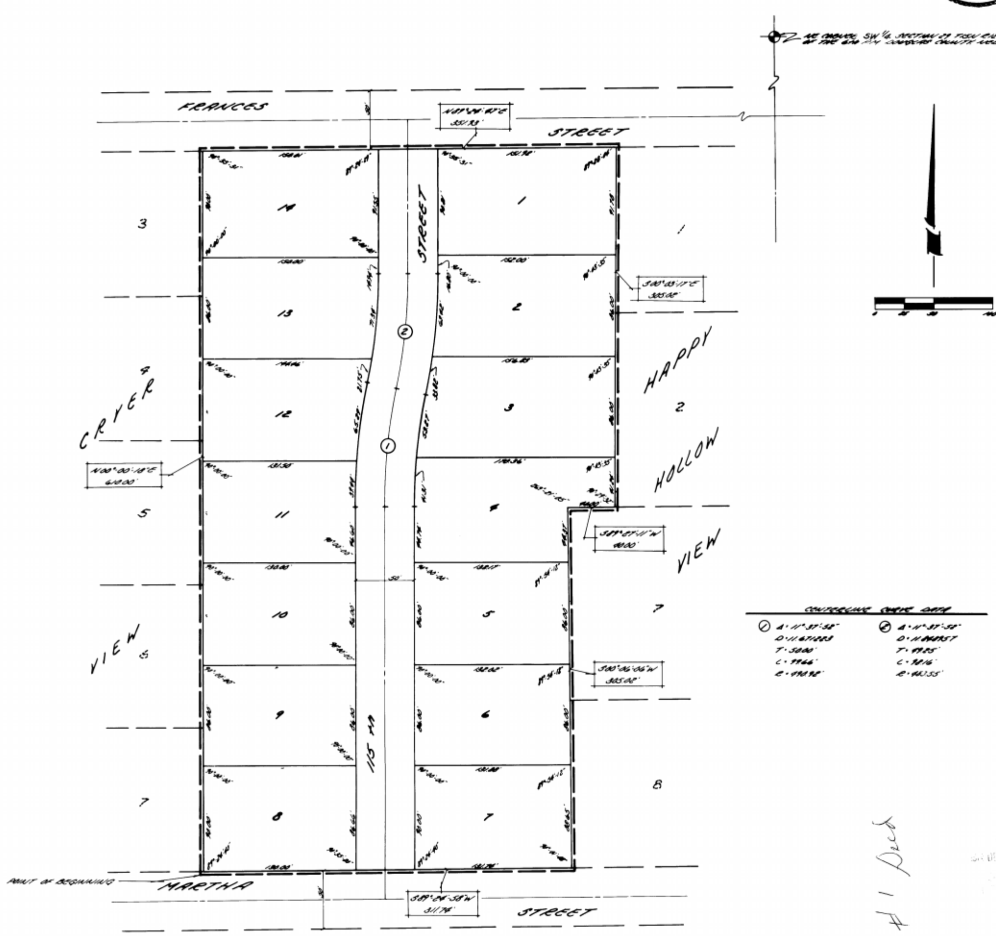
PRAIRIE PINES ADD.

LOTS 1 THROUGH 14 INCLUSIVE BEING A REPLAT OF LOTS 3 AND 6 TOGETHER WITH THE WEST 220 FEET OF LOTS 1 AND 2 AND THE WEST 180 FEET OF LOT 7 AND 8 ALL IN BLOCK 4 HAPPY HOLLOW VIEW AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

NEBRASKA REGISTERED L.S.—217 LAND SURVEYOR WILLIAM P. DORNER



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 THAT 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 PRAIRIE PINES ADDITION, (A Replat of) LOTS 3 AND 6 TOGETHER WITH THE WEST 220 FEET OF LOTS 1 AND 2 AND THE WEST 180 FEET OF LOTS 7 AND 8, ALL IN BLOCK 4, HAPPY HOLLOW VIEW AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 6; THENCE N 0° 00' 18" E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOTS 6 AND 3, 610.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF FRANCES STREET, AND ALSO BEING THE NW CORNER OF SAID LOT 3; THENCE N 89° 24' 47" E ON THE SOUTH R.O.W. LINE OF FRANCES STREET, SAID SOUTH R.O.W. LINE ALSO BEING THE NORTH LINE OF SAID LOTS 3 AND 1, 351.93 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1 AND BEING 220.00 FEET EAST FROM THE NW CORNER OF SAID LOT 1; THENCE S 0° 03' 17" E ON A LINE 220.00 FEET EAST FROM AND PARALLEL TO THE WEST LINES OF SAID LOTS 1 AND 2, 305.02 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 2; THENCE S 89° 27' 11" W ON THE SOUTH LINE OF SAID LOT 2, 40.00 FEET; THENCE S 0° 06' 06" W ON A LINE, 180.00 FEET EAST FROM AND PARALLEL TO THE WEST LINES OF SAID LOTS 7 AND 8, 305.02 FEET TO A POINT, SAID POINT BEING ON THE NORTH R.O.W. LINE OF MARTHA STREET AND ON THE SOUTH LINE OF SAID LOT 8; THENCE S 89° 24' 58" W ON SAID NORTH R.O.W. LINE OF MARTHA STREET, SAID NORTH R.O.W. LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 8 AND 6, 311.74 FEET TO THE POINT OF BEGINNING.

August 7, 1974
DATE

William P. Dorner
REGISTERED LAND SURVEYOR, L.S. 217

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PATRICK F. MOYLAN, TRUSTEE; AND NEBRASKA STATE SAVINGS AND LOAN ASSOCIATION OF FREMONT, NEBRASKA, MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE 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 PRAIRIE PINES ADDITION, 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 EASEMENTS AS SHOWN ON THIS PLAT. 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 WIDE 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 HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER 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 WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. 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 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NEBRASKA STATE SAVINGS & LOAN ASSOCIATION OF FREMONT, NEBRASKA

PATRICK F. MOYLAN, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF ______)

ON THIS ____ DAY OF ______________, 1974, 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 NEBRASKA STATE SAVINGS & LOAN ASSOCIATION OF FREMONT, 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 LOAN ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
MY COMMISSION EXPIRES ______________ NOTARY PUBLIC ______________

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF ______)

ON THIS ____ DAY OF ______________, 1974, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED ______________, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.
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 19 DAY OF August, 1974.

DEPUTY ______________ DOUGLAS COUNTY TREASURER ______________

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF PRAIRIE PINES ADDITION, ON THIS 22 DAY OF August, 1974.

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF PRAIRIE PINES ADDITION WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, THIS 4TH DAY OF SEPTEMBER, 1974.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PRAIRIE PINES ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, THIS ____ DAY OF ______________, 1974.

MAYOR ______________ PRESIDENT ______________ CITY CLERK ______________

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF PRAIRIE PINES ADDITION WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 7 DAY OF August, 1974.

George E. Ehrhart
DOUGLAS COUNTY SURVEYOR

THE STATE OF NEBRASKA }
Douglas County
Entered in Numerical Index and filed for Record in the office of the Register of Deeds of said County and recorded in Book 1513 of Deed Page 604
C. Harold Ostler
REGISTER OF DEEDS

#1 Deed

SCALE As Shown
DATE Aug 6 1974
DRAWN BY E.B.
CHECKED BY
REVISION

Prairie Pines Add.

Final Plat

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors