



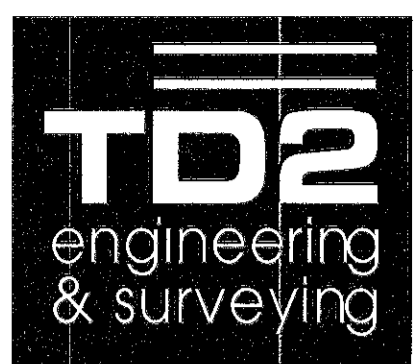
MISC 6/2 51-10820-010
FEE 40.00 FB -NEW
BKP C/O COMFAC
DEL SCAN PV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/7/2016 08:08:41.44
2016083272

HILLTOP MANOR REPLAT ONE

LOT 1

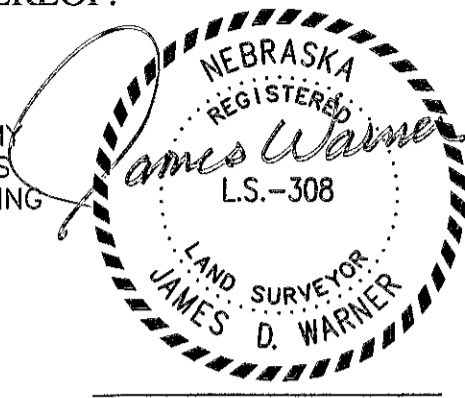
BEING A REPLATTING OF LOT 1, HILLTOP MANOR, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE WEST 185 FEET OF THE NORTH 150 FEET THEREOF.



thompson, dressen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.



JAMES D. WARNER
NEBRASKA RLS 308

DATE: 10-5-16

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DUANE J. DOWD AND FRANCES DEE DOWD, HUSBAND AND WIFE, BEING THE OWNERS 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 HILLTOP MANOR REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

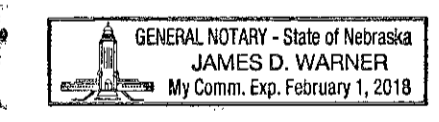
NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Duane J. Dowd
DUANE J. DOWD
Frances Dee Dowd
FRANCES DEE DOWD

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF SEPTEMBER, 2016 BY DUANE J. DOWD AND FRANCES DEE DOWD, HUSBAND AND WIFE.

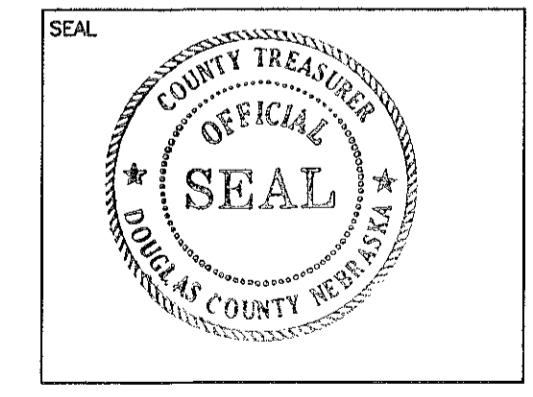


James Warner
NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 5th DAY OF October, 2016.

Susan Berscheid
DOUGLAS COUNTY TREASURER

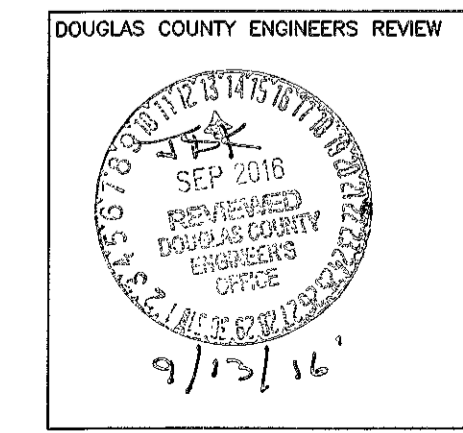


PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

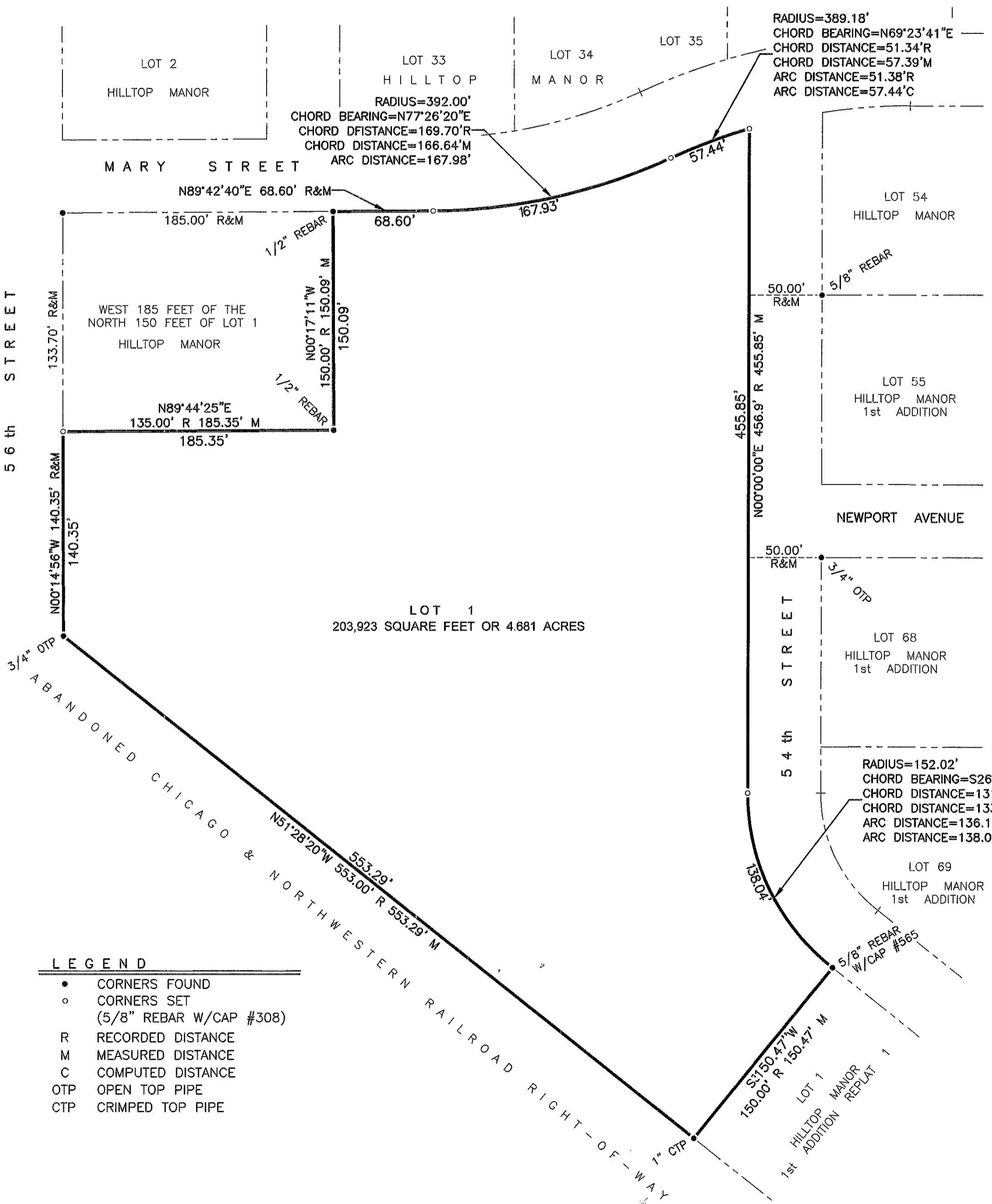
DATE: 10-6-16

Cheri Rockwell
for PLANNING DIRECTOR

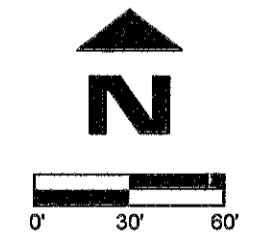


ADDRESS LOT 1, 6657 NORTH 56th STREET

HILLTOP MANOR REPLAT ONE
LOT 1



- LEGEND**
- CORNERS FOUND
 - o CORNERS SET (5/8" REBAR W/CAP #308)
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - C COMPUTED DISTANCE
 - OTP OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE



Revision Dates

No.	Description	MM-DD-YY

Job No.: 1237-119-1(ADM)
Drawn By: RJR
Reviewed By: JDW
Date: AUGUST 29, 2016
Book: 16/33
Pages: 22-24

Sheet Title
CITY OF OMAHA
ADMINISTRATIVE
SUBDIVISION

Sheet Number
SHEET 1 OF 1
a9856