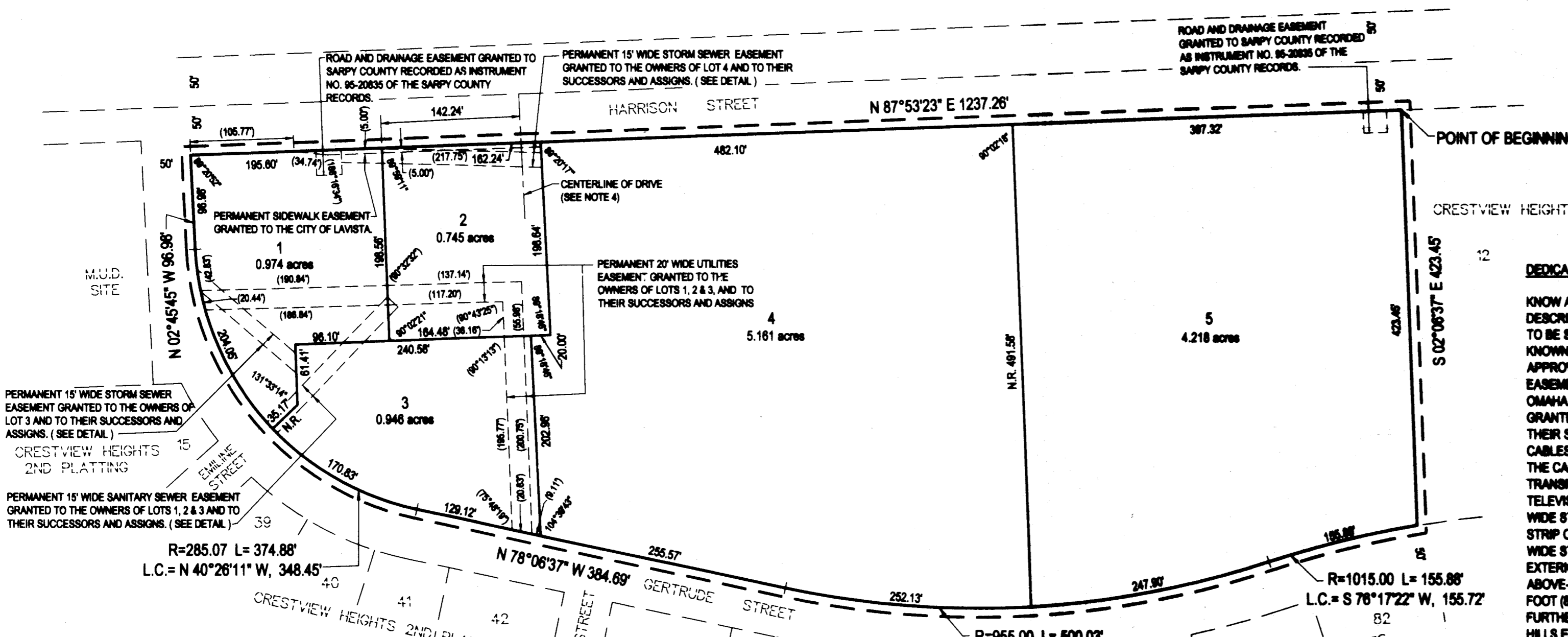
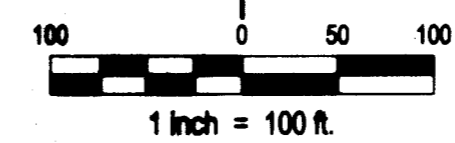


2009-40933

# HARRISON HEIGHTS

LOTS 1 THRU 5 INCLUSIVE

BEING A REPLAT OF LOTS 13 AND 14, CRESTVIEW HEIGHTS (2ND PLATTING), A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, EMPIRE GROUP, L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HEIGHTS (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. WE HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND BOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16) 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 ADDITION. SAID SIXTEEN FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 FOOT (5) WIDE STRIP OF LAND ABUTTING ALL STREETS, EXCEPT THAT SAID UTILITY SYSTEMS OF SAID UTILITY COMPANIES AS MENTIONED IN THIS DEDICATION CAN BE PLACED LONGITUDINALLY WITHIN THE 15' WIDE LANDSCAPE AND SIDEWALK EASEMENT, BUT SAID UTILITY SYSTEMS CAN CROSS PERPENDICULAR THRU SAID 15' WIDE LANDSCAPE AND SIDEWALK EASEMENT AND NOTED IN NOTE 6. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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 HEREBY GRANTED.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF LAVISTA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN HARRISON HEIGHTS (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOTS 13 AND 14, CRESTVIEW HEIGHTS (2ND PLATTING), A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13, CRESTVIEW HEIGHTS (2ND PLATTING) SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 12, CRESTVIEW HEIGHTS, A SUBDIVISION LOCATED IN SAID NE 1/4 OF SECTION 14, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE S02°06'37"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 13, CRESTVIEW HEIGHTS (2ND PLATTING), SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 12, CRESTVIEW HEIGHTS, A DISTANCE OF 423.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, CRESTVIEW HEIGHTS (2ND PLATTING), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 12, CRESTVIEW HEIGHTS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GERTRUDE STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GERTRUDE STREET AND ALSO THE EASTERLY RIGHT-OF-WAY LINE OF SAID GERTRUDE STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOTS 13 AND 14, CRESTVIEW HEIGHTS (2ND PLATTING), AND ALSO THE WESTERLY LINE OF SAID LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING) ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1015.00 FEET, A DISTANCE OF 155.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S78°17'22"W, A DISTANCE OF 155.72 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 955.00 FEET, A DISTANCE OF 500.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S86°53'23"W, A DISTANCE OF 494.34 FEET; THENCE N78°06'37"W, A DISTANCE OF 384.89 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 285.07 FEET, A DISTANCE OF 374.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°26'11"W, A DISTANCE OF 348.45 FEET; THENCE N02°45'45"W, A DISTANCE OF 98.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING), SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF GERTRUDE STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE N87°53'23"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 14 AND 13, CRESTVIEW HEIGHTS (2ND PLATTING), A DISTANCE OF 1237.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 12.044 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I DO SET MY HAND.

EMPIRE GROUP, L.L.C.

FIRST MANAGEMENT, INC., MANAGER OF EMPIRE GROUP, L.L.C.

BY: *Randall Wieseles*  
RANDALL WIESELES, PRESIDENT OF FIRST MANAGEMENT, INC.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF SARPY

ON THIS 2ND DAY OF DEC., 2009, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED RANDALL WIESELES, PRESIDENT OF FIRST MANAGEMENT, INC., PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS PRESIDENT OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

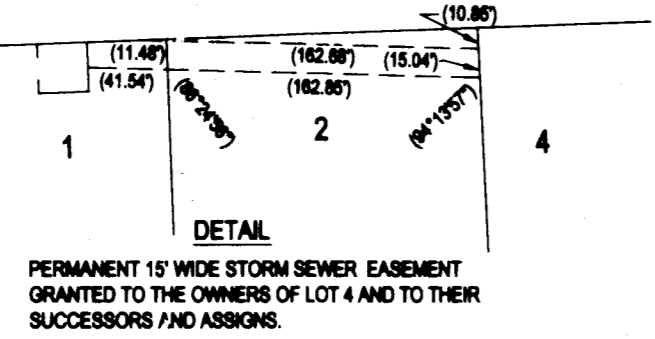
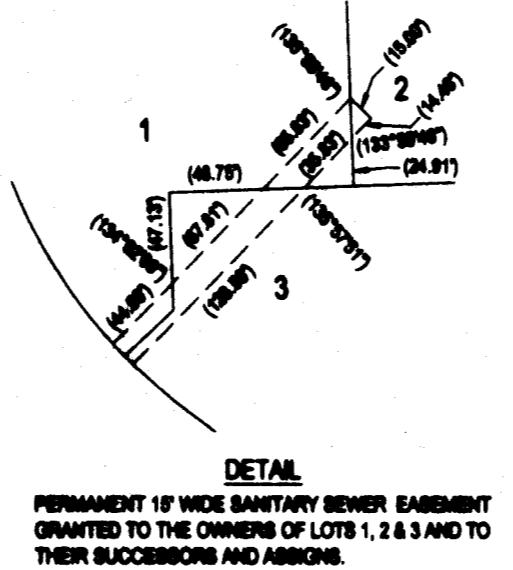
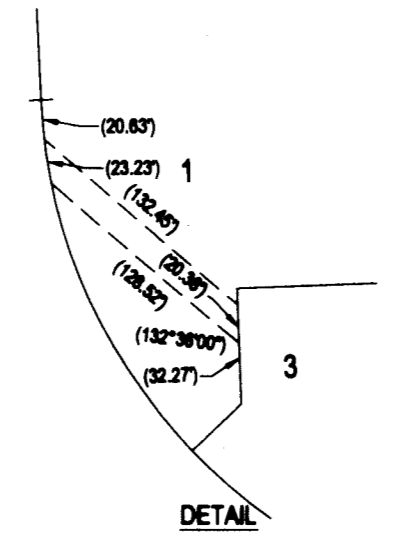
*Homer R. Hunt*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
HOMER R. HUNT  
My Comm. Exp. April 30, 2011

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON HEIGHTS (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR ON THIS DAY 1<sup>st</sup> OF December, 2009.

*Thomas A. Lyman*  
SARPY COUNTY SURVEYOR

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET EXCEPT FOR ONE RIGHT-IN, RIGHT-OUT ONLY DRIVE AT THE LOCATION OF THE CENTERLINE AS SHOWN IN LOT 2.
  - A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 5 INCLUSIVE AND TO THEIR GUESTS AND INVITEES OVER ALL OF THOSE DRIVES AND SIDEWALKS AS CONSTRUCTED IN SAID LOTS 1 THRU 5 INCLUSIVE.
  - A PERMANENT RECIPROCAL VEHICULAR PARKING EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3 AND TO THEIR GUESTS AND INVITEES OVER ALL OF THOSE PARKING LOTS AS CONSTRUCTED IN SAID LOTS 1, 2 AND 3.



### ACCEPTANCE BY LAVISTA CITY COUNCIL

THIS PLAT OF HARRISON HEIGHTS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS 18<sup>th</sup> DAY OF December, 2009 IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

*Paula A. Swartz*  
CITY CLERK



FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2009-40933  
12/30/2009 02:59:06 PM  
*Clayton J. Dowling*  
REGISTER OF DEEDS

COUNTER *ah* C.E. *ah*  
VERIFY *ah* D.E. *ah*  
PROOF *ah*  
FEES \$ *18.50*  
CHECK # \_\_\_\_\_  
CHG *E+A* CASH  
REFUND \_\_\_\_\_ CREDIT  
SHORT \_\_\_\_\_ NCR

### ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.  
*Clayton J. Dowling*  
SARPY COUNTY REGISTER OF DEEDS

### 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.

*Jason Headly* 12/1/09  
COUNTY TREASURER DATE



### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF HARRISON HEIGHTS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 15<sup>th</sup> DAY OF DECEMBER, 2009.

*Michael J. Koppert*  
CHAIR OF LA VISTA CITY PLANNING COMMISSION

Proj No:	P2008.281.001
Date:	7-23-09
Drawn By:	TRH
Checked By:	
Scale:	1" = 100'
Sheet	1 of 1

## FINAL PLAT

## HARRISON HEIGHTS

LA VISTA, NEBRASKA

**e+a** E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154  
PHONE: (402) 885-4700 FAX: (402) 885-3888  
www.eaog.com

2009-40933