

Pratki

CITY OF OMAHA

COUNCIL CHAMBER

BOOK

656

PAGE

574

1st

Omaha, Nebr.

July 28,

19 81

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Mary Pratkelis proposes to build a Subdivision, Victoria Row, which will be located Southeast of 38th Street and Jones Street; and,

WHEREAS, Mary Pratkelis wishes to connect to Omaha's sewer system, the system of sanitary sewers to be constructed by Mary Pratkelis within the area to be developed; and,

WHEREAS, the parties wish to agree upon the manner which public improvements will be built by Mary Pratkelis and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

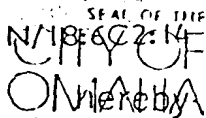
WHEREAS, an Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Mayor is authorized to sign and the City Clerk is authorized to attest the Agreement between the City of Omaha and Mary Pratkelis providing for the public improvements and sewer connections to the Omaha sewer system.

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY



I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

[Signature]
BY
CITY CLERK

[Signature]
Councilman

Adopted JUL 28 1981
[Signature]
City Clerk

Approved *[Signature]* 7/30/81
Mayor

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT, made this 9 day of July, 1981, by and between MARY PRATKELIS, hereinafter referred to as "Subdivider", and the CITY OF OMAHA, hereinafter referred to as "City".

WHEREAS, the Subdivider is the owner of VICTORIA ROW, Lots 1 thru 8, inclusive, the land included within the proposed plat attached hereto as Exhibit "A" (herein referred to as the "Property"); and

WHEREAS, the Subdivider and City desire to outline how the improvement in the Property will be installed.

NOW, THEREFORE, the following is agreed between the parties hereto:

1. Water, Gas and Electrical Power. The Subdivider agrees to enter into an agreement with Metropolitan Utilities District regarding all water and gas lines extensions on the Property, and into an agreement with Omaha Public Power District for power lines to be installed in the property. Copies of all agreements with Omaha Public Power District and Metropolitan Utilities District will be provided within four months from the date of this agreement to the City.

2. Payment for the Improvements. The Subdivider shall pay for all improvements, all charges by the Metropolitan Utilities District for water and gas lines, and all charges by the Omaha Public Power District for underground electrical services or overhead power.

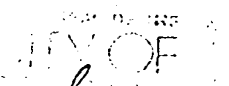
3. Sidewalks along the South side of Jones Street and the East side of 38th Street are existing. All sidewalks broken during the construction of underground utilities and drives shall be promptly replaced.

4. Private Improvements. The sanitary sewers, storm sewers, and pavements are to be constructed on private property except for the points of connection to the City systems in Jones Street and 38th Street right-of-ways. The subdivider shall pay the entire cost of all the private improvements. Maintenance of private sewer systems and paving shall not become the obligation of the City or any other public subdivision.

5. Right To Connect to City Sewer System. The City hereby acknowledges that it has given the Subdivider the right to connect, subject to obtaining proper permits, its sanitary sewer system to the City sanitary sewer system.

6. Binding Effect. This Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns.

ATTEST:


Mary Gallagher
City Clerk

CITY OF OMAHA

By Michael Boyle 7/30/81
Mayor Date

APPROVED AS TO FORM:

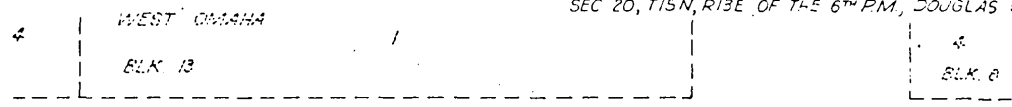
[Signature]
City Attorney

[Signature]
Mary Pratkelis

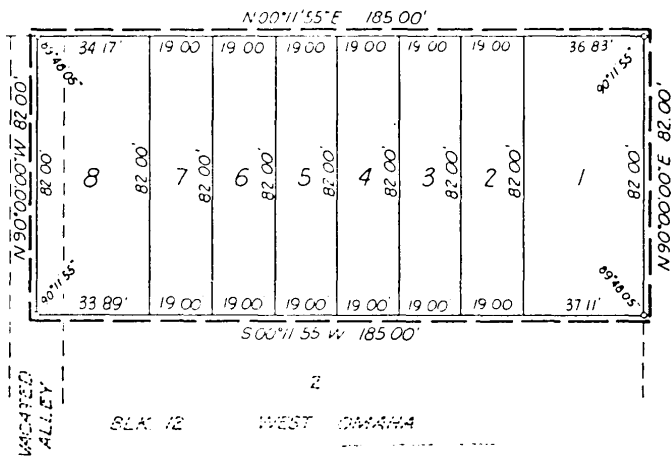
BOOK 656 PAGE 576

VICTORIA ROV

(LOTS 1 THRU 8, INCLUSIVE)
 BEING A REPLAT OF THE WEST 82 FEET OF LOT 2, & THE NORTH
 ABUTTING VACATED ALLEY, IN BLK 12, WEST OMAHA, AN ADDITION
 SEC 20, T15N, R13E OF THE 6TH PM, DOUGLAS COUNTY, NE



38TH STREET



JONES STREET

EXHIBIT "A"

DEDICATION:

I know all men by these presents that I, Mary Pratkelt, property described in the certification of survey and replat have caused said land to be subdivided into lots to shown, said subdivision to be hereinafter known as Victoria thru 8 inclusive) and I do hereby ratify and approve of of my property as shown on this plat, I do further grant easement to the Omaha Public Power District, and N.W. Bell Company, their successors and assigns, to erect, operate and renew, poles, wires, cables, conduits and other related and to extend thereon wires or cables for the carrying and of electric current for light, heat and power and for tele signals and sounds of all kinds and the reception on, over and across the South ten feet (10') of Lot 8, and the East of lots 1 thru 8 inclusive. We do further grant a perpetual Metropolitan Utilities District of Omaha, their successor to erect, install, operate, maintain, repair and renew, and other related facilities, and to extend thereon pipes and other related facilities, and to extend thereon pipes mission of gas and water on, through, under and across the easement locations. No permanent buildings or retaining placed in the said Easement ways, but the same may be use shrubs, landscaping and other purposes that do not then with the aforesaid uses or rights herein granted.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this _____ day of _____, 1981, before me, the undersigned, a Notary Public in and for said County personally came Mary Pratkelt, to me personally known to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

Notary Public

My Commission expires the _____ day of _____, 19____.

In witness whereof I, do hereunto set my hand this _____, 1981.

Mary Pratkelt

PROJECT NO. 81602	SCALE 1" = 30'
SHEET 1	DATE 5-15-81
OF 1	DRAWN BY H.R.H.

FINAL PLAT

VICTORIA ROV

OMAHA, NEBRASKA

Handwritten signature and date: 5/15/81

ROW

BOOK 656 PAGE 577 Surveyor's Certificate

(EXCLUSIVE)
LOT 2, & THE NORTH 1/2 OF THE
1/4 SECTION 20, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.

BLK. 8

Roger D. Stark
Roger D. Stark, L.S. 399

5-20-81
Date

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Victoria Row (Lots 1 thru 8 inclusive) was approved by the City Planning Board on this ___ day of _____, 1981.

Chairman of City Planning Board

OMAHA CITY COUNCIL ACCEPTANCE

This plat of Victoria Row (Lots 1 thru 8 inclusive) was approved by the City Council of Omaha on this ___ day of _____, 1981.

Mayor

ATTEST:

City Clerk

President of Council

APPROVAL OF DOUGLAS COUNTY SURVEYOR

This plat of Victoria Row (Lots 1 thru 8 inclusive) was approved by the Office of the Douglas County Surveyor on this ___ day of _____, 1981.

Douglas County Surveyor

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.

Date

County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Victoria Row (Lots 1 thru 8 inclusive) as to the Design Standards this ___ day of _____, 1981.

City Engineer

I hereby certify that adequate provisions have been made for compliance with Title 53 of the Omaha Municipal Code.

Date

City Engineer

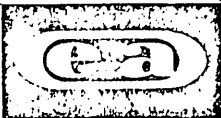
I, Mary Pratkelis, owner of the portion of survey and embraced within this plat divided into lots to be numbered as follows: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, Lot 44, Lot 45, Lot 46, Lot 47, Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60, Lot 61, Lot 62, Lot 63, Lot 64, Lot 65, Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78, Lot 79, Lot 80, Lot 81, Lot 82, Lot 83, Lot 84, Lot 85, Lot 86, Lot 87, Lot 88, Lot 89, Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100, Lot 101, Lot 102, Lot 103, Lot 104, Lot 105, Lot 106, Lot 107, Lot 108, Lot 109, Lot 110, Lot 111, Lot 112, Lot 113, Lot 114, Lot 115, Lot 116, Lot 117, Lot 118, Lot 119, Lot 120, Lot 121, Lot 122, Lot 123, Lot 124, Lot 125, Lot 126, Lot 127, Lot 128, Lot 129, Lot 130, Lot 131, Lot 132, Lot 133, Lot 134, Lot 135, Lot 136, Lot 137, Lot 138, Lot 139, Lot 140, Lot 141, Lot 142, Lot 143, Lot 144, Lot 145, Lot 146, Lot 147, Lot 148, Lot 149, Lot 150, Lot 151, Lot 152, Lot 153, Lot 154, Lot 155, Lot 156, Lot 157, Lot 158, Lot 159, Lot 160, Lot 161, Lot 162, Lot 163, Lot 164, Lot 165, Lot 166, Lot 167, Lot 168, Lot 169, Lot 170, Lot 171, Lot 172, Lot 173, Lot 174, Lot 175, Lot 176, Lot 177, Lot 178, Lot 179, Lot 180, Lot 181, Lot 182, Lot 183, Lot 184, Lot 185, Lot 186, Lot 187, Lot 188, Lot 189, Lot 190, Lot 191, Lot 192, Lot 193, Lot 194, Lot 195, Lot 196, Lot 197, Lot 198, Lot 199, Lot 200, Lot 201, Lot 202, Lot 203, Lot 204, Lot 205, Lot 206, Lot 207, Lot 208, Lot 209, Lot 210, Lot 211, Lot 212, Lot 213, Lot 214, Lot 215, Lot 216, Lot 217, Lot 218, Lot 219, Lot 220, Lot 221, Lot 222, Lot 223, Lot 224, Lot 225, Lot 226, Lot 227, Lot 228, Lot 229, Lot 230, Lot 231, Lot 232, Lot 233, Lot 234, Lot 235, Lot 236, Lot 237, Lot 238, Lot 239, Lot 240, Lot 241, Lot 242, Lot 243, Lot 244, Lot 245, Lot 246, Lot 247, Lot 248, Lot 249, Lot 250, Lot 251, Lot 252, Lot 253, Lot 254, Lot 255, Lot 256, Lot 257, Lot 258, Lot 259, Lot 260, Lot 261, Lot 262, Lot 263, Lot 264, Lot 265, Lot 266, Lot 267, Lot 268, Lot 269, Lot 270, Lot 271, Lot 272, Lot 273, Lot 274, Lot 275, Lot 276, Lot 277, Lot 278, Lot 279, Lot 280, Lot 281, Lot 282, Lot 283, Lot 284, Lot 285, Lot 286, Lot 287, Lot 288, Lot 289, Lot 290, Lot 291, Lot 292, Lot 293, Lot 294, Lot 295, Lot 296, Lot 297, Lot 298, Lot 299, Lot 300, Lot 301, Lot 302, Lot 303, Lot 304, Lot 305, Lot 306, Lot 307, Lot 308, Lot 309, Lot 310, Lot 311, Lot 312, Lot 313, Lot 314, Lot 315, Lot 316, Lot 317, Lot 318, Lot 319, Lot 320, Lot 321, Lot 322, Lot 323, Lot 324, Lot 325, Lot 326, Lot 327, Lot 328, Lot 329, Lot 330, Lot 331, Lot 332, Lot 333, Lot 334, Lot 335, Lot 336, Lot 337, Lot 338, Lot 339, Lot 340, Lot 341, Lot 342, Lot 343, Lot 344, Lot 345, Lot 346, Lot 347, Lot 348, Lot 349, Lot 350, Lot 351, Lot 352, Lot 353, Lot 354, Lot 355, Lot 356, Lot 357, Lot 358, Lot 359, Lot 360, Lot 361, Lot 362, Lot 363, Lot 364, Lot 365, Lot 366, Lot 367, Lot 368, Lot 369, Lot 370, Lot 371, Lot 372, Lot 373, Lot 374, Lot 375, Lot 376, Lot 377, Lot 378, Lot 379, Lot 380, Lot 381, Lot 382, Lot 383, Lot 384, Lot 385, Lot 386, Lot 387, Lot 388, Lot 389, Lot 390, Lot 391, Lot 392, Lot 393, Lot 394, Lot 395, Lot 396, Lot 397, Lot 398, Lot 399, Lot 400, Lot 401, Lot 402, Lot 403, Lot 404, Lot 405, Lot 406, Lot 407, Lot 408, Lot 409, Lot 410, Lot 411, Lot 412, Lot 413, Lot 414, Lot 415, Lot 416, Lot 417, Lot 418, Lot 419, Lot 420, Lot 421, Lot 422, Lot 423, Lot 424, Lot 425, Lot 426, Lot 427, Lot 428, Lot 429, Lot 430, Lot 431, Lot 432, Lot 433, Lot 434, Lot 435, Lot 436, Lot 437, Lot 438, Lot 439, Lot 440, Lot 441, Lot 442, Lot 443, Lot 444, Lot 445, Lot 446, Lot 447, Lot 448, Lot 449, Lot 450, Lot 451, Lot 452, Lot 453, Lot 454, Lot 455, Lot 456, Lot 457, Lot 458, Lot 459, Lot 460, Lot 461, Lot 462, Lot 463, Lot 464, Lot 465, Lot 466, Lot 467, Lot 468, Lot 469, Lot 470, Lot 471, Lot 472, Lot 473, Lot 474, Lot 475, Lot 476, Lot 477, Lot 478, Lot 479, Lot 480, Lot 481, Lot 482, Lot 483, Lot 484, Lot 485, Lot 486, Lot 487, Lot 488, Lot 489, Lot 490, Lot 491, Lot 492, Lot 493, Lot 494, Lot 495, Lot 496, Lot 497, Lot 498, Lot 499, Lot 500, Lot 501, Lot 502, Lot 503, Lot 504, Lot 505, Lot 506, Lot 507, Lot 508, Lot 509, Lot 510, Lot 511, Lot 512, Lot 513, Lot 514, Lot 515, Lot 516, Lot 517, Lot 518, Lot 519, Lot 520, Lot 521, Lot 522, Lot 523, Lot 524, Lot 525, Lot 526, Lot 527, Lot 528, Lot 529, Lot 530, Lot 531, Lot 532, Lot 533, Lot 534, Lot 535, Lot 536, Lot 537, Lot 538, Lot 539, Lot 540, Lot 541, Lot 542, Lot 543, Lot 544, Lot 545, Lot 546, Lot 547, Lot 548, Lot 549, Lot 550, Lot 551, Lot 552, Lot 553, Lot 554, Lot 555, Lot 556, Lot 557, Lot 558, Lot 559, Lot 560, Lot 561, Lot 562, Lot 563, Lot 564, Lot 565, Lot 566, Lot 567, Lot 568, Lot 569, Lot 570, Lot 571, Lot 572, Lot 573, Lot 574, Lot 575, Lot 576, Lot 577, Lot 578, Lot 579, Lot 580, Lot 581, Lot 582, Lot 583, Lot 584, Lot 585, Lot 586, Lot 587, Lot 588, Lot 589, Lot 590, Lot 591, Lot 592, Lot 593, Lot 594, Lot 595, Lot 596, Lot 597, Lot 598, Lot 599, Lot 600, Lot 601, Lot 602, Lot 603, Lot 604, Lot 605, Lot 606, Lot 607, Lot 608, Lot 609, Lot 610, Lot 611, Lot 612, Lot 613, Lot 614, Lot 615, Lot 616, Lot 617, Lot 618, Lot 619, Lot 620, Lot 621, Lot 622, Lot 623, Lot 624, Lot 625, Lot 626, Lot 627, Lot 628, Lot 629, Lot 630, Lot 631, Lot 632, Lot 633, Lot 634, Lot 635, Lot 636, Lot 637, Lot 638, Lot 639, Lot 640, Lot 641, Lot 642, Lot 643, Lot 644, Lot 645, Lot 646, Lot 647, Lot 648, Lot 649, Lot 650, Lot 651, Lot 652, Lot 653, Lot 654, Lot 655, Lot 656, Lot 657, Lot 658, Lot 659, Lot 660, Lot 661, Lot 662, Lot 663, Lot 664, Lot 665, Lot 666, Lot 667, Lot 668, Lot 669, Lot 670, Lot 671, Lot 672, Lot 673, Lot 674, Lot 675, Lot 676, Lot 677, Lot 678, Lot 679, Lot 680, Lot 681, Lot 682, Lot 683, Lot 684, Lot 685, Lot 686, Lot 687, Lot 688, Lot 689, Lot 690, Lot 691, Lot 692, Lot 693, Lot 694, Lot 695, Lot 696, Lot 697, Lot 698, Lot 699, Lot 700, Lot 701, Lot 702, Lot 703, Lot 704, Lot 705, Lot 706, Lot 707, Lot 708, Lot 709, Lot 710, Lot 711, Lot 712, Lot 713, Lot 714, Lot 715, Lot 716, Lot 717, Lot 718, Lot 719, Lot 720, Lot 721, Lot 722, Lot 723, Lot 724, Lot 725, Lot 726, Lot 727, Lot 728, Lot 729, Lot 730, Lot 731, Lot 732, Lot 733, Lot 734, Lot 735, Lot 736, Lot 737, Lot 738, Lot 739, Lot 740, Lot 741, Lot 742, Lot 743, Lot 744, Lot 745, Lot 746, Lot 747, Lot 748, Lot 749, Lot 750, Lot 751, Lot 752, Lot 753, Lot 754, Lot 755, Lot 756, Lot 757, Lot 758, Lot 759, Lot 760, Lot 761, Lot 762, Lot 763, Lot 764, Lot 765, Lot 766, Lot 767, Lot 768, Lot 769, Lot 770, Lot 771, Lot 772, Lot 773, Lot 774, Lot 775, Lot 776, Lot 777, Lot 778, Lot 779, Lot 780, Lot 781, Lot 782, Lot 783, Lot 784, Lot 785, Lot 786, Lot 787, Lot 788, Lot 789, Lot 790, Lot 791, Lot 792, Lot 793, Lot 794, Lot 795, Lot 796, Lot 797, Lot 798, Lot 799, Lot 800, Lot 801, Lot 802, Lot 803, Lot 804, Lot 805, Lot 806, Lot 807, Lot 808, Lot 809, Lot 810, Lot 811, Lot 812, Lot 813, Lot 814, Lot 815, Lot 816, Lot 817, Lot 818, Lot 819, Lot 820, Lot 821, Lot 822, Lot 823, Lot 824, Lot 825, Lot 826, Lot 827, Lot 828, Lot 829, Lot 830, Lot 831, Lot 832, Lot 833, Lot 834, Lot 835, Lot 836, Lot 837, Lot 838, Lot 839, Lot 840, Lot 841, Lot 842, Lot 843, Lot 844, Lot 845, Lot 846, Lot 847, Lot 848, Lot 849, Lot 850, Lot 851, Lot 852, Lot 853, Lot 854, Lot 855, Lot 856, Lot 857, Lot 858, Lot 859, Lot 860, Lot 861, Lot 862, Lot 863, Lot 864, Lot 865, Lot 866, Lot 867, Lot 868, Lot 869, Lot 870, Lot 871, Lot 872, Lot 873, Lot 874, Lot 875, Lot 876, Lot 877, Lot 878, Lot 879, Lot 880, Lot 881, Lot 882, Lot 883, Lot 884, Lot 885, Lot 886, Lot 887, Lot 888, Lot 889, Lot 890, Lot 891, Lot 892, Lot 893, Lot 894, Lot 895, Lot 896, Lot 897, Lot 898, Lot 899, Lot 900, Lot 901, Lot 902, Lot 903, Lot 904, Lot 905, Lot 906, Lot 907, Lot 908, Lot 909, Lot 910, Lot 911, Lot 912, Lot 913, Lot 914, Lot 915, Lot 916, Lot 917, Lot 918, Lot 919, Lot 920, Lot 921, Lot 922, Lot 923, Lot 924, Lot 925, Lot 926, Lot 927, Lot 928, Lot 929, Lot 930, Lot 931, Lot 932, Lot 933, Lot 934, Lot 935, Lot 936, Lot 937, Lot 938, Lot 939, Lot 940, Lot 941, Lot 942, Lot 943, Lot 944, Lot 945, Lot 946, Lot 947, Lot 948, Lot 949, Lot 950, Lot 951, Lot 952, Lot 953, Lot 954, Lot 955, Lot 956, Lot 957, Lot 958, Lot 959, Lot 960, Lot 961, Lot 962, Lot 963, Lot 964, Lot 965, Lot 966, Lot 967, Lot 968, Lot 969, Lot 970, Lot 971, Lot 972, Lot 973, Lot 974, Lot 975, Lot 976, Lot 977, Lot 978, Lot 979, Lot 980, Lot 981, Lot 982, Lot 983, Lot 984, Lot 985, Lot 986, Lot 987, Lot 988, Lot 989, Lot 990, Lot 991, Lot 992, Lot 993, Lot 994, Lot 995, Lot 996, Lot 997, Lot 998, Lot 999, Lot 1000.

VICTORIA ROW

OMAHA, NEBRASKA

ELLIOTT & ASSOCIATES

5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402)895-4700



RECEIVED

1981 AUG -4 AM 10: 58

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

656
577
Stark

1/15/81
Info
CONF