

RECEIVED

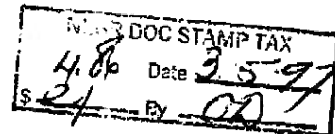
MAR 5 1 21 PM '97

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



THIS PAGE INCLUDED FOR

INDEXING



PAGE DOWN FOR BALANCE OF INSTRUMENT

60-15241-NEW

60-15100  
(OLD)

FEE 3630 R	FB
DEL PN C/O	COMP
LEGAL PG	SCAN FV

# HAPPY HOLLOW VIEW REPLAT

## LOT 1

BEING A REPLAT OF THE WEST 56.00 FEET OF THE SOUTH 85.00 FEET OF LOT 6, BLOCK 6 AND ALSO THE SOUTH 85.00 FEET OF LOT 7, BLOCK 6, HAPPY HOLLOW VIEW, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, SHAMROCK HOMES, A NEBRASKA CORPORATION, OWNER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HAPPY HOLLOW VIEW REPLAT 3 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY, AND WE DO HEREBY GRANT THE EASEMENTS, ALL AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS 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 A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING 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-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 SET OUR HANDS THIS 8 DAY OF JAN, 1990.

7

SHAMROCK HOMES

Mike O'Hearn  
MIKE O'HEARN

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 8 DAY OF JAN, 1990, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MIKE O'HEARN OF SHAMROCK HOMES, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

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### SUBCOMMITTEE OF COMMISSION

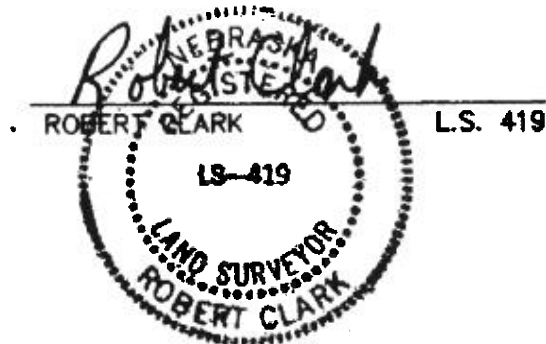
# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS AND STAKES HAVE BEEN PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN HAPPY HOLLOW VIEW REPLAT 3, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 6, HAPPY HOLLOW VIEW, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE N00°00'00"E (ASSUMED BEARING) ALONG SAID EAST RIGHT-OF-WAY LINE OF 120TH STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 7, BLOCK 6, HAPPY HOLLOW VIEW, A DISTANCE OF 85.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 179.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, BLOCK 6, HAPPY HOLLOW VIEW; THENCE S90°00'00"W, ALONG SAID SOUTH LINE OF LOT 6, BLOCK 6, HAPPY HOLLOW VIEW, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 15,215 SQUARE FEET OR 0.349 ACRES, MORE OR LESS.

Jan. 7, 1997  
DATE:



IMPRINTED SEAL  
REGISTER OF DEEDS

REVIEW OF COUNTY ENGINEER

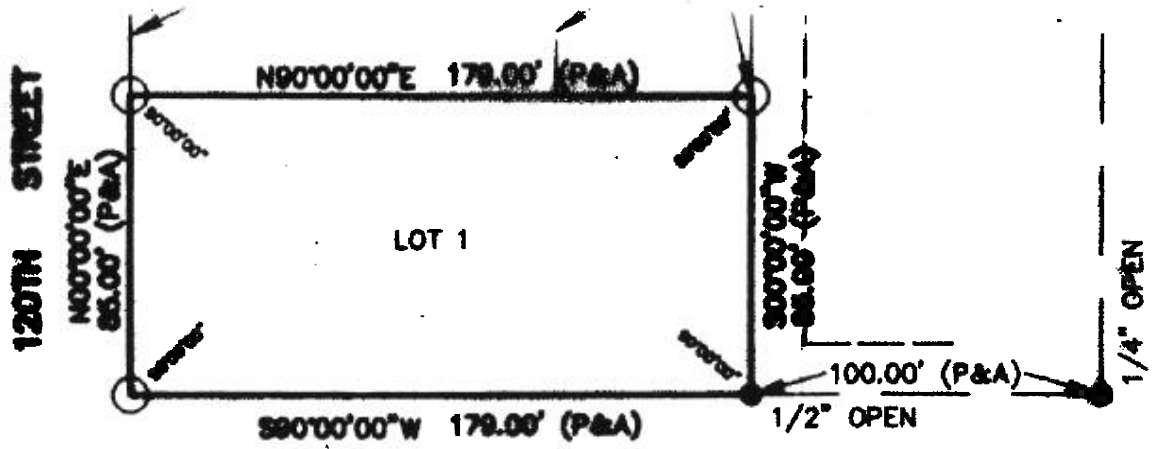
THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 7th DAY OF January, 1996.

[Signature]  
DOUGLAS COUNTY ENGINEER

IMPRINTED SEAL  
REGISTER OF DEEDS

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 AS TO DESIGN STANDARDS THIS 22nd DAY OF January, 1996.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

- LEGEND
- PINS FOUND
  - PINS SET 5/8" REBAR
  - (P) PLAT DISTANCES
  - (A) ACTUAL DISTANCES

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 WAS APPROVED BY THE CITY COUNCIL ON THIS 22<sup>ND</sup> DAY OF February, 1998.

MAYOR Hal Dahl

ATTEST Dorothy CITY CLERK

Jim Terry PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

IMPRINTED SEAL  
REGISTER OF DEEDS

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 EMBRASED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Dorothy  
COUNTY TREASURER

Eric M. Haney

3-6-98  
DATE

IMPRINTED SEAL  
REGISTER OF DEEDS



225820	10-29-98
1"=50'	R.A.C.
1/4"=1'	R.V.C.

FINAL PLAT

1/4 OPEN

ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS 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 A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING 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-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 SET OUR HANDS THIS 8 DAY OF JAN, 1998.  
7

SHAMROCK HOMES

Mike O'Hearn  
MIKE O'HEARN

ACKNOWLEDGEMENT OF NOTARY

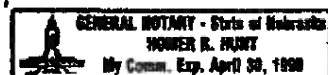
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS

ON THIS 8 DAY OF JAN, 1998, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MIKE O'HEARN OF SHAMROCK HOMES, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Homer R. Hunt  
NOTARY PUBLIC

SEAL



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS.

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 WAS APPROVED BY THE CITY PLANNING BOARD ON THIS 8th DAY OF January, 1998.  
7

Kathleen Jeffries  
CHAIRMAN OF CITY PLANNING BOARD

**HAPPY HOLLOW VIEW**  
**REPLAT 3**  
**DOUGLAS COUNTY, NEBRASKA**

**E&A**

12001 '0

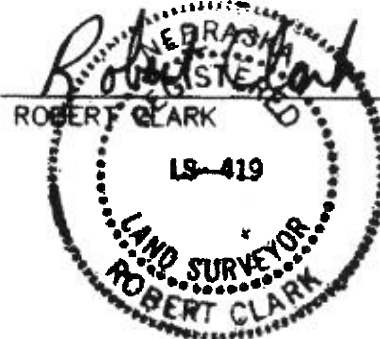
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 6, HAPPY HOLLOW VIEW, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE N00°00'00"E (ASSUMED BEARING) ALONG SAID EAST RIGHT-OF-WAY LINE OF 120TH STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 7, BLOCK 6, HAPPY HOLLOW VIEW, A DISTANCE OF 85.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 179.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, BLOCK 6, HAPPY HOLLOW VIEW; THENCE S90°00'00"W, ALONG SAID SOUTH LINE OF LOT 6, BLOCK 6, HAPPY HOLLOW VIEW, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING.

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Jan. 7, 1997

DATE:



IMPRINTED SEAL  
REGISTER OF DEEDS

REVIEW OF COUNTY ENGINEER

THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 9<sup>th</sup> DAY OF January, 1996.

[Signature]  
DOUGLAS COUNTY ENGINEER

IMPRINTED SEAL  
REGISTER OF DEEDS

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF HAPPY HOLLOW VIEW REPLAT 3 AS TO DESIGN STANDARDS THIS 22<sup>nd</sup> DAY OF January, 1996.

[Signature]  
CITY ENGINEER

1-22-97  
DATE:

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

[Signature]  
CITY ENGINEER

3-5-97  
DATE :

**E&A CONSULTING GROUP**

12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3589

