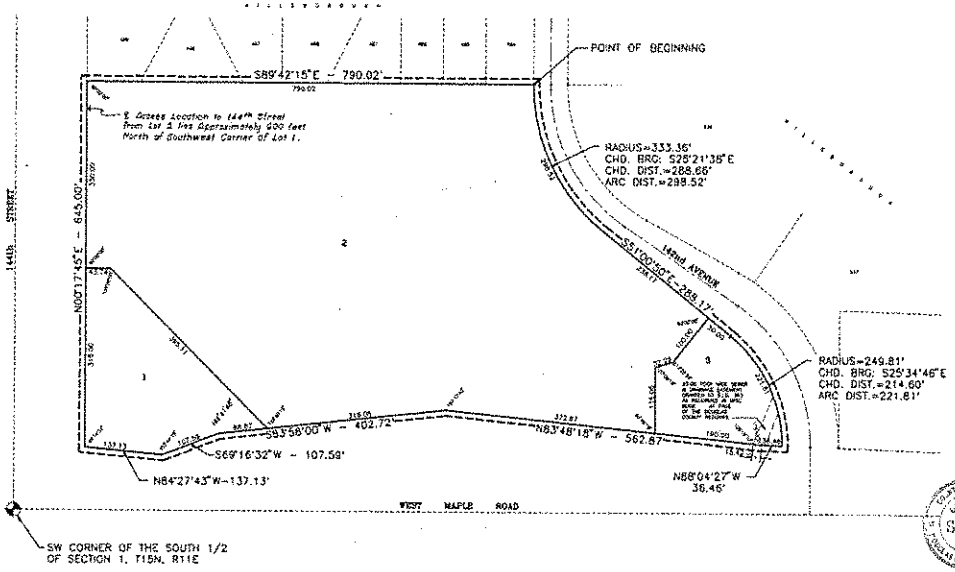
CASE# 16453 BY Kub PY
TYPE Repl PG 359 C/O SCAN MC
FEE 25.00 OF Repl COMP FB 116532 MC

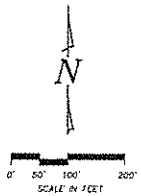
RECEIVED
Dec 28 2 38 PM '92
ROBERT A. CRELLIN
REGISTER OF DEEDS

HILLSBOROUGH REPLAT II

LOTS 1, 2 AND 3

BEING A REPLATTING OF LOTS 533, 534 AND 535, HILLSBOROUGH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA





NOTE:
DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOTS 1, 2, AND 3 WILL NOT BE PERMITTED.

DIRECT VEHICULAR ACCESS TO 144th STREET FROM LOT 1 WILL NOT BE PERMITTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HILLSBOROUGH REPLAT II, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOTS 533, 534 AND 535, HILLSBOROUGH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID LOT 533; THENCE SOUTHEASTERLY ON EAST LINES OF SAID LOTS 533 AND 535 ON THE FOLLOWING DESCRIBED THREE COURSES: THENCE SOUTHEASTERLY ON A 333.36 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S25°21'38"E (ASSUMED BEARING), CHORD DISTANCE 288.66 FEET, AN ARC DISTANCE OF 298.52 FEET TO A POINT OF TANGENCY; THENCE S51°00'30"E, 268.17 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 249.81 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S25°34'46"E, CHORD DISTANCE 214.60 FEET, AN ARC DISTANCE OF 221.81 FEET TO THE SE CORNER OF SAID LOT 535; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOTS 535, 534 AND 533 ON THE FOLLOWING DESCRIBED FIVE COURSES: THENCE N88°04'27"W 36.46 FEET; THENCE N83°48'18"W 562.87 FEET; THENCE S83°58'00"W 402.72 FEET; THENCE S69°16'32"W 107.59 FEET; THENCE N84°27'43"W 137.13 FEET TO THE SW CORNER OF SAID LOT 533; THENCE N00°17'45"E 645.00 FEET ON THE WEST LINE OF SAID LOTS 533 AND 534 TO THE NW CORNER OF SAID LOT 533; THENCE S89°42'15"E 790.02 FEET ON THE NORTH LINE OF SAID LOT 533 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR L.S.-308 JAMES D. WARREN

AUGUST 31, 1992
DATE

JAMES D. WARREN, R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SEECHEL PROPERTIES II, A NEBRASKA GENERAL PARTNERSHIP, BEING THE OWNER, AND FIRST NATIONAL BANK OF OMAHA BEING THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLSBOROUGH REPLAT II, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

SEECHEL PROPERTIES II
A NEBRASKA GENERAL PARTNERSHIP

BY: THOMAS L. NICHOLS, PARTNER

BY: LEE G. SEEMANN, JR., PARTNER

BY: STEPHEN M. FARRELL, PARTNER

FIRST NATIONAL BANK OF OMAHA

BY: ROBERT J. HORAK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF October, 1992 BY THOMAS L. NICHOLS, LEE G. SEEMANN, JR., AND STEPHEN M. FARRELL, PARTNERS OF SEECHEL PROPERTIES II, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY Seal of Nebraska CHRISTINE GAEDING My Comm. Exp. Dec. 28, 1995

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF October, 1992 BY ROBERT J. HORAK, PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

GENERAL NOTARY Seal of Nebraska TRACY KINSINGER My Comm. Exp. Dec. 28, 1995

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 ON THE RECORDS OF THIS OFFICE, THIS 23rd DAY OF December, 1992.

DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF HILLSBOROUGH REPLAT II ON THIS 3rd DAY OF November, 1992.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

December 22, 1992
DATE

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF HILLSBOROUGH REPLAT II WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 2nd DAY OF September, 1992.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HILLSBOROUGH REPLAT II WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 8th DAY OF December, 1992.

MAYOR

PRESIDENT

DEPUTY CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HILLSBOROUGH REPLAT II WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 2 DAY OF April, 1992.

DOUGLAS COUNTY ENGINEER

BASIS OF EASEMENTS

PERPETUAL EASEMENTS ARE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION SERVICE IN THE AREA TO BE SERVED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REMOVE POLES, WIRES, CABLES, CONDUITS, SOME BOXES AND ANCHORS UNDER, OVER AND ACROSS THE AREAS OUTLINED OR SHOWN ON THIS PLAT AND MARKED "UTILITY EASEMENT" OR "U.E." OR WORDS OF SIMILAR IMPORT, FOR THE PURPOSES OF SERVING THOSE AND OTHER PROPERTIES IN THE VICINITY WITH ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION SERVICE, AND FOR THE NECESSARY FACILITIES IN CONNECTION THEREWITH, AND TO GIVE OTHER UTILITY COMPANIES PERMISSION TO USE SAID EASEMENTS FOR THE PURPOSES OF SERVING THE PUBLIC WITH UTILITY SERVICE AS APPROVED BY THE CITY OF OMAHA. THE GRANTEE SHALL HAVE THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER VEGETATION ON THE EASEMENTS OR ADJACENT TO THE EASEMENTS AS IN THE OPINION OF THE GRANTEE MAY BE REASONABLY REQUIRED TO PREVENT INTERFERENCE WITH THE USE OF THE EASEMENTS OR DANGER FROM FALLING TREES. ALL TREES, SHRUBS OR OTHER VEGETATION CUT BY THE GRANTEE SHALL BE REMOVED FROM THE EASEMENTS. THE GRANTEE SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE ANY FACILITIES IN THE EASEMENTS HEREIN GRANTED, INCLUDING THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF CONDUITS, WIRES, CABLES, POLES AND ANCHORS. NO PERMANENT BUILDINGS SHALL BE PLACED ON THE EASEMENTS, 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.

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

Scale:	AS SHOWN
Date:	8-11-92
Drawn by:	RNI
Checked by:	JDW
Revisions:	

HILLSBOROUGH REPLAT II

FINAL PLAT

172-121

F512