

P I N E T R E E

(Lots 1 thru 77)

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P I N E T R E E

LOTS 1 THRU 77

#64

ENTRANCE IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
27th DAY OF June 1980 AT 2:54 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

INTERSTATE

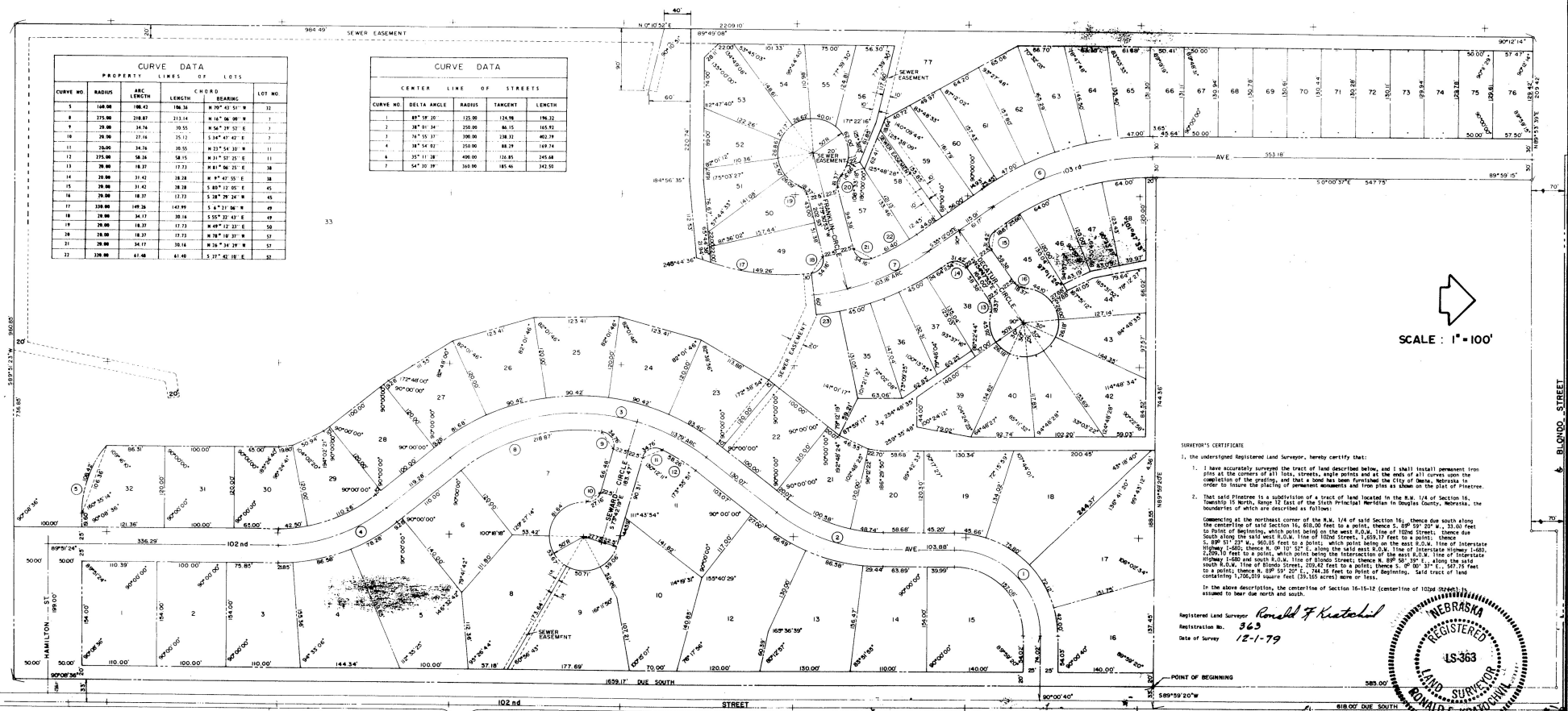
680

INTERSTATE

680

CURVE DATA				
PROPERTY LINES OF LOTS				
CURVE NO.	RADIUS	ARC LENGTH	CHORD	LOT NO.
1	168.00	106.43	186.26	1
2	175.00	118.87	198.26	2
3	20.00	14.74	19.55	3
4	20.00	17.14	25.12	4
5	20.00	17.14	25.12	5
6	20.00	17.14	25.12	6
7	20.00	17.14	25.12	7
8	20.00	17.14	25.12	8
9	20.00	17.14	25.12	9
10	20.00	17.14	25.12	10
11	20.00	17.14	25.12	11
12	20.00	17.14	25.12	12
13	20.00	17.14	25.12	13
14	20.00	17.14	25.12	14
15	20.00	17.14	25.12	15
16	20.00	17.14	25.12	16
17	20.00	17.14	25.12	17
18	20.00	17.14	25.12	18
19	20.00	17.14	25.12	19
20	20.00	17.14	25.12	20
21	20.00	17.14	25.12	21
22	20.00	17.14	25.12	22

CURVE DATA				
CENTER LINE OF STREETS				
CURVE NO.	DELTA ANGLE	RADIUS	TANGENT	LENGTH
1	88° 17' 25"	125.00	124.76	126.32
2	28° 31' 34"	250.00	84.15	165.92
3	74° 10' 31"	200.00	128.32	162.79
4	38° 14' 42"	250.00	84.15	165.92
5	35° 11' 28"	400.00	131.85	245.48
6	54° 00' 39"	360.00	185.44	243.35



SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE
I, the undersigned Registered Land Surveyor, hereby certify that:
1. I have accurately surveyed the tract of land described below, and I shall install permanent iron pins at the corners of all lots, streets, angle points and at the ends of all curves upon the completion of the platting, and that a bond has been furnished the City of Omaha, Nebraska in order to insure the placing of permanent monuments and iron pins as shown on the plat of Pine Tree.
2. This said plat is a subdivision of a tract of land located in the E.W. 1/4 of Section 16, Township 15 North, Range 12 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:
Commencing at the northeast corner of the E.W. 1/4 of said Section 16, thence due south along the centerline of said Section 16, 638.00 feet to a point, thence S. 89° 59' 20" W. - 33.00 feet to Point of Beginning, which point being on the west R.O.W. line of 102nd Street, thence due South along the said west R.O.W. line of 102nd Street, 1,639.17 feet to a point, thence S. 89° 59' 20" W. - 360.00 feet to a point, which point being on the west R.O.W. line of Interstate Highway 480, thence N. 89° 59' 20" E. along the said west R.O.W. line of Interstate Highway 480, 2,009.10 feet to a point, which point being the intersection of the west R.O.W. line of Interstate Highway 480 and south R.O.W. line of 103rd Street, thence S. 89° 59' 20" E. - 567.75 feet to a point, thence N. 89° 59' 20" E. - 148.26 feet to Point of Beginning, said tract of land containing 1,705,019 square feet (39.165 acres) more or less.
In the above description, the centerline of Section 16-15-12 (centerline of 102nd Street) is assumed to bear due North and South.

Registered Land Surveyor *Ronald F. Kretschel*
Registration No. 363
Date of Survey 12-1-79



BLOOMFIELD HILLS (R2)

CLIN-MAR ESTATES (R2)

PETITION TO PLAT AND DEDICATE
PINETREE

The undersigned, Pinetree Development Company, a Nebraska Corporation and W. Clarke Swanson, Jr., Gerock Hurley Swanson and Carol Ann Swanson Price, being the sole owners of all the real estate included in the plat and dedication petitions that said tract be platted as Pinetree, and in connection therewith, make the following dedication.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That Pinetree Development Company, a Nebraska Corporation, and W. Clarke Swanson, Jr., Gerock Hurley Swanson and Carol Ann Swanson Price, being sole owners of the land described in the Surveyor's Certificate and embraced within the plat have caused said land to be subdivided into blocks and streets to be numbered and named as shown, said Subdivision to be hereafter known as Pinetree. The undersigned do each hereby ratify and approve the disposition of their property as shown on this plat and dedicate to the public, for public use, the streets, and hereby grant to the City of Omaha the perpetual sanitary and storm sewer easements, as shown hereon.

The undersigned hereby grant perpetual easements to the Omaha Public Power District and Northwestern Bell Telephone Company, 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 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') 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 Pinetree Development Company and W. Clarke Swanson, Jr., Gerock Hurley Swanson and Carol Ann Swanson Price, have caused the due execution of this Dedication this 4th day of JANUARY, 1980.

PINETREE DEVELOPMENT COMPANY
a corporation

By John R. Maenner Pres.
John R. Maenner

By Robert P. Horgan Sec.
Robert P. Horgan

W. Clarke Swanson, Jr.
W. Clarke Swanson, Jr.

Gerock Hurley Swanson
Gerock Hurley Swanson

Carol Ann Swanson Price
Carol Ann Swanson Price

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

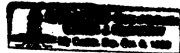
COUNTY OF DOUGLAS

Before me, a notary public qualified in said county personally came John R. Maenner and Robert P. Horgan, President and Secretary respectively of Pinetree Development Company, a corporation, known to me to be the President and Secretary, and the identical persons who signed the foregoing dedication, and each of them acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

Witness my hand and Notary Seal on this 4th day of January, 1980.

My Commission Expires:

Oct. 9, 1983



Donna J. McCarthy
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF DOUGLAS

Before me, a notary public qualified in said county personally came W. Clarke Swanson, Jr., known to me to be the identical person who signed the foregoing dedication, and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and Notary Seal on this 4 day of JANUARY, 1980.

My Commission Expires:

Aug. 28, 1983



John H. Kellogg
Notary Public

P I N E T R E E

LOTS 1 THRU 77

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska

COUNTY OF Douglas

Before me, a Notary Public, qualified in said County, personally came Gerock Hurley Swanson, known to me to be the identical person who signed the foregoing dedication, and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and Notary Seal on this 4 day of JANUARY, 1980.

My Commission Expires:

Aug. 28, 1983



John H. Kellogg
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

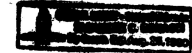
COUNTY OF Douglas

Before me, a Notary Public, qualified in said County, personally came Carol Ann Swanson Price, known to me to be the identical person who signed the foregoing dedication, and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and Notary Seal on this 11 day of January, 1980.

My Commission Expires:

August 25, 1980



Elmer C. Bonser
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.

DATE Mar. 19, 1980

James E. H. Smith
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this Plat of Pinetree as to the Design Standards this 16 day of APRIL, 1980.

John H. Kellogg
City Engineer

I hereby certify that adequate provisions have been made for compliance with title 53 of the Omaha Municipal Code.

6/25/80
Date

John H. Kellogg
City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

This Plat of Pinetree was approved by the City Planning Board of the City of Omaha this _____ day of _____, A.D. 19 _____.

Allen P. Emery
Chairman of City Planning Board

OMAHA CITY COUNCIL ACCEPTANCE

This Plat of Pinetree was approved and accepted by the City Council of the City of Omaha on the

20th day of May, A.D. 1980.

Lee Hays
Mayor
Tim Ross
President of Council

ATTEST

Mary Kellogg
City Clerk

LEO A DAILY
PLANNING / ARCHITECTURE / ENGINEERING

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