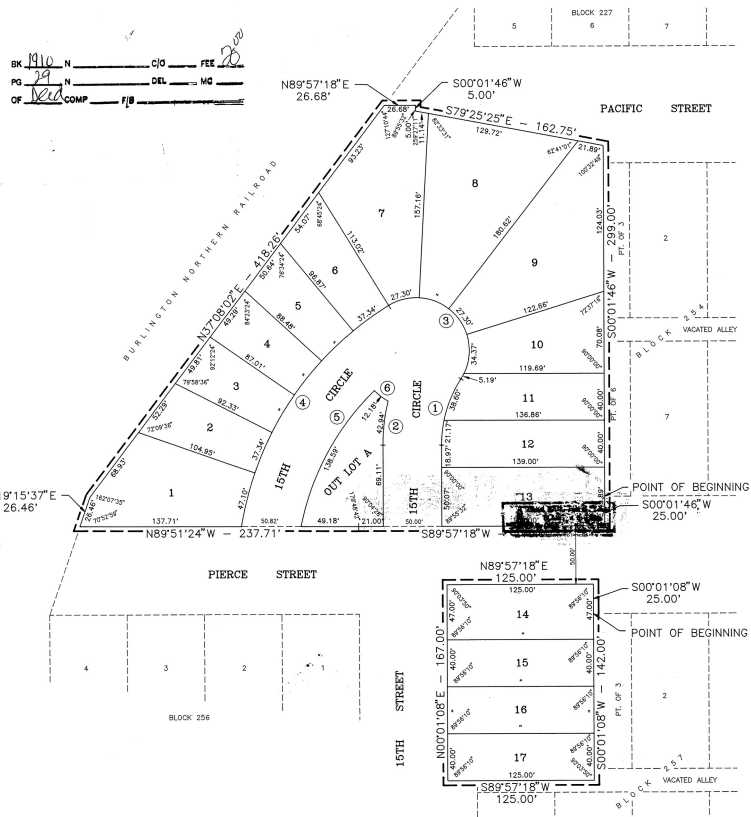
TOWNVIEW TERRACE II

LOTS 1 THRU 17, INCLUSIVE AND OUT LOT A

BEING A REPLAT OF THE WEST 44 FEET OF LOTS 3 AND 6 AND ALL OF LOTS 4 AND 5 IN BLOCK 254, ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH ALL OF LOT 8 AND THOSE PARTS OF LOTS 1, 2, 5, 6 AND 7 LYING EAST OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY IN BLOCK 255 SAID ORIGINAL CITY OF OMAHA, TOGETHER WITH THE WEST 34 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 257 SAID ORIGINAL CITY OF OMAHA, TOGETHER WITH PART OF VACATED 15TH STREET, PART OF VACATED PIERCE STREET, PART OF VACATED PACIFIC STREET AND PART OF THE VACATED ALLEYS LYING WITHIN SAID BLOCKS 254, 255 AND 257.

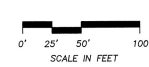
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY OF SAID SUBDIVISION IN SAID TOWNVIEW TERRACE II, LOTS 1 THRU 17, INCLUSIVE AND OUT LOT A, BEING A REPLAT OF THE WEST 44 FEET OF LOTS 3 AND 6 AND ALL OF LOTS 4 AND 5 IN BLOCK 254, ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH ALL OF LOT 8 AND THOSE PARTS OF LOTS 1, 2, 5, 6 AND 7 LYING EAST OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY IN BLOCK 255 SAID ORIGINAL CITY OF OMAHA, TOGETHER WITH THE WEST 34 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 257 SAID ORIGINAL CITY OF OMAHA, TOGETHER WITH PART OF VACATED 15TH STREET, PART OF VACATED PIERCE STREET, PART OF VACATED PACIFIC STREET AND PART OF THE VACATED ALLEYS LYING WITHIN SAID BLOCKS 254, 255 AND 257, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE WEST 44 FEET OF LOT 6 IN SAID BLOCK 254; THENCE S00°01'46"W (ASSUMED BEARING) 25.00 FEET ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 34 FEET OF SAID LOT 6; THENCE S95°57'18"W 210.00 FEET ON A LINE 25.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF PIERCE STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 255; THENCE N89°57'18"E 125.00 FEET ON THE EAST LINE OF SAID BLOCK 255; THENCE N19°15'37"E 26.46 FEET ON THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD TO THE NORTH LINE OF PIERCE STREET; THENCE N37°02'24"E 148.28 FEET ON THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD TO THE NORTH LINE OF PACIFIC STREET; THENCE N89°57'18"E 38.68 FEET ON THE CENTERLINE OF PACIFIC STREET TO THE CENTERLINE OF 15TH STREET; THENCE S00°01'46"W 5.00 FEET ON THE CENTERLINE OF 15TH STREET; THENCE S79°25'25"E 162.75 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 44 FEET OF LOT 3 IN SAID BLOCK 254; THENCE S00°01'46"W 299.00 FEET NORTH OF THE SOUTH LINE OF PACIFIC STREET; THENCE S00°01'46"W 299.00 FEET ON THE EAST LINE OF THE WEST 44 FEET OF LOTS 3 AND 6 IN SAID BLOCK 254 AND ITS NORTHERLY EXTENSION TO THE POINT OF BEGINNING.



CURVE DATA

1. DELTA = 33°00'00"	2. DELTA = 15°59'54"	3. DELTA = 154°39'08"
T = 30.74'	T = 21.61'	T = 200.11'
L = 59.77'	L = 42.94'	L = 121.46'
R = 103.78'	R = 153.78'	R = 45.00'
4. DELTA = 48°56'58"	5. DELTA = 35°30'02"	6. DELTA = 15°30'16"
T = 124.57'	T = 71.60'	T = 6.13'
L = 233.80'	L = 138.59'	L = 12.18'
R = 273.67'	R = 223.67'	R = 45.00'



JULY 23, 1991
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE CITY OF OMAHA, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS TOWNVIEW TERRACE II, 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 STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, AND 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AN OVERLAP THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF THE TEN EXTENDED LOTS AS 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) FOOT WIDE STRIP, WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT WIDE STRIP IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE UTILITY FACILITIES. 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 PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THE SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPES, CONDUITS, HYDROPHONES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CURVE STRONGS. 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 FOREGOING USES OR RIGHTS HEREIN GRANTED.

MAYOR: *[Signature]*
CITY CLERK: *[Signature]*
ACKNOWLEDGEMENT OF NOTARY: *[Signature]*

STATE OF NEBRASKA,)
COUNTY OF) SS
I, *[Signature]*, Mayor of the City of Omaha, on behalf of said City of Omaha, do hereby certify that the foregoing dedication was acknowledged before me this 22nd day of October, 1991 by *[Signature]*, Mayor, and *[Signature]*, City Clerk of the City of Omaha, on behalf of said City of Omaha.

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 6th DAY OF NOV, 1991.

I HEREBY APPROVE THIS PLAT OF TOWNVIEW TERRACE II ON THIS 2nd DAY OF August, 1991.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHARTER 53 OF THE OMAHA MUNICIPAL CODE, October 29, 1991.

APPROVAL OF CITY PLANNING BOARD: THIS PLAT OF TOWNVIEW TERRACE II WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 20th DAY OF Aug, 1991.

APPROVAL OF OMAHA CITY COUNCIL: THIS PLAT OF TOWNVIEW TERRACE II WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22nd DAY OF October, 1991.

REVIEW BY DOUGLAS COUNTY ENGINEER: THIS PLAT OF TOWNVIEW TERRACE II WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 28th DAY OF October, 1991.

AS SHOWN: 7-25-91
RAH
JDW
CHECKED BY: [Signature]
REVISION:
SCALE: [Blank]
DATE: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]
REVISION: [Blank]
FINAL PLAT
TOWNVIEW TERRACE II
2 THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
TELEPHONE: (402) 339-8990
JOB NUMBER: 8
453-120

RECEIVED
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TOWNVIEW TERRACE II