

2001-43420

# HIGHWAY CROSSING

BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SEC. 35, T14N, R11E, OF THE 6th P.M., SARPY COUNTY, NE. LOTS 1 THRU 32 (INCLUSIVE)

Filed For Record Dec 27 2001 12:18P  
Instrument # 2001-43420  
Lloyd J. Erickson - Registrar of Deeds - Sarpy City, NE

(UNPLATTED)

Counter *AKM*  
Verify *AKM*  
D.E. *AKM*  
Proof Fee \$ *31.50*  
P.R. *AKM* *AKM* *AKM*



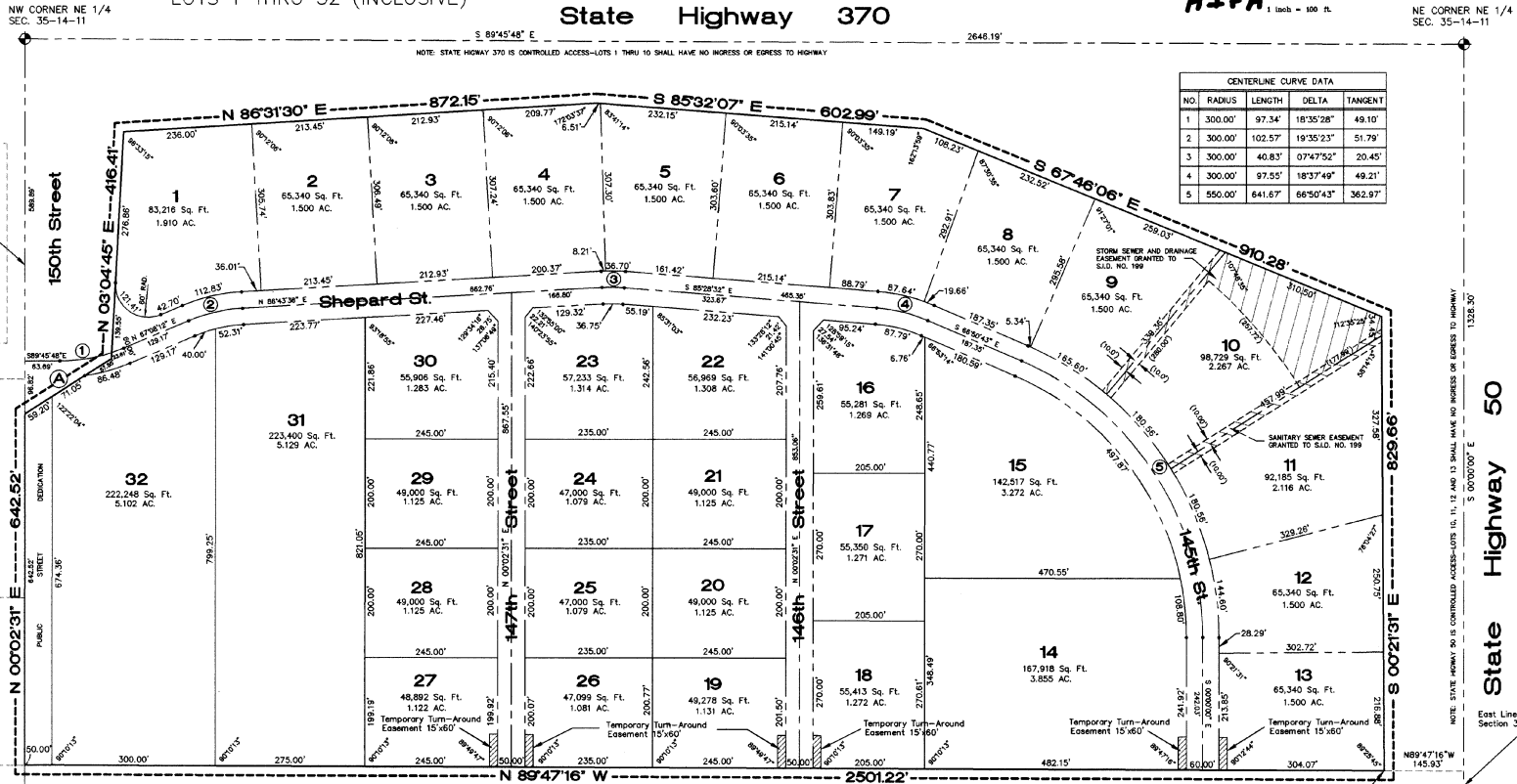
DESIGNED RDH  
DRAWN RDH  
CHECKED WAF  
DATE: 10/26/07  
04/28/08  
12/20/00  
8/28/01

HIGHWAY CROSSING  
FINAL PLAT

Hill-Farrell Associates, Inc.  
Architects, Engineers, Land Surveyors  
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100



PROJECT NO.  
TORZIND  
SHEET NO.  
1 OF 1



**SURVEYOR'S CERTIFICATE**  
I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WELL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND SIGNS OF CURVES IN "HIGHWAY CROSSING" BEING A SUBDIVISION OF PART OF THE NORTH ONE-HALF OF THE NORTH ONE-QUARTER OF SECTION 35, T14N, R11E, NE 1/4, NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF SECTION 35, THENCE S00°00'00"E (ASSUMED BEARING) 128.50 FEET ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THENCE N89°47'16"W 145.93 FEET ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 50 AND POINT OF BEGINNING, THENCE CONTINUING N89°47'16"W 2501.22 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THENCE N00°02'31"E 642.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 370, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING LINE (C) COURSES: (1) N87°42'27"E 188.00 FEET; (2) THENCE N03°04'45"E 416.41 FEET; (3) THENCE N89°31'30"E 824.15 FEET; (4) THENCE N89°32'07"E 805.91 FEET; (5) THENCE S87°04'18"E 910.28 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 62.62 ACRES, MORE OR LESS.

NOTE: ALL LOT ANGLES ARE 90°00'00" UNLESS NOTED.  
**TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION.** (S) ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.

**COUNTY TREASURER CERTIFICATE**  
THIS IS TO CERTIFY THAT I FIND NO TAXES ARE DUE OR PAID AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THEREFORE I HAVE ASSIGNED AS SHOWN IN RECORDS OF THIS OFFICE.

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
I HEREBY APPROVE THIS PLAT OF "HIGHWAY CROSSING" ON THIS 24 DAY OF October, 2001.  
SARPY COUNTY BUILDING INSPECTOR

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
THIS PLAT OF "HIGHWAY CROSSING" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 24 DAY OF October, 2001.

**APPROVAL OF SARPY COUNTY BUILDING INSPECTOR**  
I HEREBY APPROVE THIS PLAT OF "HIGHWAY CROSSING" ON THIS 24 DAY OF October, 2001.  
SARPY COUNTY BUILDING INSPECTOR

**APPROVAL OF SARPY COUNTY SURVEYOR**  
I HEREBY APPROVE THIS PLAT OF "HIGHWAY CROSSING" ON THIS 24 DAY OF October, 2001.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, BH INVESTMENT CO., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMPACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON. SAID ADDITION TO THE HEREINETER KNOWN AS "HIGHWAY CROSSING" AND WE DO HEREBY RATIFY AND APPROVE OF THE DIVISION OF OUR PROPERTY AS SHOWN IN THIS PLAT. WE DO ALSO GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON. WE DO ALSO GRANT TO SANITARY AND IMPROVEMENT DISTRICT NO. 199 THE SANITARY SEWER EASEMENT AND STORM SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON. WE DO ALSO GRANT A FUTURE EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST 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 CABLE CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIVING OR, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT STRIPS, 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. IN WITNESS WHEREOF I DO HEREBY SET MY HAND THIS 24 DAY OF October, 2001.

24 DAY OF October, 2001.  
Michael Larson  
BH INVESTMENT CO.  
BY: GERALD TORZIND, PRESIDENT

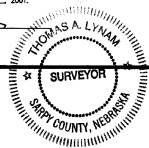
**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF SARPY  
ON THIS 24 DAY OF October, 2001, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY KNOWN BY ME, GERALD TORZIND, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION AND THIS BEING AND HE DO ACKNOWLEDGE THE EXECUTION HEREOF TO BE HIS VOLUNTARY ACT AND DEED.  
MY COMMISSION EXPIRES Jan. 29, 2004  
Doris J. Michalen  
NOTARY PUBLIC

DATE: 10/24/01



Ronald D. Hill, L.S. No. 373

Tom Schram  
DISTRICT CLERK



Thomas A. Lynam  
SARPY COUNTY SURVEYOR