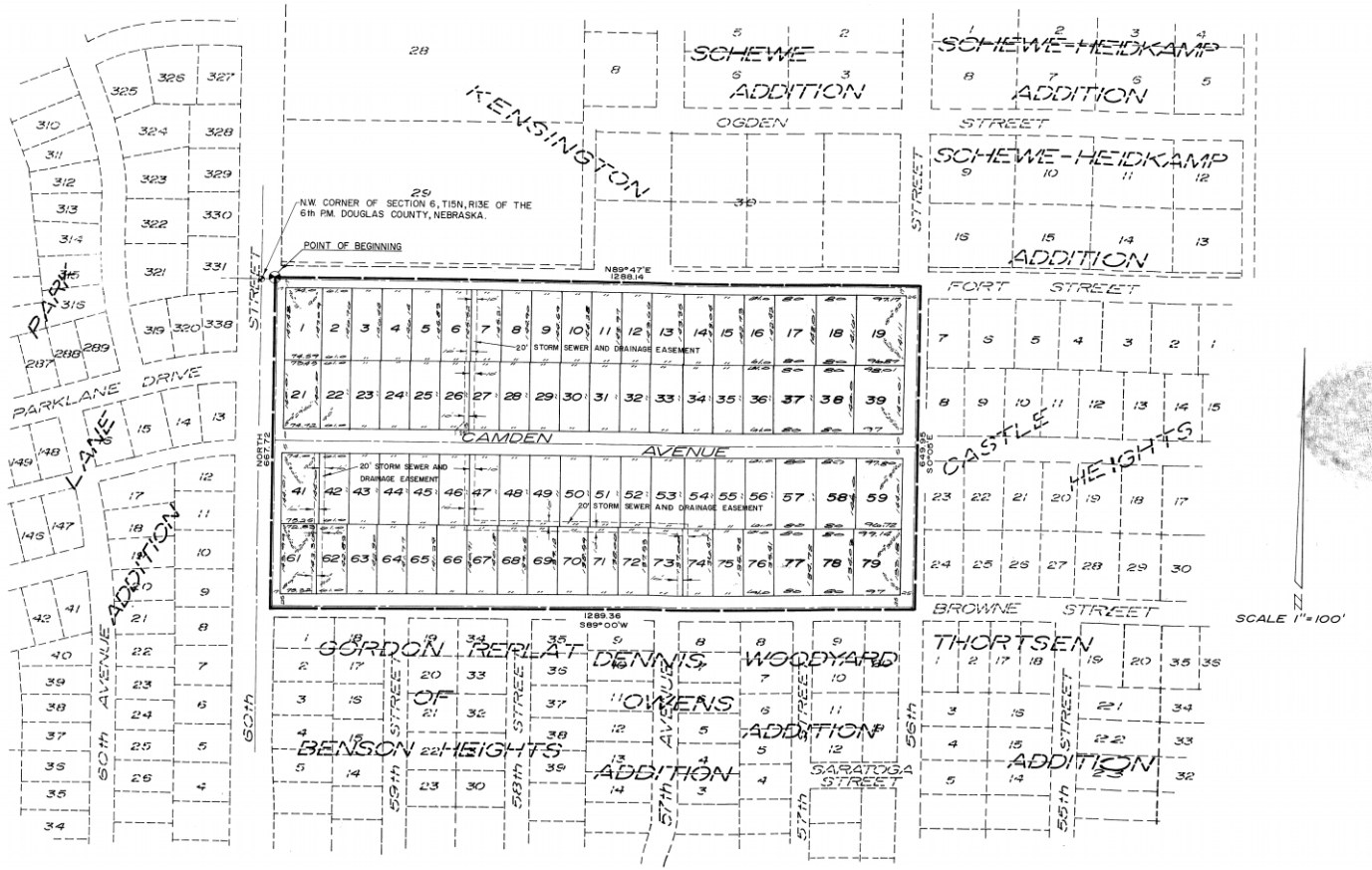
BANSE'S 3RD ADDITION

LOTS 1 THROUGH 80 INCLUSIVE.
EXCEPT LOTS 20, 40, 60, & 80
BEING A REPATTING OF LOTS 21, 22 AND 23,
BENSON HEIGHTS IN THE N.W. 1/4 SECTION 6, T15N,
R13E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

Except lots 20, 40, 60, & 80.

I hereby certify that I have accurately surveyed and staked with iron pipe, all corners of all Lots, streets and angle points in BANSE'S 3rd ADDITION, Lots 1 through 80 inclusive, being a replatting of Lots 21, 22, and 23, Benson Heights in the NW¼ of Section 6, T15N, R13E, of the 6th P.M., Douglas County, Nebraska. To wit:

Beginning at the NW corner of Lot 23, Benson Gardens as surveyed, platted and recorded in Douglas County, Nebraska; thence N89°47'E along the north line of Lots 22 and 23 said Benson Gardens, 1288.16 feet; thence S0°05'E 449.05 feet; thence S89°00'W 1289.36 feet; thence north along the west line of said Lot 23 Benson Gardens, 447.72 feet to the point of beginning, west line of said Lot 23 Benson Gardens, assumed North-South in direction.

10/17/61
Date

William L. Pynerson
William L. Pynerson
Reg. No. 465

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the Holly Development, Inc., a Nebraska Corporation (owners) and the Pleasant Valley Corporation, a Nebraska Corporation (mortgagee) being sole owners and mortgage holders of the land, described within the Surveyor's Certificate and embraced within this plat, have caused the same to be subdivided into lots and streets, numbered and named as shown, said Subdivision to be hereafter known as BANSE'S 3rd ADDITION, 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 the use of the streets as shown herein. We do also grant a perpetual license in favor of the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors, and assigns, to erect and operate, maintain, repair and renew poles with the necessary supporting, strengthening wires, crossarms, guys and anchors and other instrumentalities and to extend thereon wires for the conveying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over and upon a 5 foot strip of land adjoining the rear and side boundary lines of said lots in said Addition; said license being granted for the use and benefit of all present and future owners of lots in said Addition; provided however that said side lot line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said side lot lines within 30 months of date hereof or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

HOLLY DEVELOPMENT, INC.

Ernest J. Banse — President

Joanne K. Banse — Secretary

PLEASANT VALLEY CORPORATION

John F. Blazek — President

Emil E. Blazek — Secretary

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) ss.
County of Douglas)

On this 20th day of October, 1961 before me a Notary Public duly commissioned and qualified in and for said County, appeared Ernest J. Banse and Joanne K. Banse who are personally known by me to be the President and Secretary, respectively of the Holly Corporation, a Nebraska Corporation, owner of the property described in the Surveyor's Certificate on this plat, and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed of said corporation, and further appeared before me John F. Blazek and Emil E. Blazek, who are personally known by me to be the President and Secretary, respectively, of the Pleasant Valley Corporation, a Nebraska Corporation, mortgagee of said property, and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed of said corporation.

Subscribed and sworn before me 20th day of October, 1961

WITNESS my hand and official seal.

Leroy Harold Stone
Notary Public

My commission expires 14th day of October, 1966

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 26th day of October, 1961

Douglas County Treasurer

Deputy

APPROVAL OF OMAHA CITY COUNCIL

This plat of BANSE'S 3rd ADDITION was approved and accepted by the City Council of Omaha on the 2nd day of January, 1962

Mary L. Gallagher
City Clerk

President

Mayor

SURVEYOR'S CERTIFICATE OF GRADING

I hereby certify that the streets within this plat are built to the grades approved by the City Engineer and filed with the City, this ____ day of _____, 1961

Engineer Number E-905

APPROVAL OF CITY ENGINEER

I hereby approve the plat of BANSE'S 3rd ADDITION on this 3rd day of November, 1961.

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of BANSE'S 3rd ADDITION was approved by the City Planning Board of the City of Omaha this 8TH day of NOVEMBER, 1961

Chairman of City Planning Board

K-7-28

LAMP, PYNERSON & ASSOCIATES — CONSULTING ENGINEERS — LAND SURVEYORS	SCALE 1" = 100' / DRAWN BY W. L. P. / DATE Jan 5-61 / REVISIONS	BANSE'S 3rd ADDITION — FINAL PLAT — DRAWING NUMBER 61-14