

# MIRACLE HILLS

LOT "A", LOT "B", LOT "C", LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 4; LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 5; LOT 1, BLOCK 6; LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 7; LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 8.

BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 18, T15N, R12E, OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

## CURVE DATA

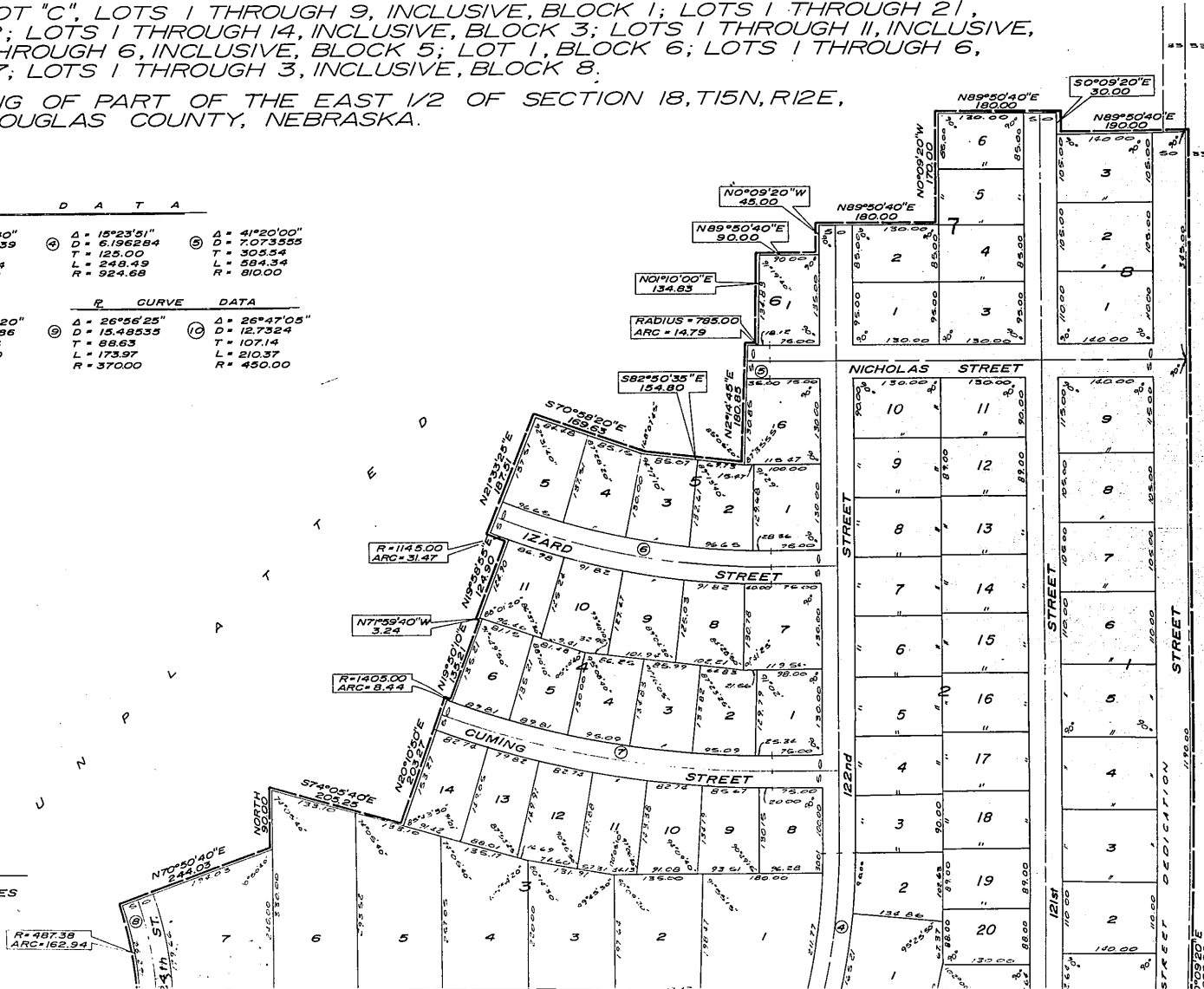
Δ	D	T	L	R
① Δ = 20°00'00"	D = 16.851705	T = 59.95	L = 118.69	R = 340.00
② Δ = 20°00'00"	D = 21.220666	T = 47.61	L = 94.25	R = 270.00
③ Δ = 15°50'40"	D = 7.848739	T = 127.70	L = 252.84	R = 730.00
④ Δ = 15°23'51"	D = 6.196284	T = 125.00	L = 249.49	R = 924.68
⑤ Δ = 41°20'00"	D = 7.073555	T = 30.534	L = 584.34	R = 810.00
⑥ Δ = 41°20'00"	D = 51.55964	T = 422.47	L = 807.97	R = 1120.00
⑦ Δ = 41°20'00"	D = 4.006693	T = 539.40	L = 1031.61	R = 1430.00
⑧ Δ = 48°49'20"	D = 11.182286	T = 232.55	L = 436.60	R = 512.38
⑨ Δ = 26°56'25"	D = 15.48535	T = 88.63	L = 173.97	R = 370.00
⑩ Δ = 26°47'05"	D = 12.7324	T = 107.14	L = 210.37	R = 450.00

## R CURVE DATA

R	Δ	D	T	L	R
① R = 1145.00	Δ = 31.47	D = 1145.00	T = 1145.00	L = 1145.00	R = 1145.00
② R = 1405.00	Δ = 8.44	D = 1405.00	T = 1405.00	L = 1405.00	R = 1405.00
③ R = 487.38	Δ = 162.94	D = 487.38	T = 487.38	L = 487.38	R = 487.38

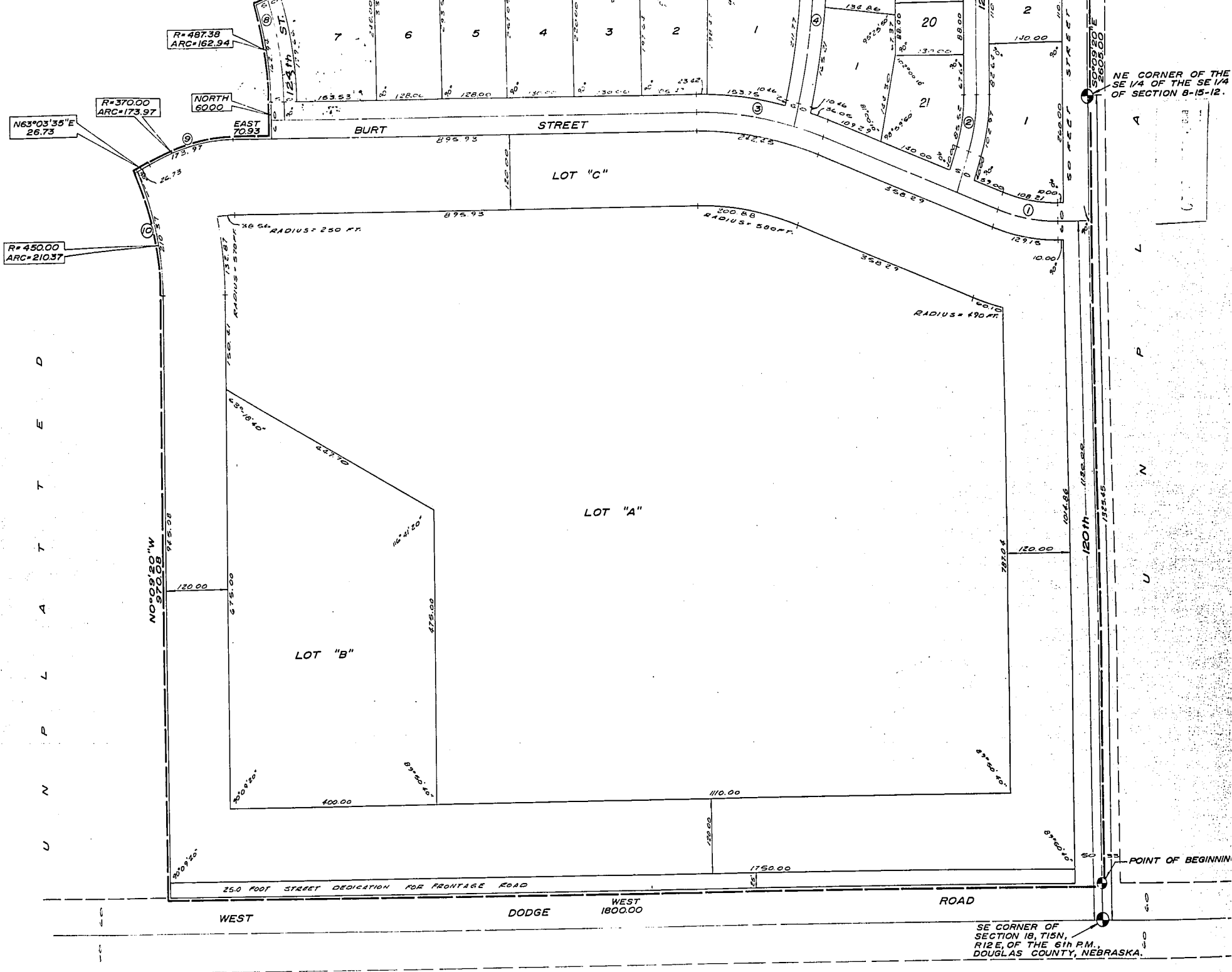
SCALE: 1"=100'

NOTE:  
DISTANCES SHOWN ON CURVES ARE  
ARC DISTANCES NOT CHORD DISTANCES



Block 125/1205

Book 1251-210



U N P L A T T E E D

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described herein, and that temporary monuments have been placed at all angle points on the boundary of this plat, and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent monuments and stakes will be placed; said subdivision is known as MIRACLE HILLS, Lot "A", Lot "B", Lot "C"; Lots 1 thru 9, inclusive, Block 1; Lots 1 thru 21, inclusive, Block 2; Lots 1 thru 14, inclusive, Block 3; Lots 1 thru 11, inclusive, Block 4; Lots 1 thru 6, inclusive, Block 5; Lot 1, Block 6; Lots 1 thru 6, inclusive, Block 7; and Lots 1 thru 3, inclusive, Block 8; being a platting of part of the East 1/2 of Section 18, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, to-wit: Commencing at a point on the East line of said Section 18, said point lying N 0° 09' 20" E, 60.0 feet from the Southeast corner of said Section 18; thence West 1800.0 feet; thence N 0° 09' 20" W, 970.08 feet to a point of curve; thence on a curve to the left (radius being 450.0 feet) for an arc distance of 210.37 feet; thence N 63° 03' 35" E, 26.73 feet to a point of curve; thence on a curve to the right (radius being 370.0 feet) for an arc distance of 173.97 feet; thence East 70.93 feet; thence North 60.00 feet to a point of curve; thence Northerly on a curve to the left (radius being 487.38 feet) for an arc distance of 162.94 feet; thence N 70° 50' 40" E, 244.03 feet; thence North 90.0 feet; thence S 74° 05' 40" E, 205.25 feet; thence N 20° 10' 50" E, 203.27 feet to a point on a curve; thence Easterly on a curve to the left (radius being 1405.0 feet) for an arc distance of 8.44 feet; thence N 19° 50' 10" E, 135.21 feet; thence N 71° 59' 40" W, 3.24 feet; thence N 19° 58' 55" E, 124.90 feet to a point on a curve; thence Westerly on a curve to the right (radius being 1145.0 feet) for an arc distance of 31.47 feet; thence N 21° 33' 25" E, 187.51 feet; thence S 70° 58' 20" E, 169.63 feet; thence S 82° 50' 35" E, 154.80 feet; thence N 02° 14' 45" E, 180.85 feet to a point on a curve; thence Easterly on a curve to the left (radius being 785.0 feet) for an arc distance of 14.79 feet; thence N 01° 10' 00" E, 134.83 feet; thence N 89° 50' 40" E, 90.0 feet; thence N 0° 09' 20" W, 45.0 feet; thence N 89° 50' 40" E, 180.0 feet; thence N 0° 09' 20" E, 30.0 feet; thence N 89° 50' 40" E, 190.0 feet to a point on the East line of said Section 18; thence S 0° 09' 20" E along said East line of said Section 18 for a distance of 2605.0 feet to the point of beginning. (The South line of said Section 18 assumed East-West in direction.)

1/15/65 Date

William L. Pearson Land Surveyor No. 63

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Irving Veitzer and Rose Blumkin (Trustees); Louie Blumkin (Trustee); Rose Investment Company, a Nebraska corporation; Miracle Hills Development, Inc., a Nebraska corporation; Robert L. Mierendorf, Louis R. Seybold, W. Russell Bowie, Jr., John R. Maenner and Louis Shrier; being the sole owners of the land described within the Surveyor's Certificate and embraced within this Plat, have caused said land to be subdivided into lots, blocks, and streets to be numbered and named as shown, said subdivision to be hereafter known as MIRACLE HILLS, 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 license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits, and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors, and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat, and power, and for all telephone and telegraph and message service over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots (these easements apply only to land within said Subdivision), said license being granted for the use and benefit of all present and future owners of lots in said Subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both said utility companies fail to construct poles and wires or conduits along any of said side lot lines within 36 months of the date hereof, or if any poles, wires or conduits are constructed but hereafter 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.

Signatures of Rose Blumkin, Irving Veitzer, Louie Blumkin, Robert L. Mierendorf, Louis R. Seybold, W. Russell Bowie, Jr., John R. Maenner, Louis Shrier, Rose Investment Company, Miracle Hills Development Inc.

ACKNOWLEDGMENTS OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss On this 19th day of JANUARY, 1965, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Rose Blumkin, Irving Veitzer and Louie Blumkin, Trustees of property described within the Surveyor's Certificate on this plat and 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.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid. My commission expires on October 30, 1968

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss On this 19th day of JANUARY, 1965, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Robert L. Mierendorf, Louis R. Seybold, W. Russell Bowie, Jr., John R. Maenner and Louis Shrier, Owners of property described within the Surveyor's Certificate on this plat and 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.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid. My commission expires on OCTOBER 15, 1969

BOOK 1254-212

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) ss On this 19th day of JANUARY, 1965, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Louie Blumkin and Frances Batt, who are personally known by me to be, respectively, the President and Secretary of ROSE INVESTMENT COMPANY (a Nebraska corporation), Owner of 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, and the voluntary act and deed of said corporation.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on October 30, 1968

*Kolman J. ...*  
 Notary Public

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) ss On this 19th day of JANUARY, 1965, before me, a notary public, duly commissioned and qualified, in and for said County, appeared Robert L. Mierendorf and Ben F. Shrier, who are personally known by me to be, respectively, the President and Secretary of MIRACLE HILLS DEVELOPMENT INC. (a Nebraska corporation) Owner of 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, and the voluntary act and deed of said corporation.

Witness my hand and official seal, in Omaha, Nebraska, the date last aforesaid.

My commission expires on OCTOBER 15, 1969

*Richard B. ...*  
 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 19 day of January, 1965.

*R.P. ...*  
 Deputy

*Sam J. ...*  
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER

I hereby approve the plat of MIRACLE HILLS, on this 13<sup>th</sup> day of February, 1965.

*D.P. ...*  
 City Engineer

APPROVAL OF CITY PLANNING BOARD

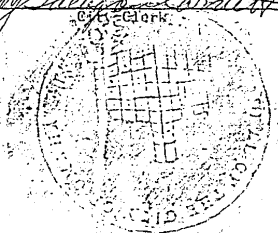
This plat of MIRACLE HILLS was approved by the City Planning Board of the City of Omaha, this 17<sup>th</sup> day of FEBRUARY, 1965.

*Wallace ...*  
 VICE Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of MIRACLE HILLS was approved and accepted by the City Council of Omaha on this 16<sup>th</sup> day of March, 1965.

*James J. ...* Mayor  
*Harry ...* President  
*Mary ...* City Clerk



APPROVED  
 WM. H. GREEN  
 DOUGLAS COUNTY  
 SURVEYOR  
 D.L.S.  
 4-23-65

<p>LAMP, RYNERASON &amp; ASSOCIATES          CONSULTING ENGINEERS - LAND SURVEYORS</p>	SCALE: as shown DRAWN BY: N.R. DATE: Nov. 64	MIRACLE HILLS	DRAWING NO.
		FINAL PLAT	64-1

#30  
 7 May 16 3:41 P.