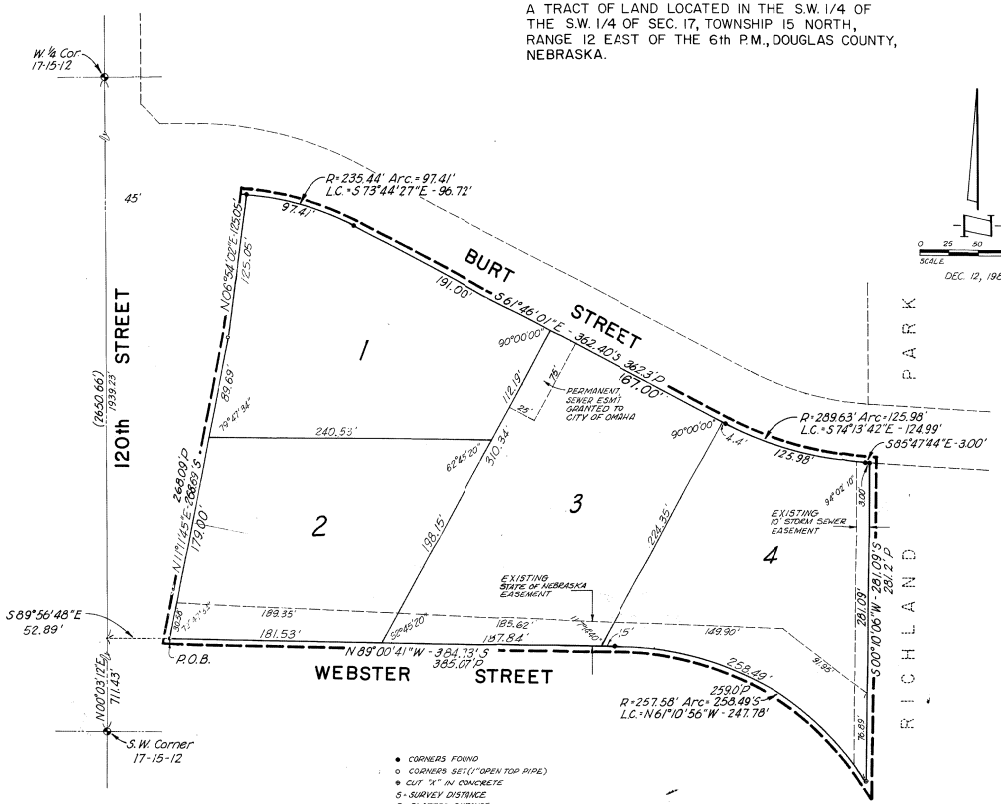
MIRACLE VILLAGE

LOTS 1 THRU 4 INCLUSIVE

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



- CORNERS FOUND
- CORNERS SET(1"OPEN TOP PIPE)
- CUT "X" IN CONCRETE

S - SURVEY DISTANCE.
P - PLATTED DISTANCE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT **BEN F. SHRIER, TRUSTEE,** BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO LOTS AS SHOWN AND TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "MIRACLE VILLAGE", AND THE COMPANY DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF IT'S PROPERTY AS SHOWN ON THIS PLAT. THE COMPANY DOES ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY 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, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, 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, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE BOUNDARY LINES OF THE ABOVE DESCRIBED SUBDIVISION. 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 7th DAY OF December, ~~1986~~ 1987

BEN F. SHRIER, TRUSTEE

BY: Ben F. Shrier, Trustee

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
) SS
COUNTY OF)

ON THIS 17th DAY OF December, 1987, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Ben F. Shrier PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

Robert A. Bowman Jr.
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE STAKED, WITH IRON PIPE, ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND POINTS OF CURVATURE IN MIRACLE VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, T 15 N, R 12 E OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N 00° 03'12" E (ASSUMED BEARING) 711.43 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, THENCE S 89°56'48" E 52.89 FEET TO THE POINT OF BEGINNING, THENCE N 11°11'45" E 268.69 FEET, THENCE N 06°54'02" E 125.15 FEET TO A POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF BURT STREET, THENCE ALONG SAID SOUTH R.O.W. LINE ON THE FOLLOWING FOUR DESCRIBED COURSES: (1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.44 FEET, AN ARC LENGTH OF 97.41 FEET, AND A LONG CHORD BEARING S 73°44'27" E FOR 96.72 FEET, (2) THENCE S 61°46'01" E 362.40 FEET, (3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.63 FEET, AN ARC LENGTH OF 125.98 FEET, AND A LONG CHORD BEARING S 74°13'42" E FOR 124.99 FEET, (4) THENCE S 85°47'44" E 3.00 FEET, THENCE S 00°10'06" W 281.09 FEET TO THE NORTHERLY R.O.W. LINE OF WEBSTER STREET, THENCE ALONG SAID NORTHERLY R.O.W. ON THE FOLLOWING TWO DESCRIBED COURSES: (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 257.58 FEET, AN ARC LENGTH OF 258.49 FEET, AND A LONG CHORD BEARING N 61°10'56" W FOR 247.78 FEET, (2) THENCE N 89°00'41" W 384.73 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 3.80 ACRES, MORE OR LESS.

RONALD D. HILL L.S. #373

DATE 3/16/88

REGISTERED LAND SURVEYOR
RONALD D. HILL
LS-373
STATE OF NEBRASKA

APPROVAL OF OMAHA CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF MIRACLE VILLAGE, LOTS 1 THROUGH 4, THIS 18th DAY OF December, 1987.

OMAHA CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 53 OF THE OMAHA MUNICIPAL CODE.

OMAHA CITY ENGINEER — DATE February 11, 1988

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DOUGLAS COUNTY TREASURER — DATE 12/17/87

SEAL
DOUGLAS COUNTY NEBRASKA

APPROVAL OF DOUGLAS COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT OF MIRACLE VILLAGE, LOTS 1 THROUGH 4, THIS 17th DAY OF December, 19__.

DOUGLAS COUNTY SURVEYOR

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF MIRACLE VILLAGE, LOTS 1 THROUGH 4, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 2nd DAY OF December, 1987.

CHAIRMAN, OMAHA CITY PLANNING BOARD

ACCEPTANCE OF OMAHA CITY COUNCIL

THIS PLAT OF MIRACLE VILLAGE, LOTS 1 THROUGH 4, WAS ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS 26th DAY OF January, 1988.

MAYOR

PRESIDENT OF THE COUNCIL

ATTEST: CITY CLERK
Deputy

Design Engineering and Associates, Inc.
ENGINEERS LAND SURVEYORS PLANNERS
7200 CLAY STREET BELLEVUE NEBRASKA 68005 402 291-8100

BK 1821 N ____ C/O ____ FEE 7.50
PG 287 N ____ DEL ____ MC ____
SCANNED COMP. ____ F/B ____

RECEIVED
1988 MAR -3 PM 1:16
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

#1949

E3 #14 MIRACLE VILLAGE