

2001-43420

HIGHWAY CROSSING

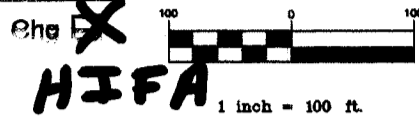
BEING A SUBDIVISION OF PART OF THE NORTH 1/4 OF THE NE 1/4 OF SEC. 35, T14N, R11E, OF THE 6th P.M., SARPY COUNTY, NE. LOTS 1 THRU 32 (INCLUSIVE)

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

Counter *AKM*
Verify *afw*
D.E. *a*
Proof *AS*
Fee \$ 31.50
OK CASH CHG



(UNPLATTED)



DESIGNED: RDH
DRAWN: RDH
CHECKED: WAF
DATE: 10/25/97
04/25/98
12/20/00
8/28/01

HIGHWAY CROSSING
FINAL PLAT

State Highway 370

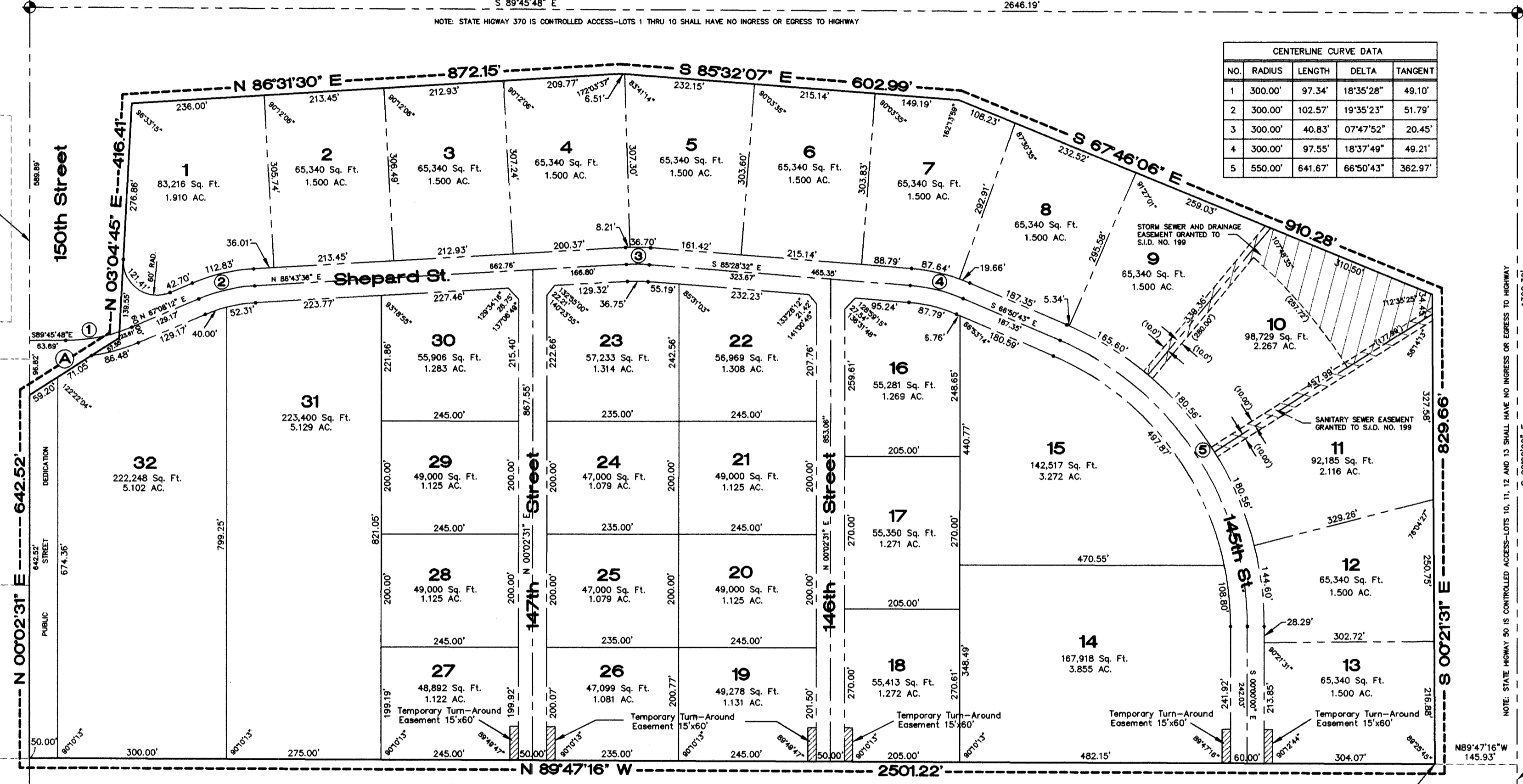
State Highway 50

NW CORNER NE 1/4 SEC. 35-14-11

2646.19'

NOTE: STATE HIGHWAY 370 IS CONTROLLED ACCESS--LOTS 1 THRU 10 SHALL HAVE NO INGRESS OR EGRESS TO HIGHWAY

CENTERLINE CURVE DATA				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	300.00'	97.34'	18°35'28"	49.10'
2	300.00'	102.57'	19°35'23"	51.79'
3	300.00'	40.83'	07°47'52"	20.45'
4	300.00'	97.55'	18°37'49"	49.21'
5	550.00'	641.67'	66°50'43"	362.97'



SURVEYOR'S CERTIFICATE
I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNER OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN "HIGHWAY CROSSING", BEING A SUBDIVISION OF PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 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) 1328.30 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 OF SECTION 35; 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 FIVE (5) COURSES: (1) N57°40'27"E 188.00 FEET; (2) THENCE N03°04'45"E 416.41 FEET; (3) THENCE N86°31'30"E 872.15 FEET; (4) THENCE S85°32'07"E 602.99 FEET; (5) THENCE S67°46'06"E 910.28 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 50; THENCE S00°21'31"E 629.66 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 62.82 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 IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

COUNTY TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED BY THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS 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.

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

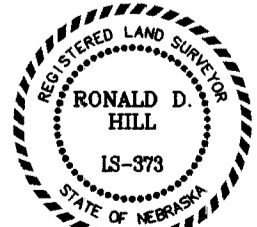
DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, BHI INVESTMENT CO., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "HIGHWAY CROSSING" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OR OUR PROPERTY AS SHOWN ON 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 THE STORM SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON. WE DO ALSO GRANT A PERPETUAL 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 RECEPTION ON, 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 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. IN WITNESS WHEREOF I DO HEREBY SET MY NAME THIS

24 DAY OF October, 2001.
Gerald Torczon
BHI INVESTMENT CO.
BY: GERALD TORCZON, 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 THE STATE OF NEBRASKA, GERALD TORCZON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
My Commission Expires Jan 29, 2004
Doris Nichols
NOTARY PUBLIC

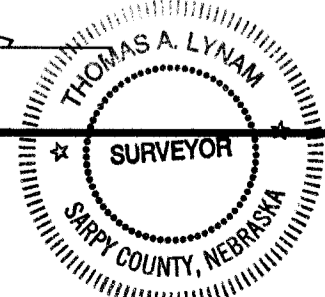
DATE 10/24/01
RONALD D. HILL, L.S. NO. 373



CLERK, SARPY COUNTY BOARD OF COMMISSIONERS
COUNTY CLERK

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

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA



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