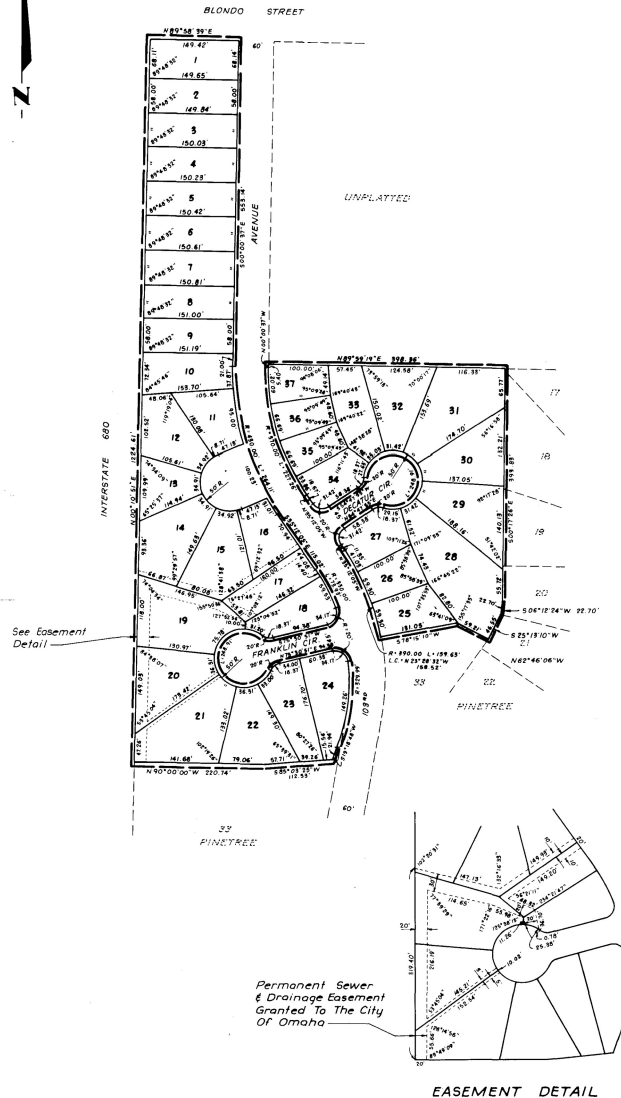


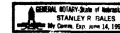
## PINETREE II

LOTS 1 THRU 37 INCLUSIVE  
BEING A REPLAT OF LOTS 34 THRU 77 INCLUSIVE, PINETREE, A SUBDIVISION IN  
THE NW 1/4 OF SEC. 16, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NE.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA } SS  
COUNTY OF DOUGLAS }

On this 4 day of APRIL, 1989, before me, the undersigned, a Notary Public in and for said County, personally came Thomas F. Osterloh, Vice President and Secretary of Quality Homes for Less, Inc., to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said Corporation.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



Notary Public

My Commission expires the 1 day of JUNE, 1991.

## APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Pinetree II (Lots 1 thru 37, inclusive) as to the Design Standards this 13 day of April, 1989.

*Raymond P. Hummer*  
City Engineer

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

April 17, 1989  
Date

*Raymond P. Hummer*  
City Engineer

## APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Pinetree II (Lots 1 thru 37, inclusive) was approved by the City Planning Board on this 12 day of April, 1989.

*Michael D. Dwyer*  
Chairman of City Planning Board

## 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.

6/1/89  
Date

*Robert A. Burt*  
County Treasurer

## OMAHA CITY COUNCIL ACCEPTANCE

This plat of Pinetree II (Lots 1 thru 37, inclusive) was approved by the City Council of Omaha on this 22 day of May, 1989.

*James L. Smith*  
Mayor

ATTEST *James L. Smith*  
President of Council

*James L. Smith*  
President of Council

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in PINETREE II (lots 1 thru 37, inclusive) being a replat of lots 34 thru 77, inclusive, PINETREE, a subdivision located in the NW 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

*Robert Clark*  
Robert Clark, L.S. 419

March 31, 1989  
Date

## REVIEW OF DOUGLAS COUNTY ENGINEER'S OFFICE

This plat of Pinetree II (Lots 1 thru 37, inclusive) was reviewed by the Office of the Douglas County Engineer on this 31 day of MARCH, 1989.

*John P. Omb*  
Douglas County Engineer

## DEDICATION

Know all men by these presents that we, Quality Homes for Less, Inc., a Nebraska Corporation, Owners, and First National Bank of Omaha, Mortgagee of the property described in the Certification of Survey and embraced within this plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as PINETREE II (lots 1 thru 37, inclusive) and we do hereby ratify and approve of the disposition of our property and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the easements all as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided into lots and streets, 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 including signals provided by a cable television system, 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') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sac streets. 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 right herein granted.

In witness whereof, we do set our hands this 4TH day of APRIL, 1989.

## QUALITY HOMES FOR LESS, INC.

*Thomas F. Osterloh*  
Thomas F. Osterloh  
Vice President and Secretary

## FIRST NATIONAL BANK OF OMAHA

*Robert A. Burt*  
By: *Robert A. Burt*

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA } SS  
COUNTY OF DOUGLAS }

On this 4 day of APRIL, 1989, before me, the undersigned, a Notary Public in and for said County, personally came ROBERT S. HERRAN of First National Bank of Omaha to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the execution thereof to be his voluntary act and deed as such officer of said Bank.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

*James L. Smith*  
Notary Public

My Commission expires the 19 day of August, 1989.



ELLIOTT & ASSOCIATES  
5515 SOUTH 132ND STREET - OMAHA, NE 68137 - (402) 985-4700

PINETREE II  
OMAHA, NEBRASKA

FINAL PLAT

SCALE 1" = 100'  
DATE: Mar. 1989  
DRAWN BY: J.R.H.

BOOK 1856 PAGE 515  
OF DOUGLAS COUNTY, NE  
FILED IN 58-206650

7/2/89  
200 6071

See Easement  
Detail

Permanent Sewer  
& Drainage Easement  
Granted To The City  
Of Omaha

EASEMENT DETAIL

See APPENDIX  
\* FILE  
E6-25  
PINETREE II



BK 1856 PG 515



DEED 1989 12399

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

NAME OF ADDITION PINETREE II

LEGAL DESCRIPTION - LOTS 1 THRU 37 INCLUSIVE  
(BEING A REPLAT OF LOTS 34 THRU 77 INCLUSIVE, PINETREE,  
A SUBDIVISION IN THE NW ¼ OF SEC. 16, T15N, R12E OF THE  
6th P.M. DOUGLAS COUNTY, NE.)

DEEDS \_\_\_\_\_ COMPUTER ONLY

MORTGAGE \_\_\_\_\_ COMPUTER ONLY

PLAT \_\_\_\_\_ BOOK 1856 PAGE 515

PLAT IN BACK OF BOOK

PLAT CABINET 4-41FIELD BOOK # 58-30650

12395 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 45.50  
22 DAY OF AUGUST 1989 AT 3:49 PM. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS