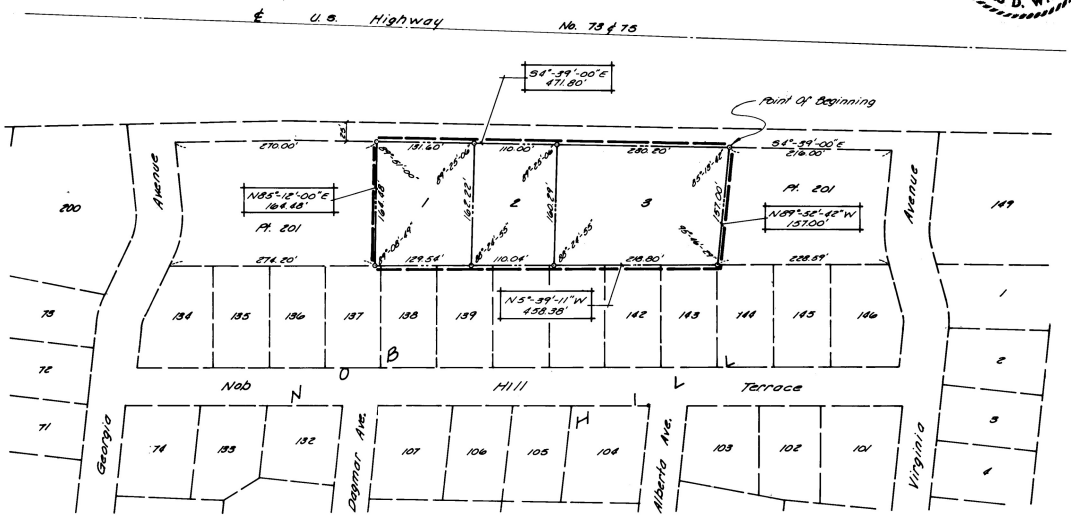
NOB HILL REPLAT II

LOTS 1 THRU 3, INCLUSIVE

BEING A REPLAT OF PART OF LOT 201, NOB HILL REPLAT, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER



Scale : 1" = 30'

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF NOB HILL REPLAT II WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 7 DAY OF DEC., 1976.

Norman Whitney
SARPY COUNTY SURVEYOR

NORMAN WHITNEY SURVEYOR SARPY COUNTY, NEBR.

Rec # 62256

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY AND AT ALL CORNERS OF ALL LOTS IN NOB HILL REPLAT II, LOTS 1 THRU 3 INCLUSIVE, BEING A REPLAT OF PART OF LOT 201, NOB HILL REPLAT, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 201; THENCE S 4° 39' 00" E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 201, 216.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 4° 39' 00" E ON THE WEST LINE OF SAID 201, 471.80 FEET TO A POINT THAT IS 270.00 FEET NORTH OF THE S.W. CORNER OF SAID LOT 201; THENCE N 85° 12' 00" E, 164.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 201, SAID POINT ALSO BEING 274.20 FEET NORTH OF THE S.E. CORNER OF SAID LOT 201; THENCE N 5° 39' 11" W ON THE EAST LINE OF SAID LOT 201, 458.38 FEET TO A POINT THAT IS 228.59 FEET SOUTH OF THE N.E. CORNER OF SAID LOT 201; THENCE N 89° 52' 42" W, 157.00 FEET TO THE POINT OF BEGINNING.

DECEMBER 7, 1976
DATE

James D. Warner
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENT: THAT WE, MIDWEST INVESTMENT COMPANY, OWNERS AND FIRST WEST SIDE BANK (A NEBRASKA CORPORATION) 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 NOB HILL REPLAT II AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY 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 LIGHTS, 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; 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, 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, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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.

MIDWEST INVESTMENT COMPANY
Gilbert Gibreal
GILBERT GIBREAL

Charles Shada Jr.
CHARLES SHADA, JR.

FIRST WEST SIDE BANK
Stephen T. Mangold V.P.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas)

ON THIS 7 DAY OF Dec., 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Gregg C. Goldberg, AND Stephen T. Mangold WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE Vice President AND Vice President OF THE FIRST WEST SIDE BANK (A NEBRASKA CORPORATION), 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.

MY COMMISSION EXPIRES: 5/25/77

NOTARY PUBLIC Phyllis Green

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Douglas) SS

ON THIS 7 DAY OF Dec., 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Gilbert Gibreal & Charles Shadah, 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 ON THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES Mar. 30, 1979

NOTARY PUBLIC Thomas A. Hoch

APPROVAL BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF NOB HILL REPLAT II WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 13 DAY OF Dec., 1976.

CHAIRMAN

APPROVAL BELLEVUE CITY COUNCIL

THIS PLAT OF NOB HILL REPLAT II WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 13 DAY OF December, 1976.

Robert M. Hansen
MAYOR

PRESIDENT

Mary Struchen
CITY CLERK

CITY OF BELLEVUE INCORPORATED SARPY COUNTY, NEBRASKA

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 7th DAY OF December, 1976.

Kristen A. Jacobsen
SARPY COUNTY TREASURER
By Edna M. Range

COUNTY TREASURER Seal

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10730 PACIFIC ST OMAHA NEBRASKA 68114
TELEPHONE 397 7694 AREA CODE 402

Nob Hill Replat II		
Scale: 1"=50'		Drawn By: I.P.
Date: 12-3-76		
Final Plat		Drawing No. M76-2853