



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

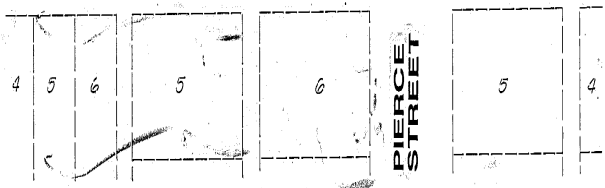
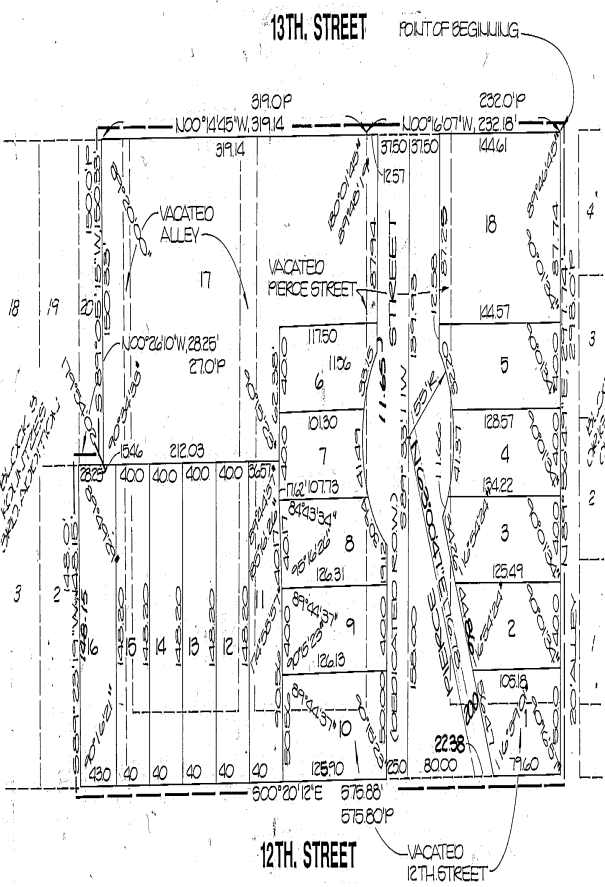
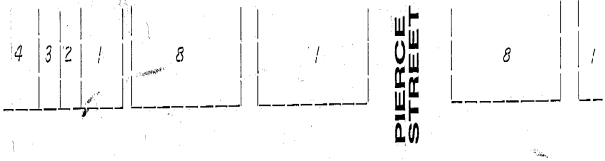
25 DAY OF September 1987 AT 4:14 P M. GEORGE J. BUGLEWICZ, REGISTER OF DEEDS \$21.00

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, KOUNTZE 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.

11001 Area
Med



NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS DELINEATED WITH A PLAKE 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 20th DAY OF July 1987 A.D.

Paul Cook
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 15th DAY OF May 1987 A.D.

Michael R. 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.

Randy R. Hummer
CITY ENGINEER

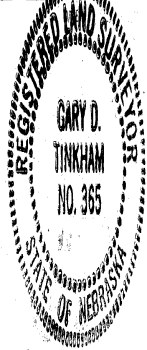
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 50 OF THE OMAHA MUNICIPAL CODE THIS 18th DAY OF Sept 1987 A.D.

James H. Smith
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE LAND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN. PERMITS MARKERS HAVE BEEN PLACED AT ALL BOUNDARY CORNERS AND THAT A BOOK HAS BEEN FURNISHED TO THE CITY OF OMAHA TO INSURE THAT PERMITS 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, KOUNTZE 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.

Gary D. Tinkham 4-15-87
GARY D. TINKHAM, R.L.S. 365



COUNTY SURVEYOR'S CERTIFICATE

"TownView Terrace" WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 20th DAY OF APRIL, 1987 A.D.

Tom Doyle
DOUGLAS COUNTY SURVEYOR



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 EMPLOYED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 15th DAY OF May, 1987 A.D.

Samuel J. Ruppel
SAMUEL J. RUPPEL, COUNTY TREASURER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, "TownView Terrace, Inc.", BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMPLOYED 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, GUTS AND ANCHORS, AND OTHER INSTRUMENTALITIES, AND EXTEND THEREIN 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 RECEPTION ON, 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 TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED 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 HINDER OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 20th DAY OF April, 1987 A.D.

"TownView Terrace, Inc."
By: *Richard R. Knudson*
RICHARD R. KNUDSON, JR.
PRESIDENT

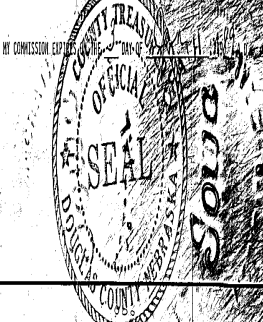
ACKNOWLEDGMENT OF NOTARY

STATE OF *Iowa*
COUNTY OF *Pottawatomie*

ON THIS 20th 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. Knudson, Jr.* OF "TownView Terrace, Inc.", PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DECLARATION AS HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT *Ames* IN SAID COUNTY, THE DATE LAST FORESAID.

Arthur M. [Signature]
NOTARY PUBLIC



RECEIVED
1987 SEP 25 PM 4: 14
GEOGRAPHIC ENGINEERING
RECORDS & SURVEYING
DIRECTOR'S OFFICE, NEBRASKA.

BK 1812 N 42-37
PG 534 N
OF 513 COMP
DEL 1/5 MG
FEB 21 1988

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - PLANNERS

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

Sheet No. 274401
SHEET