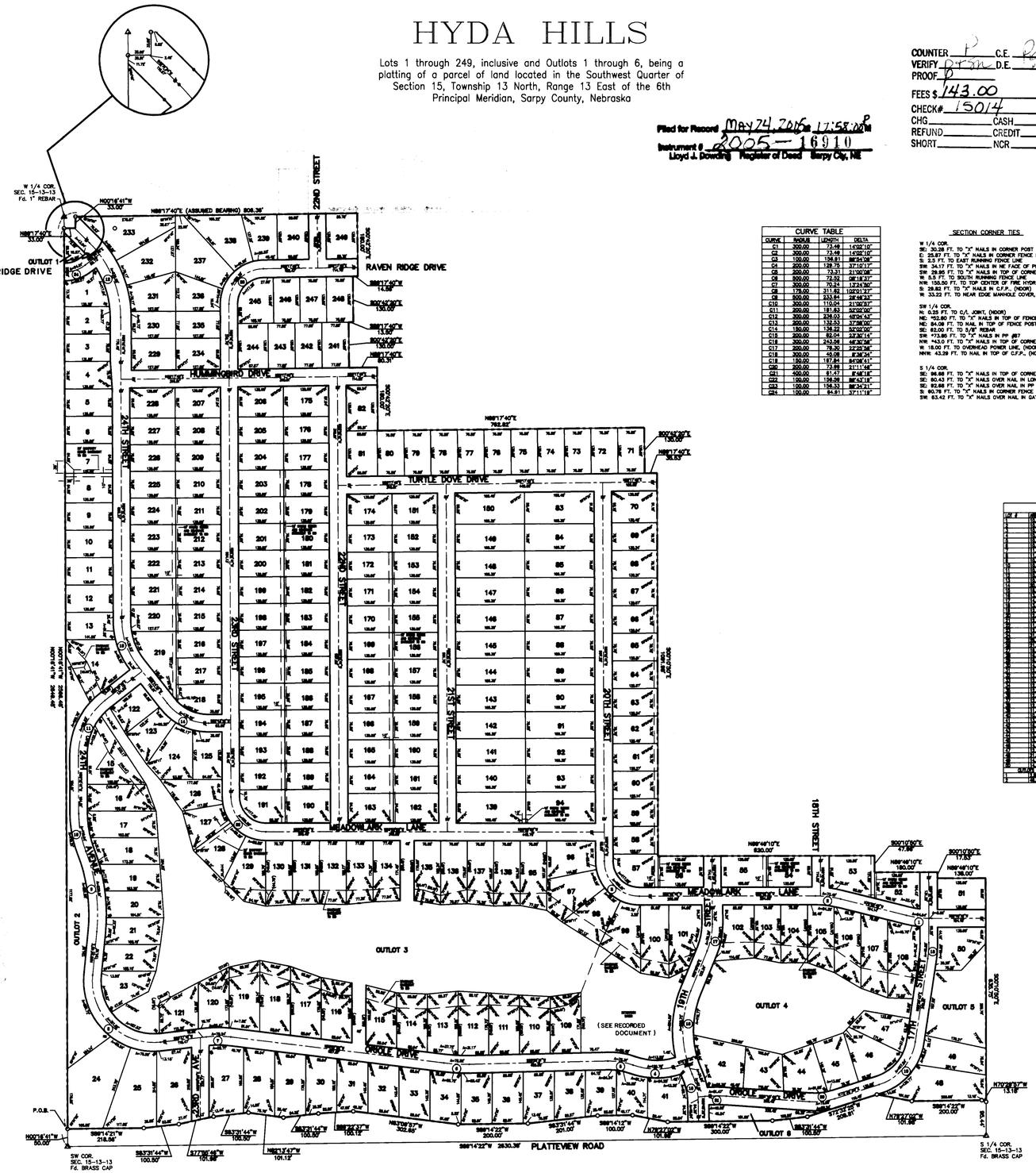
2005-16910

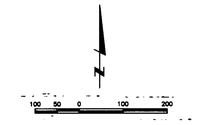
HYDA HILLS

Lots 1 through 249, inclusive and Outlots 1 through 6, being a platting of a parcel of land located in the Southwest Quarter of Section 15, Township 13 North, Range 13 East of the 6th Principal Meridian, Sarpy County, Nebraska

Filed for Record May 24, 2005 at 11:58:00 AM
Instrument # 2005 — 16910
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

COUNTER ___ C.E. ___
VERIFY ___ D.E. ___
PROOF ___
FEES $ 143.00
CHECK# 15014
CHG ___ CASH ___
REFUND ___ CREDIT ___
SHORT ___ NCR ___





LEGEND

△ FOUND SECTION CORNER AS NOTED ON DRAWING

○ SET 5/8" REBAR w/YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 486"

P.O.B. POINT OF BEGINNING

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00	73.48	14°02'10"
C2	300.00	73.48	14°02'10"
C3	100.00	136.81	86°34'08"
C4	200.00	128.75	37°10'17"
C5	200.00	73.31	21°00'08"
C6	300.00	72.02	06°18'37"
C7	300.00	75.24	14°22'30"
C8	175.00	311.62	102°01'27"
C9	300.00	233.84	44°46'33"
C10	300.00	110.04	21°00'37"
C11	200.00	181.63	52°00'00"
C12	300.00	236.03	45°04'43"
C13	300.00	132.53	37°86'00"
C14	150.00	134.22	52°00'00"
C15	200.00	92.04	23°36'14"
C16	300.00	243.58	46°30'38"
C17	300.00	78.30	22°23'36"
C18	200.00	43.08	12°34'34"
C19	150.00	187.84	64°08'41"
C20	300.00	73.98	21°11'44"
C21	400.00	61.47	8°48'18"
C22	100.00	156.58	86°43'18"
C23	100.00	154.33	86°34'21"
C24	100.00	94.81	37°11'18"

SECTION CORNER TIES

W 1/4 COR.
SE: 30.28 FT. TO "X" NAILS IN CORNER POST
E: 25.87 FT. TO "X" NAILS IN CORNER FENCE POST, (INDOR)
S: 2.5 FT. TO EAST RUNNING FENCE LINE
SW: 34.17 FT. TO "X" NAILS IN HE FACE OF PP #76
SW: 29.95 FT. TO "X" NAILS IN TOP OF CORNER POST
W: 5.5 FT. TO SOUTH RUNNING FENCE LINE
NW: 155.50 FT. TO TOP CENTER OF FIRE HYDRANT
S: 28.82 FT. TO "X" NAILS IN G.F.P., (INDOR)
W: 33.22 FT. TO NEAR EDGE MANHOLE COVER, (INDOR)

SW 1/4 COR.
N: 0.25 FT. TO C/L JOINT, (INDOR)
NE: *02.80 FT. TO "X" NAILS IN TOP OF FENCE POST
NE: 84.08 FT. TO NAIL IN TOP OF FENCE POST, (INDOR)
SE: 62.00 FT. TO 5/8" REBAR
SW: *73.86 FT. TO "X" NAILS IN PP #87
NW: *43.0 FT. TO "X" NAILS IN TOP OF CORNER FENCE POST
W: 18.00 FT. TO OVERHEAD POWER LINE, (INDOR)
NW: 43.39 FT. TO NAIL IN TOP OF C.F.P., (INDOR)

S 1/4 COR.
SE: 96.98 FT. TO "X" NAILS IN TOP OF CORNER POST
SE: 60.43 FT. TO "X" NAILS OVER NAIL IN LONE POST
SE: 92.88 FT. TO "X" NAILS OVER NAIL IN PP
S: 60.78 FT. TO "X" NAILS IN CORNER FENCE POST
SW: 63.42 FT. TO "X" NAILS OVER NAIL IN GATE POST

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (NR).
5. DIRECT VEHICULAR ACCESS TO PLATTEVIEW ROAD WILL NOT BE PERMITTED FROM LOTS 24 THROUGH 41, LOT 48 AND OUTLOT 6.

LOT AREAS

LOT #	AREA (sq. ft)	LOT #	AREA (sq. ft)	LOT #	AREA (sq. ft)	LOT #	AREA (sq. ft)	LOT #	AREA (sq. ft)
1	15,000	51	11,700	101	15,000	151	15,000	201	15,000
2	15,000	52	11,700	102	15,000	152	15,000	202	15,000
3	15,000	53	11,700	103	15,000	153	15,000	203	15,000
4	15,000	54	11,700	104	15,000	154	15,000	204	15,000
5	15,000	55	11,700	105	15,000	155	15,000	205	15,000
6	15,000	56	11,700	106	15,000	156	15,000	206	15,000
7	15,000	57	11,700	107	15,000	157	15,000	207	15,000
8	15,000	58	11,700	108	15,000	158	15,000	208	15,000
9	15,000	59	11,700	109	15,000	159	15,000	209	15,000
10	15,000	60	11,700	110	15,000	160	15,000	210	15,000
11	15,000	61	11,700	111	15,000	161	15,000	211	15,000
12	15,000	62	11,700	112	15,000	162	15,000	212	15,000
13	15,000	63	11,700	113	15,000	163	15,000	213	15,000
14	15,000	64	11,700	114	15,000	164	15,000	214	15,000
15	15,000	65	11,700	115	15,000	165	15,000	215	15,000
16	15,000	66	11,700	116	15,000	166	15,000	216	15,000
17	15,000	67	11,700	117	15,000	167	15,000	217	15,000
18	15,000	68	11,700	118	15,000	168	15,000	218	15,000
19	15,000	69	11,700	119	15,000	169	15,000	219	15,000
20	15,000	70	11,700	120	15,000	170	15,000	220	15,000
21	15,000	71	11,700	121	15,000	171	15,000	221	15,000
22	15,000	72	11,700	122	15,000	172	15,000	222	15,000
23	15,000	73	11,700	123	15,000	173	15,000	223	15,000
24	15,000	74	11,700	124	15,000	174	15,000	224	15,000
25	15,000	75	11,700	125	15,000	175	15,000	225	15,000
26	15,000	76	11,700	126	15,000	176	15,000	226	15,000
27	15,000	77	11,700	127	15,000	177	15,000	227	15,000
28	15,000	78	11,700	128	15,000	178	15,000	228	15,000
29	15,000	79	11,700	129	15,000	179	15,000	229	15,000
30	15,000	80	11,700	130	15,000	180	15,000	230	15,000
31	15,000	81	11,700	131	15,000	181	15,000	231	15,000
32	15,000	82	11,700	132	15,000	182	15,000	232	15,000
33	15,000	83	11,700	133	15,000	183	15,000	233	15,000
34	15,000	84	11,700	134	15,000	184	15,000	234	15,000
35	15,000	85	11,700	135	15,000	185	15,000	235	15,000
36	15,000	86	11,700	136	15,000	186	15,000	236	15,000
37	15,000	87	11,700	137	15,000	187	15,000	237	15,000
38	15,000	88	11,700	138	15,000	188	15,000	238	15,000
39	15,000	89	11,700	139	15,000	189	15,000	239	15,000
40	15,000	90	11,700	140	15,000	190	15,000	240	15,000
41	15,000	91	11,700	141	15,000	191	15,000	241	15,000
42	15,000	92	11,700	142	15,000	192	15,000	242	15,000
43	15,000	93	11,700	143	15,000	193	15,000	243	15,000
44	15,000	94	11,700	144	15,000	194	15,000	244	15,000
45	15,000	95	11,700	145	15,000	195	15,000	245	15,000
46	15,000	96	11,700	146	15,000	196	15,000	246	15,000
47	15,000	97	11,700	147	15,000	197	15,000	247	15,000
48	15,000	98	11,700	148	15,000	198	15,000	248	15,000
49	15,000	99	11,700	149	15,000	199	15,000	249	15,000
50	15,000	100	11,700	150	15,000	200	15,000		

OUTLOT A 1,000 sq. ft.
TOTAL 1,000 sq. ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed on the boundary of the plat and that a bond has been posted with the City of Bellevue, Nebraska in order to insure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as HYDA HILLS (Lots 1 through 249, inclusive and Outlots 1 through 6), being a platting of a parcel of land located in the Southwest Quarter of Section 15, Township 13 North, Range 13 East of the 6th Principal Meridian, Sarpy County, Nebraska more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence along the West line of said Southwest Quarter, North 00 degrees 16 minutes 41 seconds West, 50.00 feet to a point on the North right-of-way line of Platteview Road and the True Point of Beginning; thence continuing along said West line, North 00 degrees 16 minutes 41 seconds West, 2588.44 feet to a point on the Southerly right-of-way line of Jackson Street; thence along said Southerly right-of-way line, North 89 degrees 17 minutes 40 seconds East, 33.00 feet; thence North 00 degrees 16 minutes 41 seconds West, 50.00 feet to a point on the Northerly right-of-way line, North 00 degrees 16 minutes 41 seconds West, 33.00 feet to a point on the North line of said Southwest quarter; thence along said North line, North 89 degrees 17 minutes 40 seconds East (Assumed Bearing), 808.38 feet; thence South 00 degrees 42 minutes 20 seconds East, 180.00 feet; thence South 89 degrees 17 minutes 40 seconds West, 14.58 feet; thence South 00 degrees 42 minutes 20 seconds East, 130.00 feet; thence South 89 degrees 17 minutes 40 seconds West, 13.85 feet; thence South 00 degrees 42 minutes 20 seconds East, 130.00 feet; thence North 89 degrees 17 minutes 40 seconds East, 60.31 feet; thence South 00 degrees 42 minutes 20 seconds East, 180.00 feet; thence South 89 degrees 17 minutes 40 seconds West, 33.00 feet; thence South 00 degrees 42 minutes 20 seconds East, 130.00 feet; thence North 89 degrees 17 minutes 40 seconds West, 28.53 feet; thence South 00 degrees 10 minutes 00 seconds East, 1281.86 feet; thence North 89 degrees 49 minutes 10 seconds East, 820.00 feet; thence South 00 degrees 10 minutes 50 seconds East, 47.66 feet; thence North 89 degrees 49 minutes 10 seconds East, 180.00 feet; thence South 00 degrees 10 minutes 50 seconds East, 17.53 feet; thence North 89 degrees 49 minutes 10 seconds East, 136.00 feet to a point on the East line of said Southwest quarter; thence along said East line, South 00 degrees 10 minutes 50 seconds East, 1316.75 feet to a point on the northerly right-of-way line of said Platteview Road; thence along said Northerly right-of-way line of said Platteview Road; thence

1. North 70 degrees 28 minutes 07 seconds West, 13.18 feet
2. South 89 degrees 14 minutes 22 seconds West, 200.00 feet
3. North 79 degrees 27 minutes 44 seconds West, 101.88 feet
4. South 72 degrees 35 minutes 39 seconds West, 208.81 feet
5. South 83 degrees 31 minutes 44 seconds West, 100.50 feet
6. South 76 degrees 19 minutes 44 seconds West, 101.12 feet
7. South 89 degrees 14 minutes 22 seconds West, 200.00 feet
8. South 89 degrees 14 minutes 13 seconds West, 100.00 feet
9. South 83 degrees 31 minutes 44 seconds West, 201.00 feet
10. South 89 degrees 14 minutes 22 seconds West, 200.00 feet
11. North 83 degrees 08 minutes 37 seconds West, 302.66 feet
12. South 89 degrees 22 minutes 23 seconds West, 150.13 feet
13. South 83 degrees 31 minutes 44 seconds West, 100.50 feet
14. South 76 degrees 19 minutes 44 seconds West, 101.12 feet
15. South 83 degrees 31 minutes 44 seconds West, 100.50 feet
16. South 72 degrees 35 minutes 44 seconds West, 101.88 feet
17. South 83 degrees 31 minutes 44 seconds West, 100.50 feet
18. South 89 degrees 14 minutes 21 seconds West, 218.58 feet to the True Point of Beginning. Said parcel contains 103.48 acres more or less.

NEBRASKA REGISTERED LS-486 LAND SURVEYOR MELVIN G. SAMPLES

Melvin G. Samples, LS# 486 — 5-4-05 Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, DODGE-LOTS JOINT VENTURE, a Nebraska joint venture, LOTS, INC., a Nebraska corporation and DODGE LAND CO., a Nebraska Corporation, OWNERS, and FIRST NATIONAL BANK, INC., Trustee and Beneficiary under a certain deed of trust, being the sole OWNER and TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, of the land described in the Surveyor's Certificate and platted herein, do hereby adopt the plat, have caused said land to be subdivided into lots and streets, to be known as HYDA HILLS (Lots 1 through 249, inclusive and Outlots 1 through 6), and do hereby dedicate the streets and avenues shown on said plat to the public for public use forever, and do hereby dedicate to the public, for public use, the easements as shown on the plat, for the purpose of installing and maintaining public utilities, and do hereby dedicate to the public, for public use, the drainage ways shown on the plat, for the purpose of conveying storm water drainage, and do hereby dedicate to the public, for public use, the drainage easements shown on the plat, for the purpose of installing and maintaining storm sewers, and do hereby dedicate to the public, for public use, the sanitary sewer easements shown on the plat, for the purpose of installing and maintaining sanitary sewers, and do hereby dedicate to the public, for public use, the utility easements shown on the plat, for the purpose of installing and maintaining public utilities, and do hereby dedicate to the public, for public use, the sidewalks as shown on the plat, for the purpose of installing and maintaining sidewalks, and do hereby dedicate to the public, for public use, the Outlots as shown on the plat, for the purpose of installing and maintaining public improvements, and do hereby grant a perpetual easement to the Omaha Public Power District, Qwest Communications and to any company which has been granted a franchise by the City of Bellevue, Nebraska to provide a cable television system in the area to be platted, and their successors and assigns, to install, operate and maintain, repair and remove wires, cables, conduits and other related facilities, and to extend therein wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the transmission thereon, over, through, under and across a five (5') foot wide strip of land abutting all front and side lot lines and the exterior lines of the subdivision, a five (5') foot wide strip of land abutting the rear boundary line of all interior lots, the term "exterior lot" is defined as a lot which abuts the exterior boundary line of the subdivision, and a ten (10') foot wide strip of land abutting the rear boundary line of all exterior lots, the term "exterior lot" is defined as a lot which abuts the exterior boundary line of the subdivision, and a fifteen (15') foot wide strip of land abutting the boundary line of the subdivision, all to be utilized for the purpose of installing and maintaining such facilities, and it is understood that no buildings shall be placed upon, over, or under the easements herein described, and grading of the easement shall not obstruct the flow of surface water to the detriment of any property. Owners do hereby grant a perpetual easement to the Metropolitan Utilities District of Omaha, or its successors and assigns, to install, locate, operate, maintain, repair and remove pipelines, hydrants, and other related facilities, and to extend therein pipes for the transmission of gas and water on, through, under, and across a five (5') wide strip of land abutting all streets, avenues and alleys, whether public or private, the permanent buildings, trees, retaining walls or fence post walls, shall be placed on the above-described 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.

OWNER:
Dodge-Lots Joint Venture, a Nebraska joint venture
By: Dodge Land Co., a Nebraska corporation and one of the members of the joint venture
W.L. Harrison Sr., President
By: Lots, Inc., a Nebraska corporation and one of the members of the joint venture
W.L. Harrison Sr., President

LENDER:
First National Bank Inc., Trustee and Beneficiary under a certain deed of trust
Vice President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska }ss
County of Douglas }
On this 17th day of May, 2005, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. HARRISON, JR., who is personally known to me and whose name is affixed to the above instrument as President of Dodge Land Co., a Nebraska corporation and one of the members of the joint Venture and as President of Lots, Inc., a Nebraska corporation and one of the members of Dodge-Lots Joint Venture, a Nebraska joint venture, and acknowledged that he executed as their voluntary act and deed of such corporations and the joint Venture.
Witness my hand and official seal the date last foreseen.
Notary Public

GENERAL NOTARY - State of Nebraska KRISTY J. GREGATH My Comm. Exp. Jan. 25, 2008

State of Nebraska }ss
County of Douglas }
On this 17th day of May, 2005, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared Robert J. Hecht who is personally known to me and whose name is affixed to the above instrument as Vice President of First National Bank, Inc., Trustee and Beneficiary under a certain deed of trust, and he did acknowledge the execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of such Bank.
Witness my hand and official seal the date last foreseen.
Notary Public

GENERAL NOTARY-State of Nebraska TRACY MORRISON My Comm. Exp. Dec. 24, 2007

APPROVAL OF CITY PLANNING COMMISSION

This plat of HYDA HILLS was approved by the City Planning Commission of the City of Bellevue this 31st day of March, 2005.
Chairman, City Planning Commission

APPROVAL OF THE CITY COUNCIL

This plat of HYDA HILLS was approved and accepted by the City Council of Bellevue on the 26th day of April, 2005. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds as provided in Section 6-1-27 of the City of Bellevue's ordinances.
Mayor — City Clerk

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY CERTIFY this plat of HYDA HILLS (Lots 1 through 249, inclusive, and Outlots 1 through 6), this 24th day of MAY, 2005.
Sarpy County Surveyor

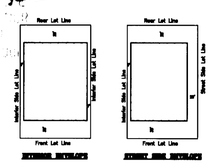
THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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, this 24 day of MAY, 2005.
County Treasurer

SARPY COUNTY SEAL

TAXES ASSESSED AND LEVIED ON THIS PROPERTY IN THE CURRENT YEAR ARE NOT DELINQUENT AND HAVE BEEN PAID. THE PURCHASER OR ANY PERSON RELYING ON THIS PLAT IS ONLY WARNED UNDER DECLARATION OF LAW OF THIS YEAR.



BUILDING ENVELOPES

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

J.B. — Date
Checked — Date
C.M.K. — Date
MAY 1, '05 — Date

project HYDA HILLS
client N.P. DODGE
sheet FINAL PLAT

project no. 71704
sheet 1 OF 1

2005-16910