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Deeds

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CITY OF OMAHA

COUNCIL CHAMBER

BOOK 676 PAGE 380

Omaha, Nebr. August 24th, 19 82

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Restorer's, Inc., a Nebraska Corporation proposes to build a Subdivision, the Pickard School Square, which will be located South and East of 63rd Street and Frances Street; and,

WHEREAS, Restorer's, Inc., a Nebraska Corporation wishes to connect to Omaha's sewer system, the system of sanitary sewers to be constructed by Restorer's, Inc., a Nebraska Corporation within the area to be developed; and,

WHEREAS, the parties wish to agree upon the manner which public improvements will be built by Restorer's, Inc., a Nebraska Corporation and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

WHEREAS, an Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Mayor is authorized to sign and the City Clerk is authorized to attest the Agreement between the City of Omaha and Restorer's, Inc., a Nebraska Corporation providing for the public improvements and sewer connections to the Omaha sewer system.

APPROVED AS TO FORM:

[Signature]
ASSISTANT-CITY ATTORNEY

PWC/12:1C4:16

By *Benjie Simon*
Councilman

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

Adopted AUG 24 1982

Mary Galego-Lopez
CITY CLERK

Mary Galego-Lopez
City Clerk

Approved *Michael Boyle*
Mayor

BY

[Signature]
AUG 24 1982

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT made this 24 day of August, 1982, by and between RESTORERS, INC., a Nebraska corporation, hereinafter referred to as "Subdivider", and the CITY OF OMAHA, hereinafter referred to as "City".

WHEREAS, the Subdivider is the owner of PICKARD SCHOOL SQUARE, Lots 1 through 11 inclusive, the land included within the proposed plat attached hereto as Exhibit "A" (herein referred to as the "Property"); and

WHEREAS, the Subdivider and City desire to outline how the improvements in the Property will be installed,

NOW, THEREFORE, the following is agreed between the parties hereto:

1. Water, Gas and Electrical Power. The Subdivider agrees to enter into an agreement with Metropolitan Utilities District regarding all water and gas lines extensions on the Property, and into an agreement with Omaha Public Power District for power lines to be installed in the property. Copies of all agreements with Omaha Public Power District and Metropolitan Utilities District will be provided within four months from the date of this agreement to the City.

2. Payment for Improvements. The Subdivider shall pay for all improvements, all charges by the Metropolitan Utilities District for water and gas lines, and all charges by the Omaha Public Power District for underground electrical services or overhead power.

3. Sidewalks along the east side of 63rd Street, the south side of Frances Street, and the west side of 62nd Street are existing. All sidewalks broken during the construction of underground utilities and drives shall be promptly replaced.

4. Private Improvements. The sanitary sewers, storm sewers, and pavements are to be constructed on private property except for the points of connection to the City systems in the right-of-way in adjoining streets. The Subdivider shall pay the entire cost of all the private improvements. Maintenance of private sewer systems and paving shall not become the obligation of the City or any other public subdivision.

5. Right to Connect to City Sewer System. The City hereby acknowledges that it has given the Subdivider the right to connect, subject to obtaining proper permits and paying regular fees, its sanitary sewer system to the City sanitary sewer system.



6. Binding Effect. This Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns.

ATTEST:

CITY OF OMAHA

Mary Gail...
CITY CLERK

BY:

Michael Boyle 8/26/82
MAYOR DATE

APPROVED AS TO FORM:

RESTORERS, INC.

Ken Boyer
CITY ATTORNEY

BY:

David J. Seldin
PRESIDENT

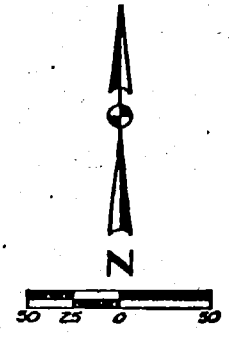
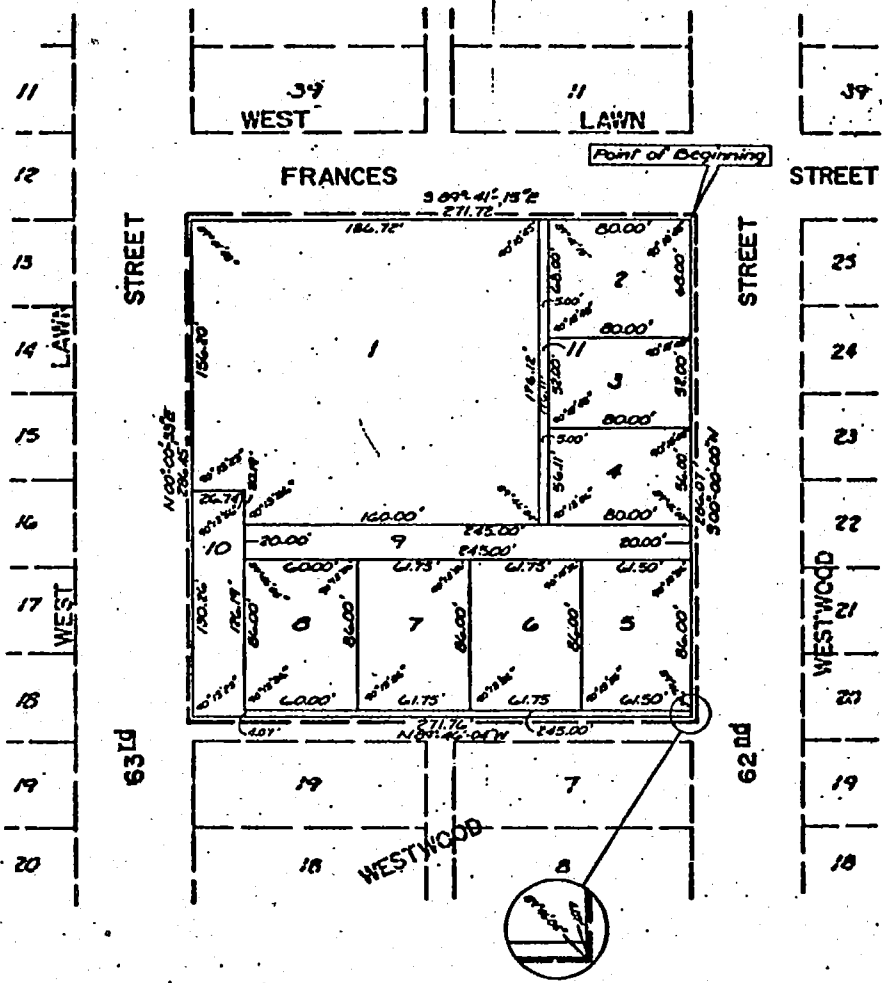
ATTEST:

Theodore M. Seldin
SECRETARY

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PICKARD SCHOOL SQUARE

Lots 1 thru 11, Inclusive
 Being a Replotting of Part of Block 4, West Lawn, an Addition to the City of Omaha, Douglas County, Nebraska, Together
 With a Replotting of Part of Block 4, Westwood Addition to the City of Omaha, Douglas County, Nebraska.



NOTES:
 1. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that iron pins have been placed at all angle points on the boundary of the plat and at all corners of all lots, streets, angle points and ends of all curves; said subdivision to be known as PICKARD SCHOOL SQUARE (lots 1 thru 11, inclusive), being a resubdivision of lots 24, 25, 26 and 27, Block 4, WEST LAMN, an Addition to the City of Omaha, Douglas County, Nebraska, together with the West half of vacated alley adjoining said lots 24, 25, 26 and 27 on the East; and except the West 8 feet of said lots 24, 25, 26 and 27 taken for 63rd Street; Lots 1, 2, 3, 4, 5 and the North 20 feet of Lot 6, Block 4, WESTWOOD ADDITION to the City of Omaha, Douglas County, Nebraska, together with 1/2 vacated alley adjoining said lots on the West; the North 20 feet of Lot 20 and all of Lot 21, Block 4, WESTWOOD ADDITION to the City of Omaha, Douglas County, Nebraska, together with 1/2 vacated alley adjoining said lots on the East, being more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 4, WESTWOOD ADDITION; thence bearing S 89°00'33"E for 286.67 feet along the East line of Lots 1, 2, 3, 4, 5 and 6, Block 4, WESTWOOD ADDITION; thence N 0°00'33"E for 286.63 feet along the West line of Lots 20 and 21, Block 4, WESTWOOD ADDITION and Lot 24, 25, 26 and 27, Block 4, WEST LAMN, to the North line of said Lot 27; thence S 89°41'15"E for 271.72 feet to the Point of Beginning. Contains 7,787 square feet.



Date

Donald B. Hayes, Jr.
Donald B. Hayes, Jr., Registered Land Surveyor 2222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that We, Restorers, Inc. (a Nebraska Corporation) being the sole Owner 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 and named as shown, said subdivision to be hereinafter known as PICKARD SCHOOL SQUARE, 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 and grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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, crossarms, downwires 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 including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary line 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 subdivision. 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 (16') foot easement is not occupied by utility facilities, and if required 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 then or later interfere with the aforesaid uses or rights herein granted.

RESTORERS, INC. (a Nebraska Corporation)

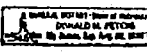
Sarah Seldin
Sarah Seldin, President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA, ss
COUNTY OF DOUGLAS:

On this 8 day of June, 1982, before me, a Notary Public, duly commissioned and qualified for said County, appeared SARAH SELDIN, who is personally known to me to be the President of Restorers, Inc., (a Nebraska Corporation), she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed and the voluntary act and deed of said Corporation.

Witness my hand and official seal the day last aforesaid.



Donald B. Hayes, Jr.
Notary Public

My Commission expires on Aug 22, 1984

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 the plat, as shown by the records of this office, this 8 day of June, 1982.

Donald B. Hayes, Jr.
Deputy
Donald B. Hayes, Jr.
Douglas County, Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of PICKARD SCHOOL SQUARE (lots 1 thru 11, inclusive), as to the design standard this 13 day of July, 1982.

Louis J. Neumann
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Date _____ City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of PICKARD SCHOOL SQUARE was approved by the City Planning Board of the City of Omaha this _____ day of _____, 1982.

Alta Dajda
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of PICKARD SCHOOL SQUARE was approved and accepted by the City Council of Omaha on this _____ day of _____, 1982.

President _____ City Clerk _____

POOR INSTRUMENT FILED

Final Plat

lamp, rymearson & associates, inc.
engineers, architects, surveyors, planners
9200 west dodge road omaha, nebraska 68114 402-327-3008

Pickard School Square

designer _____
draftsman *DK*
revisions *6/28/82*
job number *82000*
date *7-02*
sheet *1 of 1*

EXHIBIT "A"

1 Misc

RECEIVED
1982 AUG 30 PM 3:10

C. HAROLD OSTLER
REGISTER OF PLATS
DOUGLAS COUNTY, NEBR.

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Checked 5-23-82
5-11-1982
55-332

2 Misc