

1640-473

TRANQUILITY VIEW

lots 1 through 24, inclusive

Being a Replatting of Part of Lot 6, Park View Heights Replat, A Subdivision As Surveyed, Platted and Recorded in Douglas County, Nebraska.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY, AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, ANGLE POINTS AND ENDS OF ALL CURVES IN TRANQUILITY VIEW, LOTS 1 THROUGH 24 INCLUSIVE, BEING A REPLATTING OF THAT PART OF LOT 6, PARK VIEW HEIGHTS REPLAT, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 6; THENCE SOUTHERLY ON THE EASTERLY LINE OF 12TH STREET AND THE EASTERLY LINE OF 17TH STREET ON THE FOLLOWING DESCRIBED COURSE: THENCE S 00° 22' 15" W (ASSUMED BEARING), 192.28 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 575.62 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 04° 40' 37" E, CHORD DISTANCE 170.99 FEET), AN ARC DISTANCE OF 0° 17' 21" TO A POINT OF TANGENCY; THENCE S 05° 42' 10" E, 210.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 454.15 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 06° 08' 57" W, CHORD DISTANCE 257.21 FEET), AN ARC DISTANCE OF 240.26 FEET; THENCE S 64° 41' 43" E, 165.14 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 688.42 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 30° 43' 21" E, CHORD DISTANCE 555.95 FEET), AN ARC DISTANCE OF 573.35 FEET TO A POINT OF TANGENCY; THENCE S 14° 45' 00" E, 103.17 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 490.56 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 04° 45' 18" W, CHORD DISTANCE 327.59 FEET), AN ARC DISTANCE OF 353.00 FEET TO THE FINAL POINT ON THE EASTERLY LINE OF 12TH STREET; THENCE S 65° 44' 24" E, 104.96 FEET; THENCE N 70° 16' 36" E, 94.21 FEET; THENCE N 00° 16' 36" E, 450.66 FEET; THENCE S 75° 15' 00" W, 142.88 FEET TO A POINT ON SAID EASTERLY LINE OF 12TH STREET; THENCE N 14° 45' 00" W ON SAID EASTERLY LINE OF 12TH STREET, 34.60 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON SAID EASTERLY LINE OF 12TH STREET ON A 658.42 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 22° 36' 11" W, CHORD DISTANCE 179.92 FEET), AN ARC DISTANCE OF 180.49 FEET; THENCE NORTHWESTERLY ON A 180.05 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 75° 12' 37" E, CHORD DISTANCE 84.00 FEET), AN ARC DISTANCE OF 78.78 FEET; THENCE N 06° 40' 56" E, 21.18 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A 332.73 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 03° 28' 36" E, CHORD DISTANCE 37.15 FEET), AN ARC DISTANCE OF 37.47 FEET TO A POINT OF TANGENCY; THENCE N 06° 16' 36" E, 50.00 FEET; THENCE N 89° 45' 24" W, 25.35 FEET; THENCE N 09° 28' 59" W, 155.22 FEET; THENCE N 69° 11' 05" W, 184.19 FEET; THENCE NORTHEASTERLY ON A 275.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 10° 08' 18" E, CHORD DISTANCE 44.85 FEET), AN ARC DISTANCE OF 44.90 FEET; THENCE N 64° 41' 43" W, 145.59 FEET; THENCE N 25° 18' 19" E, 48.06 FEET; THENCE N 00° 16' 36" E, 198.00 FEET; THENCE N 39° 17' 24" W, 84.49 FEET; THENCE NORTHEASTERLY ON A 145.58 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 45° 04' 18" E, CHORD DISTANCE 31.77 FEET), AN ARC DISTANCE OF 31.82 FEET TO A POINT OF TANGENCY; THENCE N 39° 33' 50" E, 36.00 FEET; THENCE N 50° 26' 04" W, 36.80 FEET; THENCE N 04° 42' 24" W, 255.39 FEET; THENCE N 00° 22' 15" E, 122.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE N 89° 58' 40" W ON THE NORTH LINE OF SAID LOT 8, 115.00 FEET TO THE POINT OF BEGINNING.

DATE August 1, 1979 REGISTERED LAND SURVEYOR James D. Warrick

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, COMMODORE PROPERTIES, INC. (A DELAWARE CORPORATION), OWNERS, AND THE UNITED STATES NATIONAL BANK OF OMAHA, (A NEBRASKA CORPORATION), MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBARRASSED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TRANQUILITY VIEW, 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 STREETS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTER BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSINGS, IRON CREEPS AND JACKBOARDS, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREIN WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND OTHER PURPOSES OF ALL KINDS AND THE RECEIPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJACENT ALL FRONT AND 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 HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REFERRED TO AS 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 IS OCCUPIED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, GROVES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

COMMODORE PROPERTIES, INC. THE UNITED STATES NATIONAL BANK OF OMAHA
 Daniel H. Hoffman, President Frank M. Ferguson, Vice-President
 ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS) ON THIS 1st DAY OF AUGUST, 1979, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED DANIEL H. HOFFMAN, known to me to be the President of COMMODORE PROPERTIES, INC., and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of SAID CORPORATION.
 MY COMMISSION EXPIRES 7-27-82 NOTARY PUBLIC Harold J. Kaplan

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS) ON THIS 10th DAY OF August, 1979, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED James D. Warrick, known to me to be the Registered Land Surveyor of the United States and Nebraska, and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of SAID BANK.
 MY COMMISSION EXPIRES August 21, 1981 NOTARY PUBLIC Daniel J. Buzanich

CITY ENGINEER'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 EMBARRASSED IN THIS PLAT, AS SHOWN IN THE RECORDS OF THIS OFFICE, THIS 10th DAY OF August, 1979.
 Henry M. Brown, Douglas County Engineer

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF TRANQUILITY VIEW ON THIS 10 DAY OF SEPTEMBER, 1979.
 Henry M. Brown, City Engineer

APPROVAL OF CITY PLANNING BOARD

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 56 OF THE OMAHA MUNICIPAL CODE.
 DATE 12/12/79 City Engineer

APPROVAL OF OMAHA CITY COUNCIL

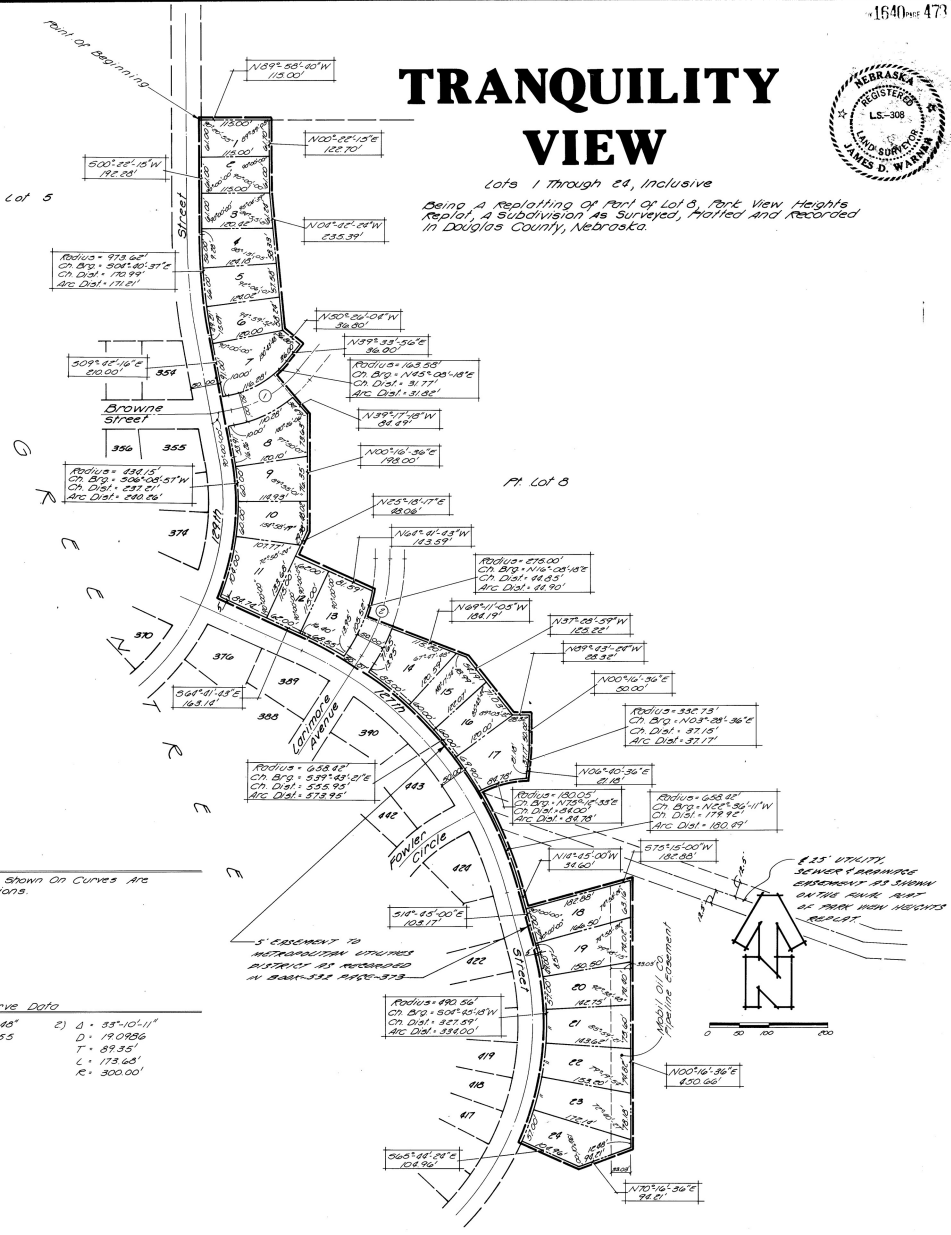
THIS PLAT OF TRANQUILITY VIEW WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 08th DAY OF AUGUST, 1979.
 Chairman

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF TRANQUILITY VIEW WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 9th DAY OF October, 1979.
 Mayor

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF TRANQUILITY VIEW WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 11th DAY OF September, 1979.
 Douglas County Surveyor



Centerline Curve Data

1) D = 20° 23' 45"	2) S = 35° 10' 11"
L = 30.58755	D = 19° 02' 56"
T = 70.00'	L = 89.35'
L = 134.05'	L = 173.65'
R = 183.55'	R = 300.00'

SCALE AS SHOWN
 DATE 7-20-79
 DRAWN BY J.T.
 CHECKED BY
 REVISION

TRANQUILITY VIEW
 THOMPSON, DRESSEN & DORNER
 Consulting Engineers & Land Surveyors

115#
 SEE INTERVILLAGE
 TRANQUILITY VIEW



Book 1640
 Page 473
 of 473
 Fee \$2.00
 Index
 Copy
 Date 8-1-79
 115#