



GREENTREE

PARK VIEW HEIGHTS REPLAT

LOTS 8 AND 9 BEING A REPLAT OF PART OF LOTS 3, 4, 8, AND 9 PARK VIEW HEIGHTS
A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY NEBRASKA

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A RECONSTRUCTION SURVEY OF THE SUBDIVISION HEREIN, AND THAT PARCELS MARKED HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT AND A BOUNDARY SURVEY WITH THE CITY OF OMAHA, NEBRASKA IN ORDER TO BRING THE PARCELS MARKED HEREIN INTO CONFORMANCE WITH THE CITY OF OMAHA, NEBRASKA PLAT AND RECORDS. THIS SURVEY IS KNOWN AS PARK VIEW HEIGHTS REPLAT, LOTS 8 AND 9, BEING A REPLAT OF PART OF LOTS 3, 4, 8, AND 9 PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND ABANDONED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PARTS OF VALUED AVENUE, GRAND AVENUE, AND 12TH STREET, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, 11TH, 81E OF THE 4TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE S 00° 14' 00" W (ANGLED BEARING) ON THE EAST LINE OF SAID NORTHWEST 1/4, 345.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 7, PARK VIEW HEIGHTS; THENCE CONTINUING S 00° 14' 00" W ON SAID EAST LINE OF THE NORTHWEST 1/4, 114.21 FEET TO THE NORTHEAST CORNER OF LOT 10, PARK VIEW HEIGHTS; THENCE WEST ON THE NORTHERLY LINE OF SAID LOT 10, 411.00 FEET, FROM N 11° 00' 00" W ON THE NORTHEASTLY LINE OF SAID LOT 10, 960.00 FEET; THENCE N 85° 19' 19" W ON THE NORTHERLY LINE OF SAID LOT 10, 400.91 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF 12TH STREET; THENCE NORTH ON SAID EASTERLY R.O.W. LINE, 126.12 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF 12TH STREET; THENCE EAST ON SAID SOUTHERLY R.O.W. LINE OF 12TH STREET, 15.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT ON SAID SOUTHERLY R.O.W. LINE, (RADIUS BEING 490.56 FEET, CHORD DISTANCE OF 777.07 FEET, CHORD BEARING N 37° 17' 00" E) AN ARC DISTANCE OF 896.86 FEET TO A POINT OF TANGENCY; THENCE N 14° 45' 00" W ON SAID EASTERLY R.O.W. LINE, 101.17 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT ON SAID EASTERLY R.O.W. LINE, (RADIUS BEING 450.42 FEET, CHORD DISTANCE OF 552.95 FEET, CHORD BEARING N 16° 42' 11" W) AN ARC DISTANCE OF 573.95 FEET TO A POINT OF TANGENCY; THENCE N 64° 41' 43" W ON SAID EASTERLY R.O.W. LINE, 163.14 FEET TO A POINT ON A CURVE ON THE EASTERLY R.O.W. LINE OF 12TH STREET; THENCE NORTHEASTLY ON A CURVE TO THE LEFT ON SAID EASTERLY R.O.W. LINE (RADIUS BEING 434.15 FEET, CHORD DISTANCE OF 117.21 FEET, CHORD BEARING N 8° 08' 37" E) AN ARC DISTANCE OF 240.74 FEET TO A POINT OF TANGENCY; THENCE S 10° 00' 00" W ON SAID EASTERLY R.O.W. LINE OF 12TH STREET, 210.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT ON SAID EASTERLY R.O.W. LINE, (RADIUS BEING 973.62 FEET, CHORD DISTANCE OF 170.99 FEET, CHORD BEARING N 4° 40' 37" W) AN ARC DISTANCE OF 171.31 FEET TO A POINT OF TANGENCY; THENCE N 0° 22' 15" E ON SAID EASTERLY R.O.W. LINE, 192.20 FEET; THENCE S 89° 58' 40" E, 111.35 FEET TO THE POINT OF BEGINNING.

MAY 30, 1973 DATE
William P. Dornier
WILLIAM P. DORNIER, REGISTRATION NUMBER U.S. 217

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT I, H. LEE GENDLER, TRUSTEE: COMMODORE PROPERTIES, INC., (A DELAWARE CORPORATION) OWNER OF THE UNITED STATES NATIONAL BANK OF OMAHA, NEBRASKA, MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, AND ENDORSED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE KNOWN AS PARK VIEW HEIGHTS REPLAT AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE EASEMENTS AS SHOWN ON THIS PLAT, AND 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 REMOVE, 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 THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT SIDE 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 REMOVED AFTER REMOVAL WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH BOUNDARY LINE. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16) FOOT SIDE 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 SIDE 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 OBTAIN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE UNITED STATES NATIONAL BANK OF OMAHA
H. Lee Gendler
H. LEE GENDLER, TRUSTEE
COMMODORE PROPERTIES, INC.
Charles Gendler

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska SS
COUNTY OF Douglas
ON THIS 30th DAY OF May, 1973, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME
WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE SIGNING OF SAME TO BE THEIR OWN VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES 12/31/74 NOTARY PUBLIC *William P. Dornier*
STATE OF Nebraska SS
COUNTY OF Douglas
ON THIS 30th DAY OF May, 1973, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED *H. Lee Gendler* AND *Charles Gendler* WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE *H. Lee Gendler* AND *Charles Gendler* OF COMMODORE PROPERTIES, INC. (A DELAWARE CORPORATION), AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES 12/31/74 NOTARY PUBLIC *William P. Dornier*
STATE OF Nebraska SS
COUNTY OF Douglas
ON THIS 31st DAY OF May, 1973, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED *H. Lee Gendler* AND *Charles Gendler* WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE *H. Lee Gendler* AND *Charles Gendler* OF COMMODORE PROPERTIES, INC. (A DELAWARE CORPORATION), AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES 12/31/74 NOTARY PUBLIC *William P. Dornier*
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 ENDORSED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 30th DAY OF May, 1973.
DEPUTY *William P. Dornier*
DOUGLAS COUNTY TREASURER

I HEREBY APPROVE THE PLAT OF PARK VIEW HEIGHTS REPLAT, ON THIS 30th DAY OF October, 1973.
William P. Dornier
CITY ENGINEER
APPROVAL OF CITY ENGINEER
APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF PARK VIEW HEIGHTS REPLAT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 9th DAY OF November, 1973.
William P. Dornier
CHAIRMAN
APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF PARK VIEW HEIGHTS REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 23rd DAY OF November, 1973.
William P. Dornier
PRESIDENT
APPROVAL OF DOUGLAS COUNTY SURVEYOR
THIS PLAT OF PARK VIEW HEIGHTS REPLAT, WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 22nd DAY OF April, 1973.
George C. Ostler
DOUGLAS COUNTY SURVEYOR

THOMPSON DRESSER & DORNIER
CONSULTING ENGINEERS & LAND SURVEYORS
18700 PACIFIC ST. OMAHA, NEBRASKA 68114
TELEPHONE 387 7894 AREA CODE 402

15 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA MAY 30 1973 AT 10:21 A.M. HAROLD OSTLER, REGISTER OF DEEDS