



BK 1812 PG 534



DEED 1987 11601

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

NAME OF ADDITION

TOWNVIEW TERRACE

Lots 1 Thru 18 Inclusive

LEGAL DESCRIPTION Being a Replat of Lots 5 Thru 8 Inclusive Block 252 Original City of Omaha, All of Block 259 Original City of Omaha. Together with the West 34.0' of 12th Street previously vacated and adj said lots & block. Together with Lot 1 and the North 26.0' of Lot 20 All in Block 3, Kountze 3rd Addition to the City of Omaha, All in Douglas County, Nebr. and together with vacated alleys adjoining said Lots & blocks & vacated Pierce Street adjoining said Blocks 252 & 259.

DEEDS _____ BOOK 1812 PAGE 534

MORTGAGE _____ BOOK _____ PAGE _____

PLAT _____ BOOK 92/37 PAGE 92/37

PLAT CABINET 3-100

FIELD BOOK # 23 - 38875

PLAT IN BACK OF BOOK

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

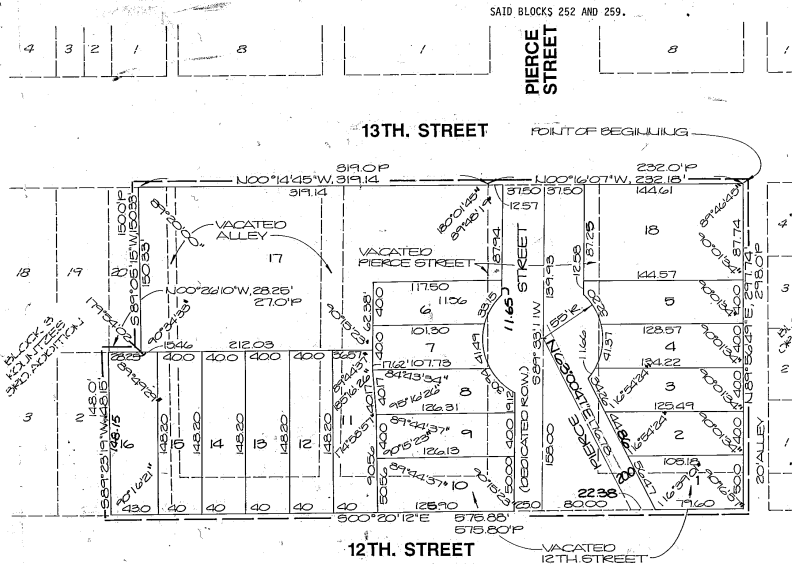
#11601

25 DAY OF September 1987 AT 4:14 ^P M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$21.00

TOWNVIEW TERRACE

LOTS 1 THRU 18 INCLUSIVE

BEING A REPLAT OF LOTS 5 THRU 8 INCLUSIVE BLOCK 252 ORIGINAL CITY OF OMAHA, ALL OF BLOCK 259 ORIGINAL CITY OF OMAHA, TOGETHER WITH THE WEST 34.0 FEET OF 12TH STREET PREVIOUSLY VACATED AND ADJOINING SAID LOTS AND BLOCKS, TOGETHER WITH LOT 1, AND THE NORTH 26.0 FEET OF LOT 20 ALL IN BLOCK 3, KUNTZE 3RD ADDITION TO THE CITY OF OMAHA, ALL IN DOUGLAS COUNTY, NEBRASKA, AND TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS AND BLOCKS AND VACATED PIERCE STREET ADJOINING SAID BLOCKS 252 AND 259.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE LAND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN, PERMANENT MARKERS HAVE BEEN PLACED AT ALL BOUNDARY CORNERS AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE PLACED AT ALL LOT CORNERS, ANGLE POINT AND ENDS OF ALL CURVES, SAID SUBDIVISION TO BE KNOWN AS "TownView Terrace", LOTS 1 THRU 18 INCLUSIVE, BEING A REPLAT OF LOTS 5 THRU 8 INCLUSIVE BLOCK 252 ORIGINAL CITY OF OMAHA, ALL OF BLOCK 259 ORIGINAL CITY OF OMAHA TOGETHER WITH THE WEST 34.0 FEET OF 12TH STREET PREVIOUSLY VACATED AND ADJOINING SAID LOTS AND BLOCKS, TOGETHER WITH LOT 1 AND THE NORTH 26.0 FEET OF LOT 20 ALL IN BLOCK 3, KUNTZE 3RD ADDITION TO THE CITY OF OMAHA, ALL IN DOUGLAS COUNTY, NEBRASKA, AND TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS AND BLOCKS AND VACATED PIERCE STREET ADJOINING SAID BLOCKS 252 AND 259, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 252; THENCE NORTH 89°56'45" EAST (AN ASSUMED BEARING) FOR 297.74 FEET ALONG THE NORTH LINE OF SAID LOTS 5 THRU 8, BLOCK 252; THENCE SOUTH 00°01'12" EAST FOR 575.88 FEET ALONG THE EAST LINE OF SAID VACATED EAST 34.0 FEET OF 12TH STREET AND THE EAST LINE OF SAID LOT 1, BLOCK 3, KUNTZE 3RD ADDITION; THENCE SOUTH 89°23'19" WEST FOR 148.15 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, KUNTZE 3RD ADDITION; THENCE NORTH 00°28'10" WEST FOR 28.25 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, KUNTZE 3RD ADDITION; THENCE SOUTH 89°05'15" WEST FOR 150.33 FEET ALONG THE SOUTH LINE OF THE NORTH 26.0 FEET OF LOT 20, KUNTZE 3RD ADDITION; THENCE NORTH 00°14'45" WEST FOR 319.14 FEET ALONG THE WESTLINE OF SAID NORTH 26.0 FEET OF LOT 20, BLOCK 3, KUNTZE 3RD ADDITION, AND THE WEST LINE OF SAID BLOCK 259 ORIGINAL CITY OF OMAHA TO THE NORTHWEST CORNER OF SAID BLOCK 259; THENCE NORTH 00°15'07" WEST FOR 232.18 FEET ALONG THE WEST LINE OF SAID LOT 5, BLOCK 252 TO THE POINT OF BEGINNING.

GARY D. TINKHAM, R.L.S. 365



COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF "TownView Terrace" WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE ON THIS 24th DAY OF APRIL, 1987 A.D.



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.

DATED THIS 11th DAY OF APRIL, 1987 A.D.

SAMUEL J. HENNELL, COUNTY TREASURER

DEDICATION AND RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, "TownView Terrace, Inc.", BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS "TownView Terrace". THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 18 INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE THE STREET RIGHT-OF-WAY AS SHOWN. WE DO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT AND THE NORTHWESTERN BELL TELEPHONE COMPANY AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLE OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSSARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNAL AND SOUND OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEIVING OR, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TEN EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REMOVED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE-DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 28th DAY OF April, 1987 A.D.

"TownView Terrace, Inc."
By: *Richard R. Kuesden Jr.*
RICHARD R. KUESDEN, JR.
PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF Iowa
COUNTY OF Des Moines SS

ON THIS 29th DAY OF April, 1987 A.D., BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *Richard R. Kuesden Jr.* OF "TownView Terrace, Inc.", PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT *Carroll Bluffs, Iowa* IN SAID COUNTY, THE DATE LAST AFORESAID.

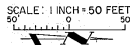
Richard M. Hest
NOTARY PUBLIC

MY COMMISSION EXPIRES *11-11-89*



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS DELICATED WITH A "P" ARE ORIGINAL PLAT DIMENSIONS, ALL OTHER DIMENSIONS ARE ACTUAL SURVEY



OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF "TownView Terrace" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 24th DAY OF July, 1987 A.D.

Bennie L. Smith
CITY CLERK
Richard Conley
CITY COUNCIL PRESIDENT

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF "TownView Terrace" WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 13th DAY OF May, 1987 A.D.

Michael D. Daley
CHAIRMAN

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF "TownView Terrace" AS TO THE DESIGN STANDARDS THIS 13th DAY OF May, 1987 A.D.

Rory R. Heurmon
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 18th DAY OF Sept, 1987 A.D.

James H. Smith
CITY ENGINEER

11601 Rec
Med

RECEIVED
1987 SEP 25 PM 4:14
GEORGE W. HENNING
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS COUNTY, NEBRASKA

BK 1812 N 92-37
PG 534 N
OF 2 COMP 1 FIG 23-38875
DEL WK MG
FEE \$100

DATE BY (DATE REVIEWED)	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - PLANNERS

TOWNVIEW TERRACE
FINAL PLAT
13TH & PIERCE STREET
OMAHA, NEBRASKA

JOB NO. 274401
SHEET
OF 1