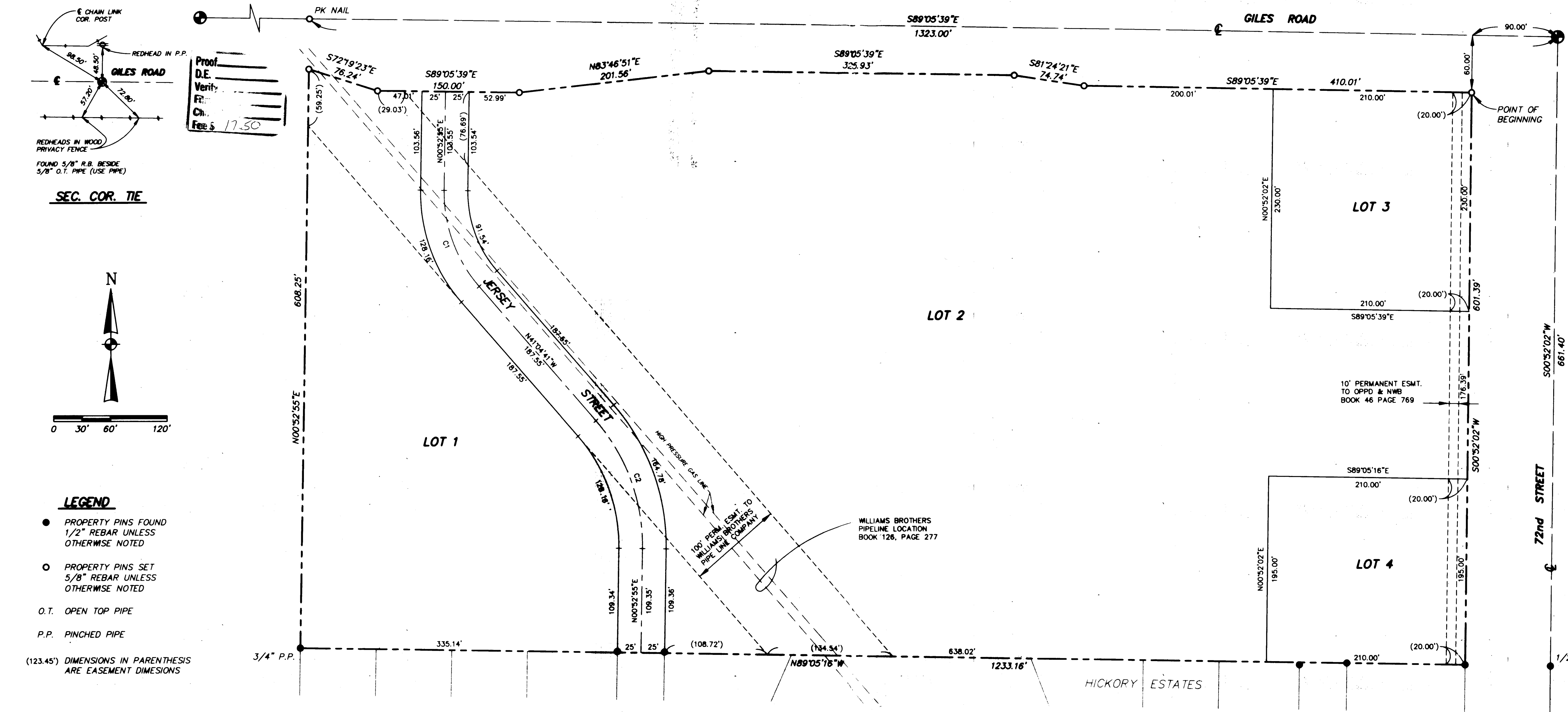


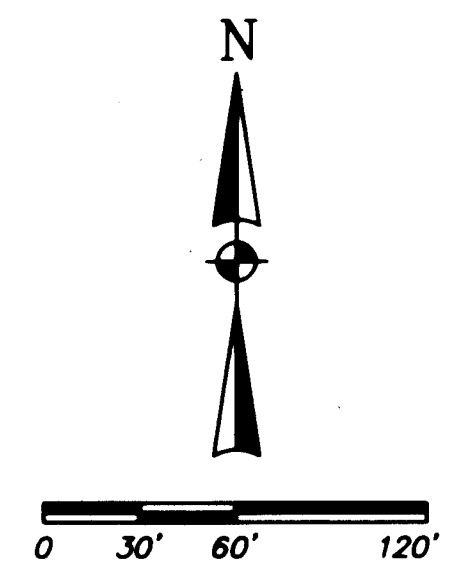
# HICKORY HILL PLAZA

## PART OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T14N, R12E, OF THE 6TH P.M. SARPY COUNTY, NEBRASKA



Proof  
D.E.  
Verify  
Fr.  
Ch.  
Fee \$ 17.50

SEC. COR. TIE



### LEGEND

- PROPERTY PINS FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- PROPERTY PINS SET 5/8" REBAR UNLESS OTHERWISE NOTED
- O.T. OPEN TOP PIPE
- P.P. PINCHED PIPE
- (123.45') DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AND ENDS OF ALL CURVES OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF PAVILLION TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HICKORY HILL PLAZA, LOTS 1 THRU 4, INCLUSIVE, BEING PART OF THE N1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

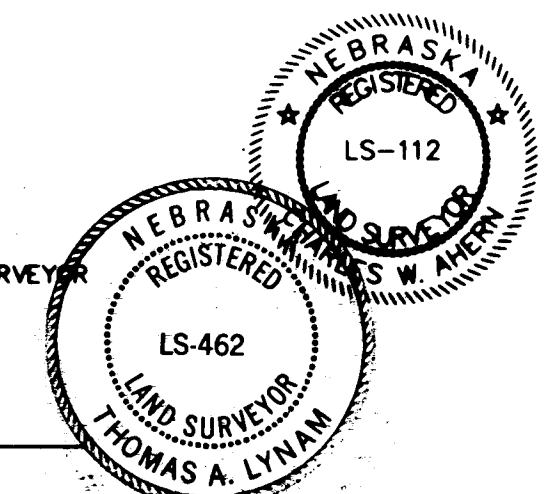
COMMENCING AT THE NE CORNER OF THE NE 1/4 OF SAID SECTION 23; THENCE N89°05'39"W (ASSUMED BEARING), ALONG THE NORTHERLY LINE OF SAID SECTION 23, A DISTANCE OF 90.00 FEET; THENCE S00°52'02"W, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GILES ROAD AND THE WESTERLY LINE OF 72ND STREET, WHICH IS THE TRUE POINT OF BEGINNING; THENCE S00°52'02"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET, A DISTANCE OF 601.39 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF HICKORY ESTATES SUBDIVISION; THENCE N89°05'16"E, ALONG THE NORTHERLY LINE OF SAID HICKORY ESTATES SUBDIVISION, A DISTANCE OF 1,233.16 FEET TO THE NORTHWEST CORNER OF HICKORY ESTATES SUBDIVISION; THENCE N00°52'55"E, A DISTANCE OF 608.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GILES ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GILES ROAD, THE FOLLOWING SIX (6) COURSES: (1) S72°19'23"E, 76.24 FEET; (2) S89°05'39"E, 150.00 FEET; (3) N83°46'51"E, 201.56 FEET; (4) S89°05'39"E, 325.93 FEET; (5) S81°24'21"E, 74.74 FEET; (6) S89°05'39"E, 410.01 FEET TO THE TRUE POINT OF BEGINNING, AND SAID TRACT OF LAND CONTAINS 17.04 ACRES, MORE OR LESS.

DATED THIS 15<sup>th</sup> DAY OF August, 1994 A.D.  
 Charles W. Ahern  
 REGISTERED LAND SURVEYOR L.S. 112

### REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF HICKORY HILL PLAZA WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 22<sup>nd</sup> DAY OF August, 1994 A.D.

Thomas A. Lyman  
 SARPY COUNTY SURVEYOR



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, GREGORY W. SEARSON, AS TRUSTEE UNDER THE JOSEPH E. MARX TRUST, DATED FEBRUARY 12, 1982, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HICKORY HILL PLAZA, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND 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 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 BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING 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, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE 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. I DO FURTHER GRANT A PERPETUAL EASEMENT, AS SHOWN ON THIS PLAT, TO THE WILLIAMS BROTHERS PIPELINE COMPANY, THEIR SUCCESSORS AND ASSIGNS.

BY: Gregory W. Searson  
 GREGORY W. SEARSON, AS TRUSTEE  
 UNDER THE JOSEPH E. MARX TRUST  
 DATED FEBRUARY 12, 1982

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
 COUNTY OF SARPY } SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, 1994 A.D., BY GREGORY W. SEARSON, TRUSTEE UNDER THE JOSEPH E. MARX TRUST, DATED FEBRUARY 12, 1982.

Thomas A. Searson  
 NOTARY PUBLIC

### APPROVAL BY PAVILLION CITY COUNCIL

THIS PLAT OF HICKORY HILL PLAZA WAS APPROVED BY THE PAVILLION CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA, THIS 12<sup>th</sup> DAY OF August, 1994, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

Christina M. Myers  
 Mayor

### APPROVAL BY PAVILLION CITY PLANNING BOARD

THIS PLAT OF HICKORY HILL PLAZA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF PAVILLION, NEBRASKA, ON THIS 21<sup>st</sup> DAY OF August, 1994.

Anita Ryan  
 CHAIRMAN

### APPROVAL BY PAVILLION CITY ENGINEER

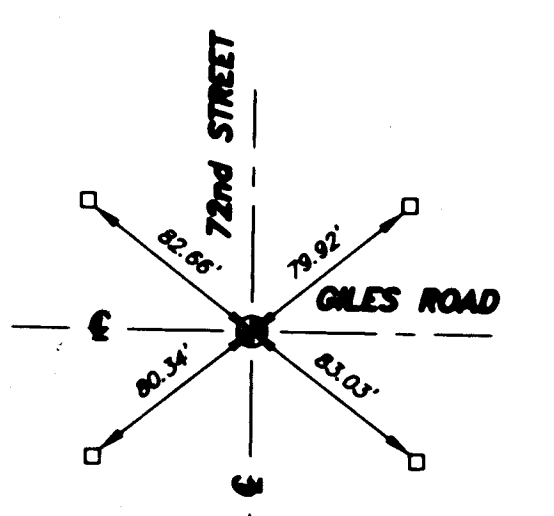
THIS PLAT OF HICKORY HILL PLAZA WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF PAVILLION, NEBRASKA, ON THIS 22<sup>nd</sup> DAY OF August, 1994.

Robert E. Robinson  
 CITY ENGINEER

### SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 18 DAY OF August, 1994.

Robert J. ...  
 SARPY COUNTY TREASURER

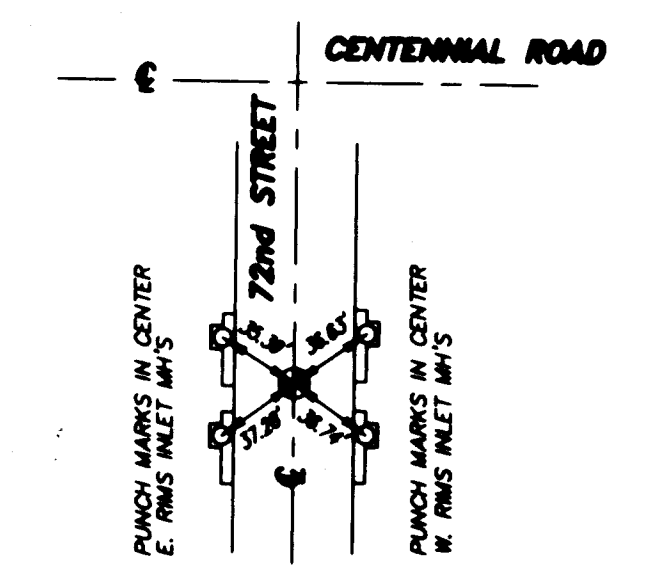


ALL TIES TO NEAR SQ. CORNER BASE TRAFFIC SIGN FOUND BRASS CAP

SEC. COR. TIE

**CURVE DATA**

| CURVE | LENGTH  | DELTA     | RADIUS  | TANGENT |
|-------|---------|-----------|---------|---------|
| C1    | 109.85' | 41°57'36" | 150.00' | 57.52'  |
| C2    | 146.47' | 41°57'36" | 200.00' | 76.89'  |



FOUND BRASS CAP

SEC. COR. TIE

**KIRKHAM MICHAEL AND ASSOCIATES** ARCHITECTS ENGINEERS PLANNERS  
 980 WEST DODGE ROAD - P.O. BOX 34889, OMAHA, NE 68184  
 402 - 383 - 9880