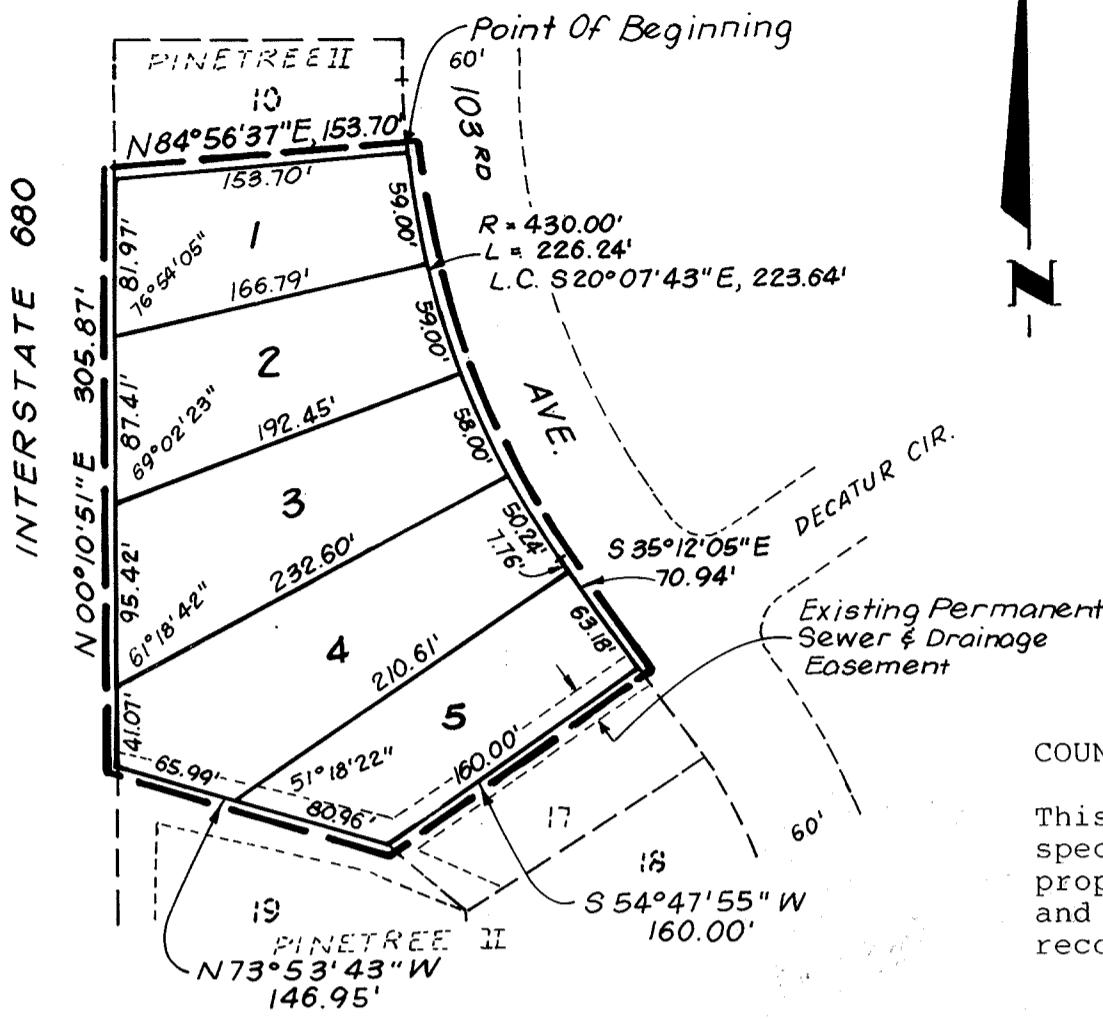


# PINETREE II REPLAT

LOTS 1 THRU 5 INCLUSIVE  
BEING A REPLAT OF PART OF 103RD AVENUE RIGHT-OF-WAY AND ALL OF LOTS 11 THRU 16 INCLUSIVE,  
PINETREE II, A SUBDIVISION IN THE NW 1/4 OF SEC. 16, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NE.



### 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 REPLAT (Lots 1 thru 5, inclusive), being a replat of part of 103rd Avenue right-of-way and all of Lots 11 thru 16, 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, more particularly described as follows:

### 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.

9/16/89 Sam J. Hansen  
Date County Treasurer

Beginning at the Southeast corner of Lot 10, said Pinetree II, said corner also being on the west right-of-way line of 103rd Avenue; thence along said West right-of-way line of 103rd Avenue on the following described courses; thence Southeasterly on a curve to the left with a radius of 430.00 feet, a distance of 226.24 feet, said curve having a long chord which bears S20°07'43"E (assumed bearing), a distance of 223.64 feet; thence S35°12'05"E, a distance of 70.94 feet to the Northeast corner of Lot 17, said Pinetree II; thence S54°47'55"W along the Northwesterly line of said Lot 17, Pinetree II, a distance of 160.00 feet to the Westerly corner of said Lot 17, Pinetree II; thence N73°53'43"W along the Northerly line of Lot 19, said Pinetree II, a distance of 146.95 feet to the Northwest corner of said Lot 19, Pinetree II, said point also being on the East right-of-way line of Interstate Highway No. 680; thence N00°10'51"E along said East right-of-way line of Interstate Highway No. 680, a distance of 305.87 feet to the Southwest corner of said Lot 10, Pinetree II; thence N84°56'37"E along the South line of said Lot 10, Pinetree II, a distance of 153.70 feet to the Point of Beginning.

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of Pinetree II Replat (lots 1 thru 5, inclusive) was reviewed by the office of the Douglas County Engineer on this 31st day of August, 1989.

Tom Doyle  
Douglas County Engineer

August 11, 1989 Robert Clark  
Date Notary Public



### 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 the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as PINETREE II REPLAT (Lots 1 thru 5, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the street, 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 and 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, 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 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. 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, we do hereunto set our hands this 31st day of August, 1989.

### QUALITY HOMES FOR LESS, INC.

Thomas F. Osterloh  
Thomas F. Osterloh, Vice President & Secretary

### FIRST NATIONAL BANK OF OMAHA

BY: Robert J. Hoxak Vice Pres

### ACKNOWLEDGEMENT OF NOTARY

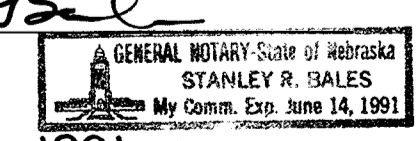
STATE OF NEBRASKA ) ss  
COUNTY OF DOUGLAS )

On this 31st day of Aug, 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 in said County the day and year last above written.

Stanley R. Bales  
Notary Public

My Commission expires JUNE 14, 1991



### ACKNOWLEDGEMENT OF NOTARY

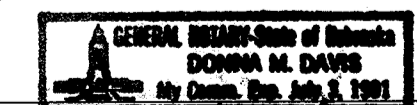
STATE OF NEBRASKA ) ss  
COUNTY OF DOUGLAS )

On this 31st day of August, 1989, before me, the undersigned, a Notary Public in and for said County personally came ROBERT J. HOXAK 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/her voluntary act and deed as such officer of said bank.

WITNESS my hand and Notarial Seal the day and year last above written

Donna M. Davis  
Notary Public

My Commission expires \_\_\_\_\_



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Pinetree II Replat (lots 1 thru 5, inclusive) as to the Design Standard this 6th day of September, 1989.

Randy D. Neumann  
City Engineer

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

Dec 18, 1989 Randy D. Neumann  
Date City Engineer

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of Pinetree II Replat (lots 1 thru 5, inclusive) was approved by the City Council of Omaha on this 5th day of September, 1989.

Mayor [Signature]

President of Council [Signature]

ATTEST [Signature]  
City Clerk

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Pinetree II Replat (lots 1 thru 5, inclusive) was approved by the City Planning Board on this 13th day of September, 1989.

Michael D. Jaley  
Chairman of City Planning Board

RECEIVED  
Dec 22 8 57 AM '89  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

BK 1864 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 10  
PG 607 N \_\_\_\_\_ DEL \_\_\_\_\_ MC \_\_\_\_\_  
OF \_\_\_\_\_ COMP \_\_\_\_\_ FIB 58-30650

## PINETREE II REPLAT

OMAHA, NEBRASKA

## FINAL PLAT

## ELLIOTT & ASSOCIATES

5316 SOUTH 132nd STREET • OMAHA, NE 68137 • (402)895-4700



PROJECT NO.	DATE
88064-1	8-8-89
SCALE	DESIGNED BY
1"=100'	R.L.S.
SHEET	DRAWN BY
1 OF 1	R.B.
	CHECKED BY
	H.R.H.

PINETREE II REPLAT  
E 8 # 11