

TRANQUILITY VIEW 2nd ADD.

LOTS 1 THRU 32 INCLUSIVE
BEING A REPLAT OF LOTS 12 & 13 & THE INCLUDED 126TH AVE. RIGHT-OF-WAY,
IN TRANQUILITY VIEW REPLAT, LOTS 6 & 7, PARK VIEW HEIGHTS, & PART
OF LOT 8, PARK VIEW HEIGHTS REPLAT, SUBDIVISIONS LOCATED IN THE W^{1/2}
OF SEC. 6, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

Deed 9590

RECEIVED

AUG 15 1 07 PM '91

GEORGE J. DUGLEWICZ
REGISTER OF DEEDS
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 TRANQUILITY VIEW 2ND ADD (Lots 1 thru 32, inclusive) being a replat of Lots 12 and 13 and the included 126th Avenue right-of-way, Tranquility View Replat, and also Lots 6 and 7, Park View Heights; and also part of Lot 8, Park View Heights Replat, subdivisions located in the West 1/2 of Section 6, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 7, Park View Heights, said point being on the South right-of-way line of Fort Street; thence S00°17'01"W (assumed bearing) along the East line of said Lot 7, Park View Heights and the East line of said Lot 8, Park View Heights Replat, a distance of 620.22 feet; thence N89°42'59"W, a distance of 130.49 feet; thence S00°17'01"W, a distance of 20.17 feet; thence N89°42'59"W, a distance of 175.00 feet to a point on the East line of said Tranquility View Replat; thence N00°17'01"E along said East line of Tranquility View Replat, a distance of 120.00 feet to a point on the North right-of-way line of Camden Avenue; thence N89°42'59"W along said North right-of-way line of Camden Avenue, a distance of 300.00 feet to the Southeast corner of Lot 11, said Tranquility View Replat; thence N00°17'01"E along the East line of said Lot 11, Tranquility View Replat and the West line of said Lot 6, Park View Heights, a distance of 517.65 feet to the Northwest corner of said Lot 6, Park View Heights, said point being on said South right-of-way line of Fort Street; thence S89°58'31"E along said South right-of-way line of Fort Street, a distance of 605.50 feet to the Point of Beginning.

Robert Clark
Robert Clark - LS 419
Date Feb 2, 1990



DEDICATION

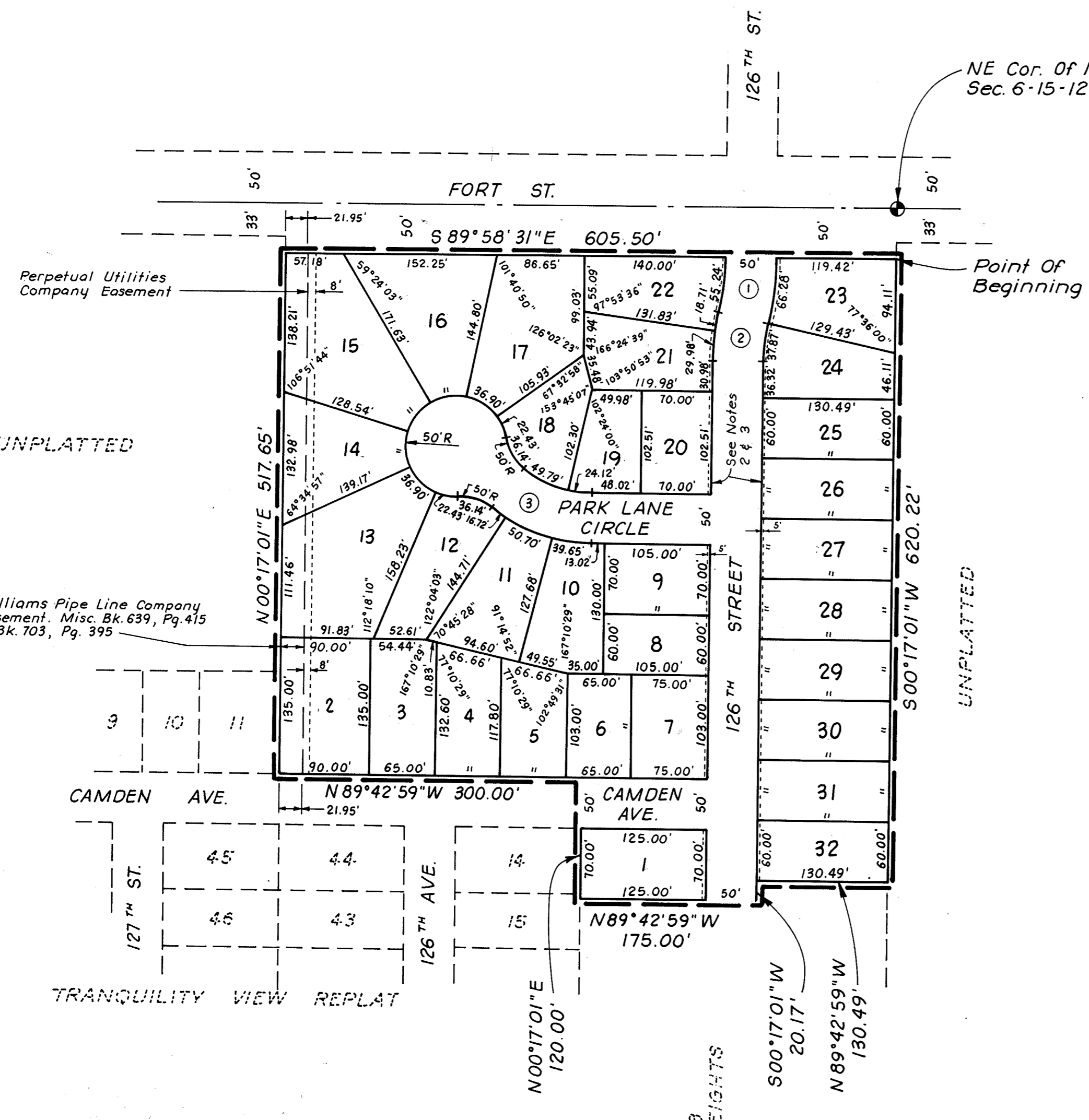
and we do hereby grant the perpetual easements as shown on this plat.

Know all men by these presents that we, Construction Sciences, Inc., owners, and FirstTier Bank, N.A. 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 TRANQUILITY VIEW 2ND ADD (lots numbered as shown), 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 a perpetual easement to the Omaha Public Power District, US 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, except as shown on Lot 2 and Lots 13 thru 15, inclusive, to avoid the pipe line easement. 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 rights herein granted.

In witness whereof, we do hereunto set our hands this 6TH day of Feb., 1990.

CONSTRUCTION SCIENCE, INC. FIRSTTIER BANK, N.A. OMAHA
By: John J. Smith, President

CURVE DATA				
NO.	Δ	R	T	D
①	12°39'32"	275.00'	30.50'	60.76'
②	12°24'00"	200.00'	21.73'	43.28'
③	38°00'08"	136.44'	46.98'	90.49'



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of Tranquility View 2nd Add. (Lots 1 thru 32, inclusive) was approved by the City Planning Board on this 11th day of July, 1990.

Muriel D. Joly
Chairman of City Planning Board

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of Tranquility View 2nd Add. (Lots 1 thru 32, inclusive) as to the Design Standards this 23rd day of July, 1990.

Ray J. Heumann
City Engineer

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

Ray J. Heumann
City Engineer
Date Aug 13, 1991

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 9 day of February, 1990, before me, the undersigned, a Notary Public in and for said County, personally came Donald R. Sievers, Senior VP of FirstTier Bank, N.A. 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.

Mary Ravenscroft
Notary Public

My Commission expires the ___ day of _____, 1993.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 6th day of Feb., 1990, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, president of Construction Sciences, 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 in said corporation.

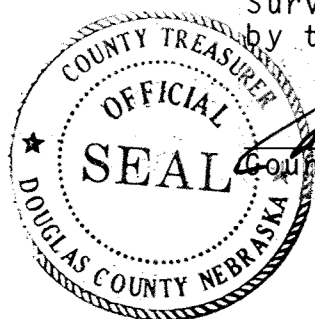
WITNESS my hand and Notarial Seal the day and year last above written.

Stanley R. Bales
Notary Public

My Commission expires the 14th day of June, 1991.

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.



Ann S. Hilde
County Treasurer
Date July 19, 1990

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of Tranquility View 2nd Add. (Lots 1 thru 32, inclusive) was reviewed by the Office of the Douglas County Engineer on this 13 day of February, 1990.

John A. Panko
Douglas County Engineer



OMAHA CITY COUNCIL ACCEPTANCE

This plat of Tranquility View 2nd Add. (Lots 1 thru 32, inclusive) was approved by the City Council of Omaha on this 29 day of October, 1990.

Mayor
President of Council

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

TRANQUILITY VIEW 2nd ADD.

FINAL PLAT

PROJECT NO. 890231
DATE Jan., 1990
SCALE 1" = 100'
SHEET 1 of 1
DESIGNED BY H.R.H.
DRAWN BY H.R.H.
CHECKED BY