BOOK 1650 PAGE 478

N/S #23

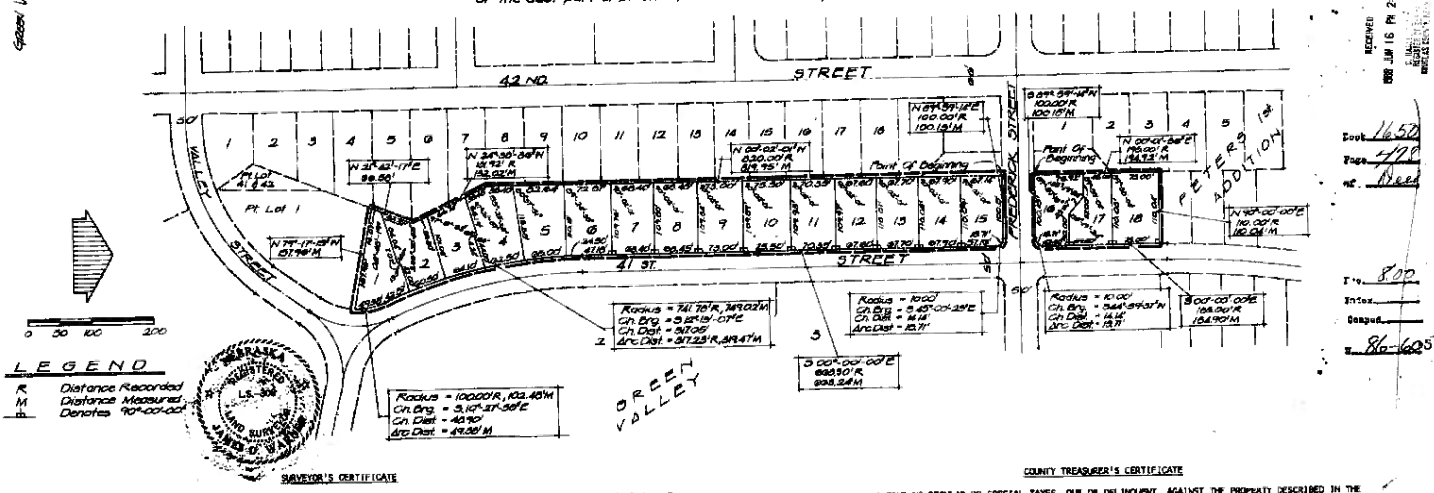
GREEN VALLEYS REPLAT II

56 Lots

GREEN VALLEYS REPLAT II

Lots 1 through 18 inclusive,

Being a replatting of lot 1 of the replat of the east part of block 3, Green Valleys, as surveyed, platted and recorded in Douglas County, Nebraska, together with a part of lot 1 and all of lot 2 of the replat of the east part of block 2, said Green Valleys.



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Book 1650
Page 478
No. Deed

F'ee 8.00
Index
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M 86-605

LEGEND

R Distance Recorded
M Distance Measured
th Denotes 90°-00'-00"

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 OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED AT ALL LOT CORNERS, SAID SUBDIVISION IS KNOWN AS GREEN VALLEYS REPLAT II, LOTS 1 THRU 18 INCLUSIVE, BEING A REPLATTING OF LOT 1 OF THE REPLAT OFTHE EAST PART OF BLOCK 3, GREEN VALLEYS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH A PART OF LOT 1 AND ALL OF LOT 2 OF THE REPLAT OF THE EAST PART OF BLOCK 2, SAID GREEN VALLEYS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 2 SAID BLOCK 2; THENCE N 89° 59' 14" E (ASSUMED BEARING) ON THE NORTH LINE OF LOT 2 SAID BLOCK 2, 100.13 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF LOT 2 SAID BLOCK 2 ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 45° 00' 29" E, CHORD DISTANCE 14.14 FEET), AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE S 00° 00' 00" E, ON THE EAST LINE OF LOTS 1 AND 2 SAID BLOCK 2, 663.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE EAST LINE OF LOT 1 SAID BLOCK 2 ON A 748.02 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 12° 13' 07" E, CHORD DISTANCE 317.05 FEET), AN ARC DISTANCE OF 319.47 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ON THE EAST LINE OF LOT 1 SAID BLOCK 2 ON A 102.48 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 16° 37' 38" E, CHORD DISTANCE 98.00 FEET), AN ARC DISTANCE OF 98.38 FEET; THENCE N 79° 17' 15" W, 157.36 FEET TO A POINT ON THE WEST LINE OF LOT 1 SAID BLOCK 2; THENCE N 21° 42' 17" E ON THE WEST LINE OF LOT 1 SAID BLOCK 2, 66.58 FEET; THENCE N 24° 38' 35" W ON THE WEST LINE OF LOT 1 SAID BLOCK 2, 132.02 FEET; THENCE N 00° 02' 01" W ON THE WEST LINE OF LOTS 1 AND 2 SAID BLOCK 2, 818.95 FEET TO THE POINT OF BEGINNING, AND BEGINNING AT THE S.W. CORNER OF LOT 1 SAID BLOCK 3; THENCE N 00° 03' 56" E (ASSUMED BEARING) ON THE WEST LINE OF LOT 1 SAID BLOCK 3, 194.92 FEET TO THE N.W. CORNER OF LOT 1 SAID BLOCK 3; THENCE N 90° 00' 00" E ON THE NORTH LINE OF LOT 1 SAID BLOCK 3, 180.04 FEET TO THE N.E. CORNER OF LOT 1 SAID BLOCK 3, THENCE S 00° 08' 50" E ON THE EAST LINE OF LOT 1 SAID BLOCK 3, 184.80 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF LOT 1 SAID BLOCK 3 ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 44° 59' 37" W, CHORD DISTANCE 14.14 FEET), AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE S 89° 59' 14" W ON THE SOUTH LINE OF LOT 1 SAID BLOCK 3, 180.15 FEET TO THE POINT OF BEGINNING.

APRIL 15, 1980
DATE

James D. Warren
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, VALLEY TOWNHOMES LTD., A LIMITED PARTNERSHIP, BEING THE OWNERS AND COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GREEN VALLEYS REPLAT II, AND WE DO HEREBY RATIFY AND APPROVE OF THEDISPOSITION OF OUR PROPERTY 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 RENEW, 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 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 ABUTTING 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 HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE 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 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 BASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APORESAID USES OR RIGHTS HEREIN GRANTED.

VALLEY TOWNHOMES LTD.

JOHN R. MARINER

RUSSELL HANNIBAL

R.D. SHREVE

COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 15th DAY OF April, 1980, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED John R. Mariner, Russell Hannibal AND R.D. Shreve OF VALLEY TOWNHOMES LTD., A LIMITED PARTNERSHIP, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, 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 LIMITED PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE APORESAID.

MY COMMISSION EXPIRES: Jan 4 1981

KAY ORMSBEE LOSEN
GENERAL NOTARY
STATE OF NEBRASKA
My commission exp. Jan. 4, 1981

Kay Ormsbee Losen
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

ON THIS 14 DAY OF April, 1980, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED DONALD L. SHIVERICK AND JEROME J. JANICEK, SEVP OF COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST APORESAID.

MY COMMISSION EXPIRES: 3-5-83

W. Lee Hetstone
NOTARY PUBLIC

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 17 DAY OF April, 1980.

DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF GREEN VALLEYS REPLAT II ON THIS 16 DAY OF APRIL, 1980.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 55 OF THE OMAHA MUNICIPAL CODE.

6/16/80
DATE

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF GREEN VALLEYS REPLAT II WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 14TH DAY OF MAY, 1980.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF GREEN VALLEYS REPLAT II WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 10TH DAY OF June, 1980.

MAYOR

PRESIDENT

CITY CLERK

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF GREEN VALLEYS REPLAT II WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 2nd DAY OF April, 1980.

DOUGLAS COUNTY SURVEYOR

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 PACIFIC ST. OMAHA, NEBRASKA 68114
TELEPHONE 391-7004 AREA CODE 402

GREEN VALLEYS REPLAT II

Scale As Shown | Drwn By: GFH
Date: 4-14-80

FINAL PLAT

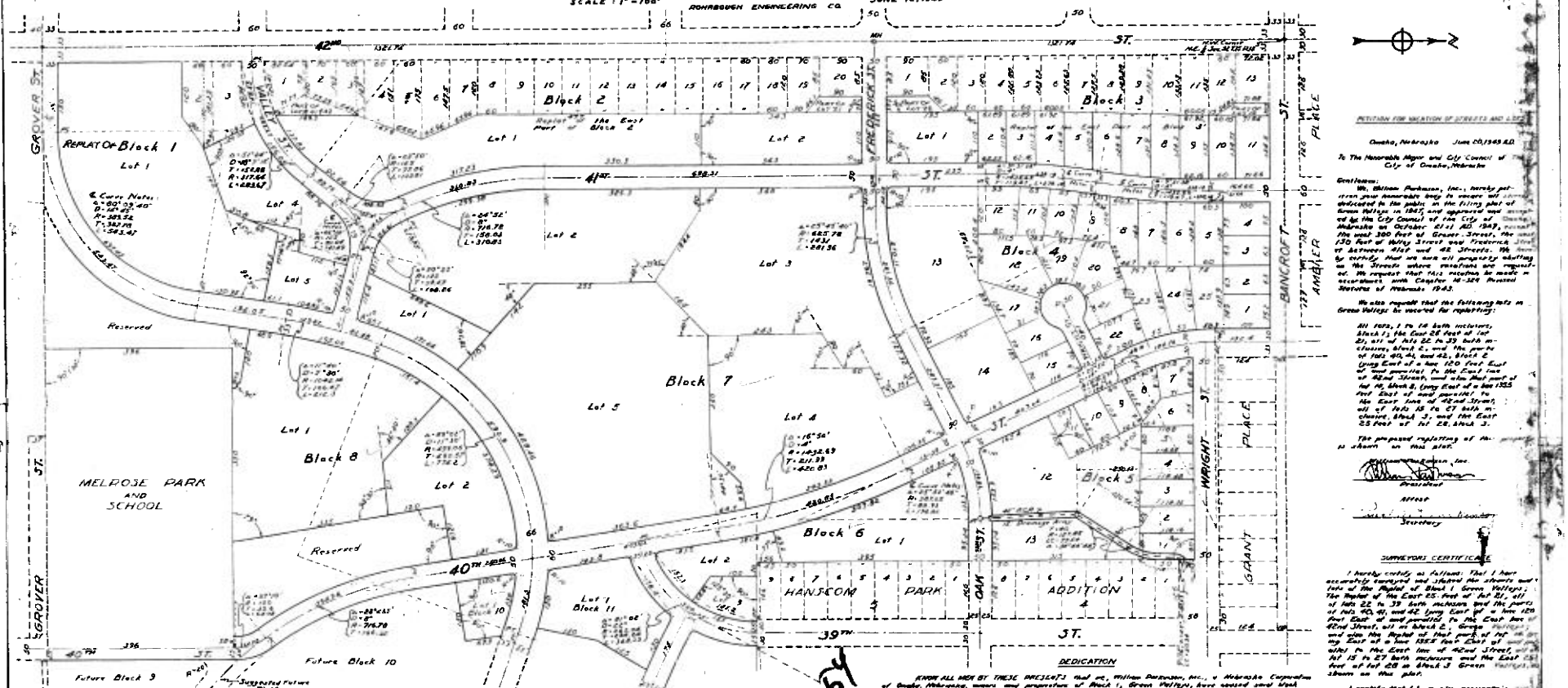
GREEN VALLEYS

REPLAT OF BLOCK 1, REPLAT OF THE EAST PART OF BLOCK 2 AND REPLAT OF THE EAST PART OF BLOCK 3, AND ALSO FILING PLAT OF BLOCKS 4,5,6,7 AND 8, LOT 1, BLOCK 10 AND LOT 1, BLOCK 11.

SCALE 1" = 100'

JUNE 16, 1949

ROHRBOUGH ENGINEERING CO.



APPROVAL OF THE CITY ENGINEER OF OMAHA

I hereby approve the Replat of Block 1, Green Valleys, the Replat of the east part of Block 2, Green Valleys, the Replat of the east part of Block 3, Green Valleys and the Filing Plat of Blocks 4,5,6,7 and 8, and Lot 1, Block 10, and Lot 1, Block 11, Green Valleys, on this 20 day of June 1949.

E. W. Hoelting
City Engineer

OMAHA CITY COUNCIL'S ACCEPTANCE

The Replat of Block 1, Green Valleys, the Replat of the east part of Block 2, Green Valleys, the Replat of the east part of Block 3, Green Valleys, and Filing Plat of Blocks 4,5,6,7 and 8, and Lot 1, Block 10, and Lot 1, Block 11, Green Valleys, as shown on this plat were approved by the City Council of the City of Omaha, Nebraska, this ____ day of ____ A.D. 1949.

Attest: _____ City Clerk

_____ Mayor

APPROVAL OF THE OMAHA CITY PLANNING COMMISSION

This plat of Replat of Block 1, Green Valleys, Replat of the east part of Block 2, Green Valleys, Replat of the east part of Block 3, Green Valleys and Filing Plat of Blocks 4,5,6,7 and 8 and Lot 1, Block 10, and Lot 1, Block 11, Green Valleys was approved by the Omaha city planning commission on June 20, 1949.

_____ Chairman

COUNTY TREASURERS CERTIFICATE AS TO TAXES

I hereby certify that the records of my office show no delinquent taxes or assessments against the property described in the surveyor's certificate hereon as of June 20 1949.

_____

ACKNOWLEDGMENT

Omaha, Nebraska } ss.
County of Douglas }

On this 20 day of June, A.D. 1949, before me a notary public duly commissioned and qualified in and for said county personally came the above named William Parkinson, President, and Pamela M. Parkinson, Secretary of the said William Parkinson, Inc. who are personally known by me to be the identical persons whose names are affixed to the foregoing dedication as president and secretary of the aforesaid corporation and they acknowledged the signing and said dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation.

WITNESS my hand and official seal at Omaha, Douglas County, Nebraska, the day last aforesaid.

My commission expires on the 21st day of Dec. A.D. 1949

_____ Notary Public

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, William Parkinson, Inc., a Nebraska Corporation of Omaha, Nebraska, owners and proprietors of Block 1, Green Valleys, have caused said block to be replatted into lots as shown on this plat and to be hereafter known as Replat of Block 1, Green Valleys.

We, said Corporation, also owners and proprietors of the East 25 Feet of lot 21, all of lots 22 to 39 both inclusive, and the north 30 feet of lots 40, 41 and 42, Lying East of a line 120 Feet East of and parallel to the East line of 42nd Street, all in Block 2, Green Valleys, have caused said lots and parts of lots to be replatted as shown on this plat and to be hereafter known as Replat of the East Part of Block 2, Green Valleys.

We, said Corporation, also owner and proprietors of that part of lot 18 Lying East of a line 135.5 Feet East of and parallel to the East line of 42nd Street off of lots 17 to 27 both inclusive and the East 25 Feet of lot 28 all in Block 3, Green Valleys, have caused said lots and parts of lots to be platted as shown on this plat and to be hereafter known as Replat of the East part of Block 3, Green Valleys.

We, said Corporation, owners and proprietors of part of Tax Lot 3, Section 32, T 15 N, R 13 E. of the 6th PM as per description recorded in Omaha, Douglas County, Nebraska, have caused same to be platted into lots, blocks and streets as shown on this plat and to be hereafter known as Green Valleys and as Blocks 4,5,6,7 and 8 and lot 1, Block 10, and lot 1, Block 11 are only the second part of said Green Valleys Addition. That we hereby certify that no said corporate parcel platted herein is situated within the corporate limits of any city or village, and that the public use the streets and drainage ways as shown on this plat.

IN WITNESS WHEREOF we do hereunto set our hands and corporate seal this 20 day of June A.D. 1949.

_____ Secretary

_____ President

PETITION FOR VACATION OF STREETS AND ALLEYS

Omaha, Nebraska June 20, 1949 A.D.

To The Honorable Mayor and City Council of the City of Omaha, Nebraska

Gentlemen:

We, William Parkinson, Inc., hereby petition your honorable body to vacate all streets dedicated to the public on the filing plat of Green Valleys in 1947, and approved and accepted by the City Council of the City of Omaha, Nebraska on October 16 of A.D. 1947, except the west 330 feet of Grover Street, the west 130 feet of Valley Street and Frederick Street between Hiatt and 42 Streets. We hereby certify that we own all property abutting on the Streets where vacations are requested. We request that this vacation be made in accordance with Chapter 14-306 Revised Statutes of Nebraska 1943.

We also request that the following lots in Green Valleys be vacated for replatting:

All lots, 1 to 16 both inclusive, Block 1; the East 25 Feet of lot 21, all of lots 22 to 39 both inclusive, Block 2; and the parts of lots 40, 41, and 42, Block 2 Lying East of a line 120 Feet East of and parallel to the East line of 42nd Street, and also that part of lot 18, Block 3, Lying East of a line 135.5 feet East of and parallel to the East line of 42nd Street, all of lots 19 to 27 both inclusive, Block 3, and the East 25 Feet of lot 28, Block 3.

The proposed replatting of the [illegible] as shown on this plat.

William Parkinson, Inc.
President

Attest
Secretary

SURVEYORS CERTIFICATE

I hereby certify as follows: That I have accurately surveyed and platted the streets and lots of the Replat of Block 1, Green Valleys; The Replat of the East 25 Feet of lot 21, all of lots 22 to 39 both inclusive, and the parts of lots 40, 41, and 42 Lying East of a line 120 Feet East of and parallel to the East line of 42nd Street, all in Block 2, Green Valleys; and also the Replat of the parts of lot 18 Lying East of a line 135.5 Feet East of and parallel to the East line of 42nd Street, and lot 19 to 27 both inclusive and the East 25 feet of lot 28 in Block 3 Green Valleys as shown on this plat.

I certify that I have also accurately surveyed and staked the lots and streets of all of Blocks 4,5,6,7 and 8, and lot 1, Block 10 and lot 1, Block 11 Green Valleys as shown on this plat.

I further certify that the [illegible] as the second platting of Green Valleys and is platted in and comprises a part of the S. Section 32, T. 15 N, R 13 E of the 6 th P.M.

I further certify that I staked the property with temporary stakes in order to [illegible] monuments for the filing plat. As soon as the grading is done, the property will be staked with iron pipe.

IN WITNESS WHEREOF I have hereunto set my hand this 20 day of June A.D. 1949.

E. M. Robertson
Surveyor

2354

2354 bk. 19