

2000-08529

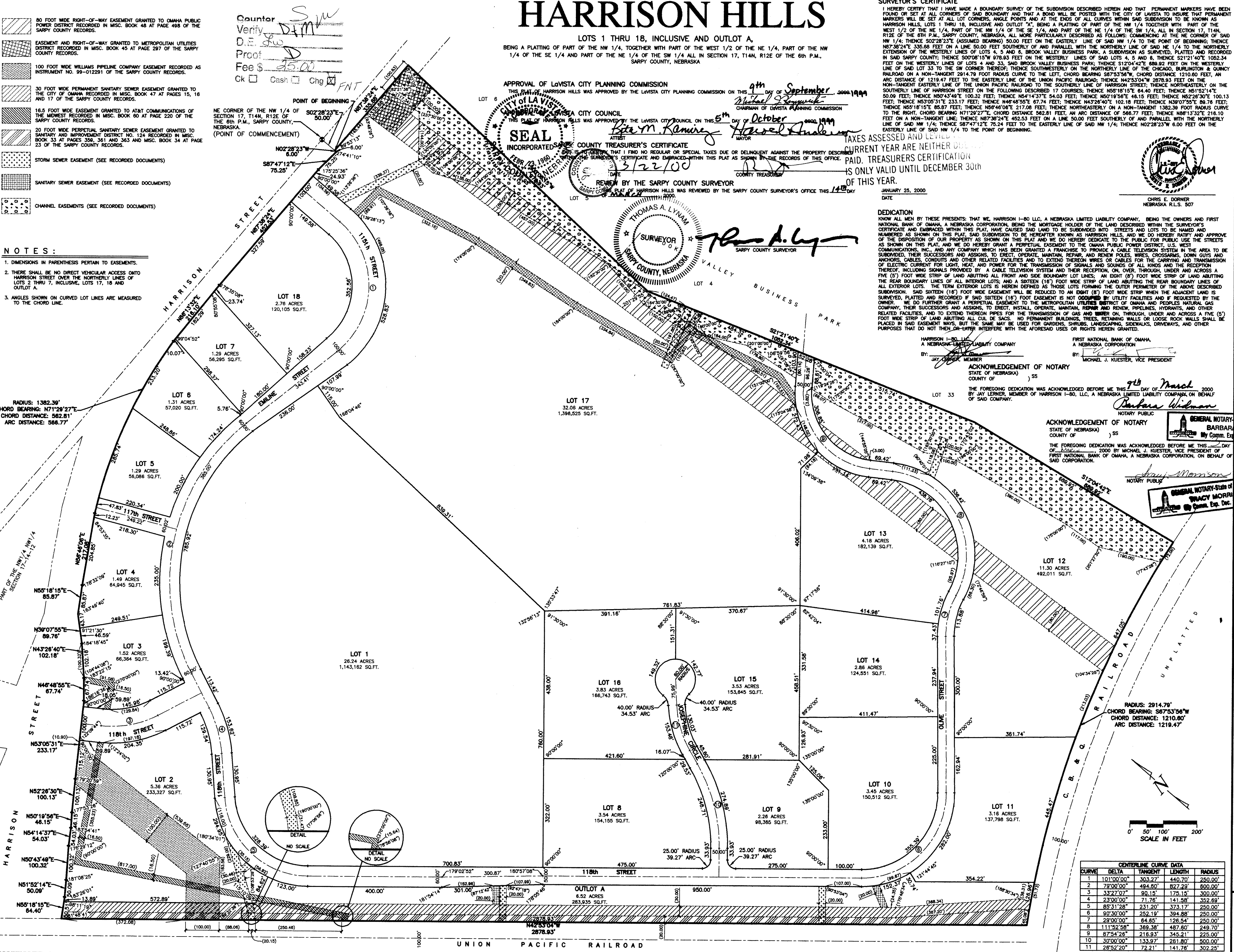
# HARRISON HILLS

LOTS 1 THRU 18, INCLUSIVE AND OUTLOT A,  
BEING A PLATTING OF PART OF THE NW 1/4, TOGETHER WITH PART OF THE WEST 1/2 OF THE NE 1/4, PART OF THE NW  
1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 ALL IN SECTION 17, T14N, R12E OF THE 6TH P.M.,  
SARPY COUNTY, NEBRASKA

- 80 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 48 AT PAGE 498 OF THE SARPY COUNTY RECORDS.
- EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED IN MISC. BOOK 45 AT PAGE 297 OF THE SARPY COUNTY RECORDS.
- 100 FOOT WIDE WILLIAMS PIPELINE COMPANY EASEMENT RECORDED AS INSTRUMENT NO. 99-012291 OF THE SARPY COUNTY RECORDS.
- 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 60 AT PAGE 220 OF THE SARPY COUNTY RECORDS.
- 16.5 FOOT WIDE EASEMENT GRANTED TO AT&T COMMUNICATIONS OF THE MOJAVE RECORDED IN MISC. BOOK 60 AT PAGE 220 OF THE SARPY COUNTY RECORDS.
- 20 FOOT WIDE PERPETUAL SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 124 RECORDED IN MISC. BOOK 33 AT PAGES 359, 361 AND 363 AND MISC. BOOK 34 AT PAGE 23 OF THE SARPY COUNTY RECORDS.
- STORM SEWER EASEMENT (SEE RECORDED DOCUMENTS)
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENTS)
- CHANNEL EASEMENTS (SEE RECORDED DOCUMENTS)

- NOTES:**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HARRISON STREET OVER THE NORTHERLY LINES OF LOTS 2 THRU 7, INCLUSIVE, LOTS 17, 18 AND OUTLOT A.
  - ANGLES SHOWN ON CURVED LOT LINES ARE MEASURED TO THE CHORD LINE.

RADIUS: 1382.39'  
CHORD BEARING: N71°29'27"E  
CHORD DISTANCE: 562.81'  
ARC DISTANCE: 566.77'



APPROVAL OF LA VISTA CITY PLANNING COMMISSION  
THIS PLAT OF HARRISON HILLS WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION ON THIS 9th DAY OF September, 2000, 1999  
Michael J. Kuester  
CHAIRMAN OF LA VISTA PLANNING COMMISSION

APPROVED BY THE LA VISTA CITY COUNCIL  
THIS PLAT OF HARRISON HILLS WAS APPROVED BY THE LA VISTA CITY COUNCIL ON THIS 5th DAY OF October, 2000, 1999  
Bita M. Ramsey  
MAYOR

SEAL  
INCORPORATED FEB 22 1988  
SARPY COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.  
DATE: 3/22/00  
COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR  
SARPY COUNTY PLAT OF HARRISON HILLS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 14th DAY OF March, 2000  
THOMAS A. LYMAN  
SURVEYOR  
SARPY COUNTY, NEBRASKA

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON HILLS, INCLUSIVE AND OUTLOT A, BEING A PLATTING OF PART OF THE NW 1/4 TOGETHER WITH PART OF THE WEST 1/2 OF THE NE 1/4, PART OF THE NW 1/4 OF THE SE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4 ALL IN SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NW 1/4; THENCE S02°28'23"E (ASSUMED BEARING) 50.00 FEET ON THE EASTERLY LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE N87°30'27"E 335.88 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NW 1/4 TO THE NORTHERLY EXTENSION OF THE WESTERLY LINES OF LOTS 4, 5 AND 6, BROOK VALLEY BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY; THENCE S00°08'15"W 978.93 FEET ON THE WESTERLY LINES OF SAID LOTS 4, 5 AND 6; THENCE S21°21'40"E 1052.34 FEET ON THE WESTERLY LINES OF LOTS 4 AND 5; THENCE S120°44'E 688.92 FEET ON THE WESTERLY LINE OF SAID LOT 4 TO THE SW CORNER THEREOF; THENCE S07°47'12"E 75.24 FEET ON THE NORTHERLY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD ON A NON-TANGENT 2914.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S87°53'56"W, CHORD DISTANCE 1210.80 FEET, AN ARC DISTANCE OF 1219.47 FEET ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE N42°53'04"W 2878.93 FEET ON THE NON-TANGENT EASTERLY LINE OF THE UNION PACIFIC RAILROAD TO THE SOUTHERLY LINE OF HARRISON STREET; THENCE N05°18'15"E 84.40 FEET; THENCE N51°52'14"E 50.00 FEET; THENCE N50°43'48"E 100.32 FEET; THENCE N54°14'37"E 54.03 FEET; THENCE N50°19'58"E 48.15 FEET; THENCE N52°28'30"E 100.13 FEET; THENCE N53°05'17"E 233.17 FEET; THENCE N48°48'55"E 87.74 FEET; THENCE N43°28'40"E 102.18 FEET; THENCE N39°07'55"E 89.76 FEET; THENCE N55°18'15"E 85.87 FEET; THENCE N54°48'08"E 217.08 FEET; THENCE NORTHEASTERLY ON A NON-TANGENT 1382.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N71°29'27"E, CHORD DISTANCE 562.81 FEET, AN ARC DISTANCE OF 566.77 FEET; THENCE N08°13'32"E 218.10 FEET ON A NON-TANGENT LINE; THENCE N07°30'27"E 452.53 FEET ON A LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NW 1/4; THENCE S07°47'12"E 75.24 FEET TO THE EASTERLY LINE OF SAID NW 1/4; THENCE N02°28'23"W 6.00 FEET ON THE EASTERLY LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

JANUARY 25, 2000  
DATE  
CHRIS E. DORNER  
NEBRASKA R.L.S. 507

**DEDICATION**  
WE HEREBY PRESENTS THAT WE, HARRISON I-80 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN ON THIS PLAT, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HILLS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF SAID LAND AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC. 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 ERRECT, OPERATE, MAINTAIN, REPAIR, CROSSINGS, CROSSINGS, CROSSINGS 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 AND ALL KINDS AND THE RECEIPTION 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 BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA AND PEOPLES NATURAL GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CURVE SIZES. 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.

HARRISON I-80 LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
BY: JAY LERHER, MEMBER

FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION  
BY: MICHAEL J. KUESTER, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2000 BY JAY LERHER, MEMBER OF HARRISON I-80, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.  
Barbara Widman  
NOTARY PUBLIC

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CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	101°00'00"	303.27'	440.70'	250.00'
2	79°00'00"	494.80'	827.29'	600.00'
4	23°00'00"	90.15'	178.15'	300.00'
4	23°00'00"	71.78'	141.58'	352.69'
5	85°31'28"	231.20'	373.17'	250.00'
6	90°30'00"	252.19'	394.88'	250.00'
7	29°00'00"	64.65'	126.54'	250.00'
8	111°52'58"	369.38'	487.60'	249.70'
9	87°54'26"	216.93'	345.21'	225.00'
10	30°00'00"	133.97'	261.80'	500.00'
11	26°52'20"	72.21'	141.76'	302.25'

AS SHOWN JAN. 25, 2000 JUP CED

code: date: drawn by: checked by: reduced:

**HARRISON HILLS**

**FINAL PLAT**

**THOMPSON, DRESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68134  
(402) 330-8860

**738-120**

A738120A.DWG