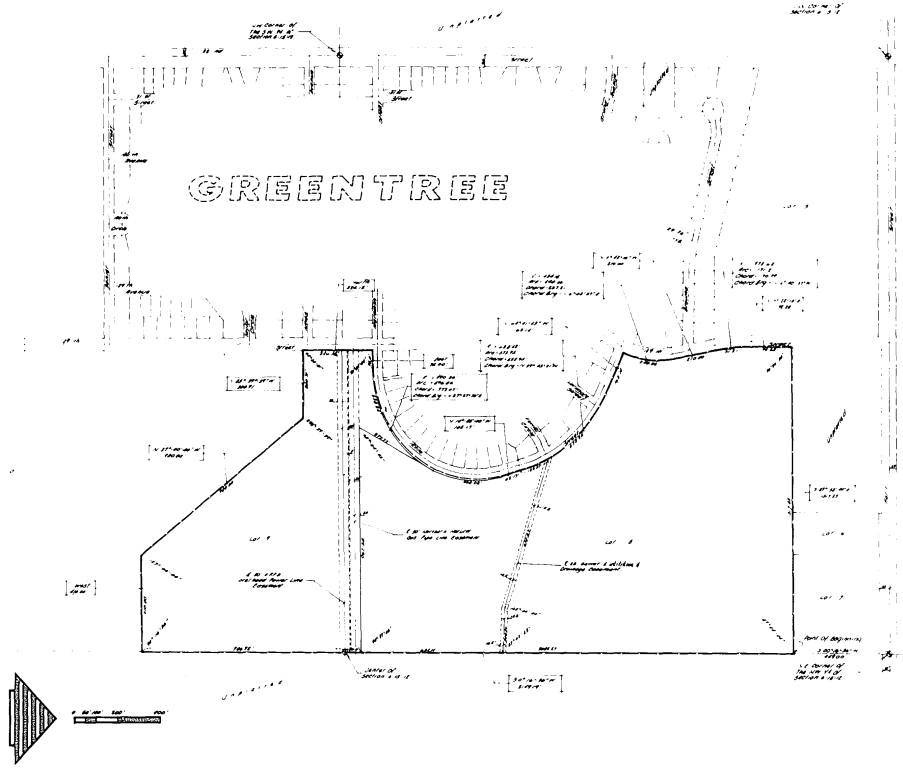
BOOK 1499 PAGE 298

STAT 113



PARK VIEW HEIGHTS REPLAT

LOTS 8 AND 9 BEING A REPLAT OF PART OF LOTS 3,4,8, AND 9 PARK VIEW HEIGHTS
A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT AND A BOND HAS BEEN POSTED WITH THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS PARK VIEW HEIGHTS REPLAT, LOTS 8 AND 9, BEING A REPLATTING OF PART OF LOTS 3, 4, 8, AND 9 PARK VIEW HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PARTS OF VACATED 126th AVENUE, CHAND AVENUE, AND 127th STREET, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 9, T15N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA; THENCE S 00° 15' 46" W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHWEST ¼, 449.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7, PARK VIEW HEIGHTS; THENCE CONTINUING S 00° 15' 46" W ON SAID EAST LINE OF THE NORTHWEST ¼, 114.17 FEET TO THE NORTHEAST CORNER OF LOT 10, PARK VIEW HEIGHTS; THENCE WEST ON THE NORTHERLY LINE OF SAID LOT 10, 413.00 FEET; THENCE N 17° 00' 00" W ON THE NORTHEASTERLY LINE OF SAID LOT 10, 100.00 FEET; THENCE N 63° 39' 39" W ON THE NORTHERLY LINE OF SAID LOT 10, 100.91 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF 129TH STREET; THENCE NORTH ON SAID EASTERLY R.O.W. LINE, 126.12 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF 127TH STREET; THENCE EAST ON SAID SOUTHERLY R.O.W. LINE OF 127TH STREET, 75.00 FEET TO A POINT OF CUNVATURE; THENCE ON A CURVE TO THE LEFT ON SAID SOUTHERLY R.O.W. LINE, (RADIUS BEING 490.96 FEET, CHORD DISTANCE OF 177.07 FEET, CHORD BEARING N 37° 27' 30" E) AN ARC DISTANCE OF 896.86 FEET TO A POINT OF TANGENCY; THENCE N 14° 45' 00" W ON SAID EASTERLY R.O.W. LINE, 101.13 FEET TO A POINT OF CUNVATURE; THENCE ON A CURVE TO THE LEFT ON SAID EASTERLY R.O.W. LINE, (RADIUS BEING 636.42 FEET, CHORD DISTANCE OF 535.93 FEET, CHORD BEARING OF N 19° 41' 21" W) AN ARC DISTANCE OF 573.95 FEET TO A POINT OF TANGENCY; THENCE N 64° 43' 43" W ON SAID EASTERLY R.O.W. LINE, 163.14 FEET TO A POINT ON A CURVE ON THE EASTERLY R.O.W. LINE OF 129TH STREET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT ON SAID EASTERLY R.O.W. LINE (RADIUS BEING 434.15 FEET, CHORD DISTANCE OF 217.21 FEET, CHORD BEARING OF N 8° 08' 57" E) AN ARC DISTANCE OF 240.26 FEET TO A POINT OF TANGENCY; THENCE N 7° 42' 16" W ON SAID EASTERLY R.O.W. LINE OF 129TH STREET, 210.00 FEET TO A POINT OF CUNVATURE; THENCE ON A CURVE TO THE RIGHT ON SAID EASTERLY R.O.W. LINE, (RADIUS BEING 973.83 FEET, CHORD DISTANCE OF 170.99 FEET, CHORD BEARING N 4° 40' 37" W) AN ARC DISTANCE OF 171.21 FEET TO A POINT OF TANGENCY; THENCE N 0° 22' 15" E ON SAID EASTERLY R.O.W. LINE, 192.28 FEET; THENCE S 89° 38' 40" E, 1117.35 FEET TO THE POINT OF BEGINNING.

May 30, 1973 — WILLIAM P. DORNER, REGISTRATION NUMBER L.S. 217

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, H. LEE GENDLER, TRUSTEE; COMMODORE PROPERTIES, INC., (A DELAWARE CORPORATION) OWNER; THE UNITED STATES NATIONAL BANK OF OMAHA, OMAHA, NEBRASKA, MORTGAGE HOLDER 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 PARK VIEW HEIGHTS REPLAT 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 EASEMENTS 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 AND 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 ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT SIDE 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; PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREON, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT REMAIN AFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT HATS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT SIDE 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 EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE UNITED STATES NATIONAL BANK OF OMAHA — COMMODORE PROPERTIES, INC.

H. LEE GENDLER, TRUSTEE:

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

ON THIS ___ DAY OF _____, 197_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME _____ AND _____ WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE SIGNING OF SAME TO BE THEIR OWN VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

ON THIS 31st DAY OF May, 1973, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Howard Gendler AND _____ WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE President AND _____ OF COMMODORE PROPERTIES, INC. (A DELAWARE 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.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST ABOVE SAID.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC Lillian Linde Kooper

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

ON THIS 31st DAY OF May, 1973, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED _____ AND _____ WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE _____ AND _____ OF THE UNITED STATES NATIONAL BANK OF OMAHA, OMAHA, NEBRASKA, 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 THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES _____ 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 12 DAY OF JUNE, 1973.

DEPUTY — DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF PARK VIEW HEIGHTS REPLAT, ON THIS 12 DAY OF OCTOBER, 1973.

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PARK VIEW HEIGHTS REPLAT WAS APPROVED BY THE CITY PLANNING BOARD, OF THE CITY OF OMAHA, THIS 9th DAY OF January, 1974

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PARK VIEW HEIGHTS REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 22 DAY OF _____, 1974.

MAYOR — PRESIDENT — CITY CLERK

APPROVAL OF DOUGLAS COUNTY SURVEYOR

THIS PLAT OF PARK VIEW HEIGHTS REPLAT, WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 22 DAY OF August, 1973.

DOUGLAS COUNTY SURVEYOR

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 PACIFIC ST. OMAHA, NEBRASKA 68114
TELEPHONE 397 7600 AREA CODE 402

Park View Heights Replat

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 31.50
3 DAY OF April 1974 AT 10:23 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS