

# HARRISON HILLS REPLAT 4

LOTS 1, 2, 3 AND 4

BEING A REPLATTING OF LOT 12, HARRISON HILLS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2012-33874

10/30/2012 12:05:02 PM

*Paul J. Pauling*

REGISTER OF DEEDS



COUNTER LM C.E. LM  
VERIFY LM D.E. LM  
PROOF Q  
FEES \$ 1750  
CHECK # 7p CASH  
CHG. 7p CREDIT  
REFUND        CREDIT  
SHORT        NCR

## NOTES

1. DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON I-80, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HILLS REPLAT 4, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK, QC, 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; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. 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 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.

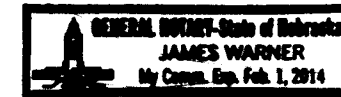
HARRISON I-80, LLC,  
A NEBRASKA LIMITED LIABILITY  
BY: SALVADORE CARTA, MEMBER

FIRST NATIONAL BANK OF OMAHA,  
A NEBRASKA CORPORATION  
BY: ERIC MUSGUERD, VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF OCTOBER, 2012 BY SALVADORE CARTA, MEMBER OF HARRISON I-80, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James Warner  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF OCTOBER, 2012 BY ERIC MUSGUERD, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.



James Warner  
NOTARY PUBLIC

## APPROVAL OF LA VISTA CITY COUNCIL

THIS PLAT OF HARRISON HILLS REPLAT 4 WAS APPROVED BY THE LA VISTA CITY COUNCIL THIS 19TH DAY OF OCTOBER, 2012.

Ramona Smith  
CITY CLERK

## APPROVAL OF LA VISTA PLANNING COMMISSION

THIS PLAT OF HARRISON HILLS REPLAT 4 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION THIS 19TH DAY OF OCTOBER, 2012.

Michael J. Koppelman  
CHAIRMAN OF LA VISTA PLANNING COMMISSION

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON HILLS REPLAT 4, LOTS 1, 2, 3 AND 4, BEING A REPLATTING OF LOT 12, HARRISON HILLS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 12;

THENCE S21°21'40"E (ASSUMED BEARING) 515.74 FEET ON THE EAST LINE OF SAID LOT 12;

THENCE S12°04'42"E 689.92 FEET ON THE EAST LINE OF SAID LOT 12 TO THE SE CORNER THEREOF;

THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 12 ON A 2914.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S73°31'29"W, CHORD DISTANCE 645.72 FEET, AN ARC DISTANCE OF 647.05 FEET TO THE SW CORNER THEREOF;

THENCE N43°23'04"W 361.74 FEET ON THE WEST LINE OF SAID LOT 12 TO THE NW CORNER THEREOF;

THENCE N46°36'56"E 300.00 FEET ON THE NORTH LINE OF SAID LOT 12;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 12 ON A 225.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N61°07'27"E, CHORD DISTANCE 112.70 FEET, AN ARC DISTANCE OF 113.88 FEET;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 12 ON A 274.70 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N19°40'17"E, CHORD DISTANCE 455.16 FEET, AN ARC DISTANCE OF 536.42 FEET;

THENCE N36°16'12"W 69.42 FEET ON THE NORTH LINE OF SAID LOT 12;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 12 ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N07°40'59"E, CHORD DISTANCE 277.63 FEET, AN ARC DISTANCE OF 306.85 FEET;

THENCE N51°38'24"E 88.61 FEET ON THE NORTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING.

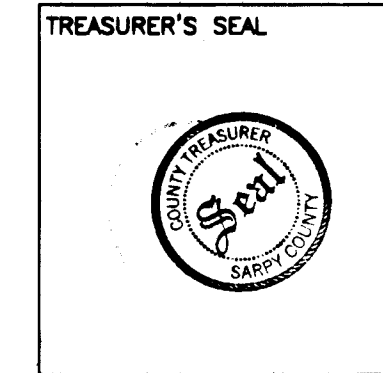
JULY 19, 2012

DATE:

## SARPY COUNTY TREASURER'S CERTIFICATE

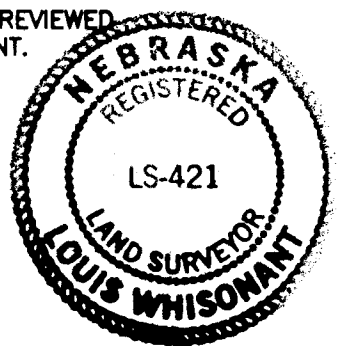
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 19TH DAY OF OCTOBER, 2012.

Rich Jones by  
Eric Johnson  
SARPY COUNTY TREASURER

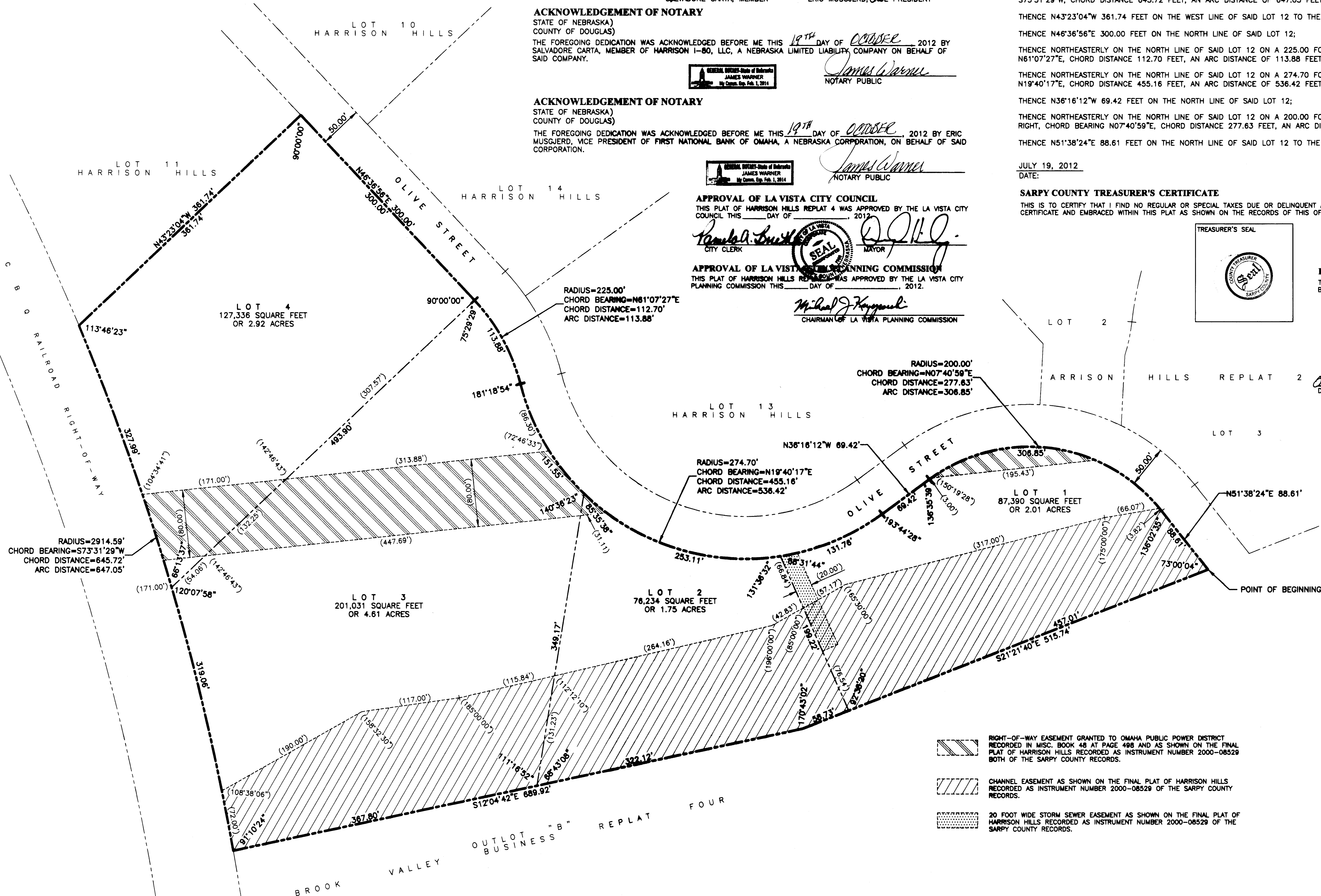


## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HARRISON HILLS REPLAT 4 WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT.



Oct 19, 2012  
DATE:        SARPY COUNTY SURVEYOR/ENGINEER



RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 48 AT PAGE 498 AND AS SHOWN ON THE FINAL PLAT OF HARRISON HILLS RECORDED AS INSTRUMENT NUMBER 2000-08529 BOTH OF THE SARPY COUNTY RECORDS.

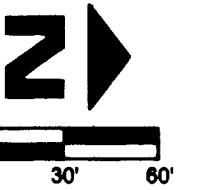
CHANNEL EASEMENT AS SHOWN ON THE FINAL PLAT OF HARRISON HILLS RECORDED AS INSTRUMENT NUMBER 2000-08529 OF THE SARPY COUNTY RECORDS.

20 FOOT WIDE STORM SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF HARRISON HILLS RECORDED AS INSTRUMENT NUMBER 2000-08529 OF THE SARPY COUNTY RECORDS.

**TD2**  
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& surveying

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HARRISON HILLS REPLAT 4  
LOTS 1, 2, 3 AND 4



## Revision Dates

No.	Description	MM-DD-YY

Job No.: A738-186-2A  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 19, 2012  
Book:  
Page:

Sheet Title

CITY OF LAVISTA  
FINAL PLAT

Sheet Number

SHEET 1 OF 1