2000-08529

Filed For Record 11-8-00 at 8:50 A.M.
Instrument # 2000-08529
Lloyd J. Dowding Register of Deed Sarpy Co, NE

Counter SW
Verify DTM
D.E. Jhs
Proof D
Fee $ 25.00
Ck ☐ Cash ☐ Chg ☒ FNT

HARRISON HILLS

LOTS 1 THRU 18, INCLUSIVE AND OUTLOT A,

BEING A PLATTING OF PART OF THE NW 1/4, TOGETHER WITH PART OF THE WEST 1/2 OF THE NE 1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 ALL IN SECTION 17, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA

80 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 45 AT PAGE 468 OF THE SARPY COUNTY RECORDS.

EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED IN MISC. BOOK 45 AT PAGE 297 OF THE SARPY COUNTY RECORDS.

100 FOOT WIDE WILLIAMS PIPELINE COMPANY EASEMENT RECORDED AS INSTRUMENT NO. 99-012291 OF THE SARPY COUNTY RECORDS.

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA RECORDED IN MISC. BOOK 47 AT PAGES 15, 16 AND 17 OF THE SARPY COUNTY RECORDS.

16.5 FOOT WIDE EASEMENT GRANTED TO AT&T COMMUNICATIONS OF THE MIDWEST RECORDED IN MISC. BOOK 60 AT PAGE 220 OF THE SARPY COUNTY RECORDS.

20 FOOT WIDE PERPETUAL SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 124 RECORDED IN MISC. BOOK 53 AT PAGES 336, 361 AND 363 AND MISC. BOOK 34 AT PAGE 23 OF THE SARPY COUNTY RECORDS.

STORM SEWER EASEMENT (SEE RECORDED DOCUMENTS)

SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENTS)

CHANNEL EASEMENTS (SEE RECORDED DOCUMENTS)

NE CORNER OF THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA (POINT OF COMMENCEMENT)

POINT OF BEGINNING

NOTES:

1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HARRISON STREET OVER THE NORTHERLY LINES OF LOTS 2 THRU 7, INCLUSIVE, LOTS 17, 18 AND OUTLOT A.
3. ANGLES SHOWN ON CURVED LOT LINES ARE MEASURED TO THE CHORD LINE.

APPROVAL OF LAVISTA CITY PLANNING COMMISSION

THIS PLAT OF HARRISON HILLS WAS APPROVED BY THE LAVISTA CITY PLANNING COMMISSION ON THIS 9th DAY OF September 2000 1999

Michael J. Kenworthy
CHAIRMAN OF LAVISTA PLANNING COMMISSION

APPROVAL OF LAVISTA CITY COUNCIL

THIS PLAT OF HARRISON HILLS WAS APPROVED BY THE LAVISTA CITY COUNCIL ON THIS 5th DAY OF October 2000 1999

Beverly M. Kennedy
MAYOR

Harold E. Anderson
ATTEST

CITY OF LAVISTA
SEAL
INCORPORATED
SARPY COUNTY, NEBRASKA

SARPY COUNTY TREASURER'S CERTIFICATE

THIS PLAT OF HARRISON HILLS WAS APPROVED BY THE SARPY COUNTY TREASURER'S OFFICE THIS 14th DAY OF NOVEMBER 2000

11/22/00
DATE

COUNTY TREASURER

TAXES ASSESSED AND LEVIED ON THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF HARRISON HILLS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 14th DAY OF NOVEMBER 2000

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

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 THAT A BOND WILL BE POSTED WITH THE CITY OF LAVISTA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HARRISON HILLS, LOTS 1 THRU 18, INCLUSIVE AND OUTLOT "A", BEING A PLATTING OF PART OF THE NW 1/4 TOGETHER WITH PART OF THE WEST 1/2 OF THE NE 1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 ALL IN SECTION 17, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW 1/4; THENCE S02°28'23"E (ASSUMED BEARING) 50.00 FEET ON THE EASTERLY LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE N87°36'24"E 330.00 FEET ON A LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NE 1/4 TO THE NORTHERLY EXTENSION OF THE WESTERLY LINES OF LOTS 4, 5 AND 8, BROOK VALLEY BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY; THENCE S00°08'15"E 878.83 FEET ON THE WESTERLY LINES OF SAID LOTS 4, 5 AND 8; THENCE S21°31'40"E 1083.34 FEET ON THE WESTERLY LINES OF LOTS 4 AND 33, SAID BROOK VALLEY BUSINESS PARK; THENCE S12°04'44"E 686.92 FEET ON THE WESTERLY LINE OF SAID LOT 33 TO THE SW CORNER THEREOF; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD ON A NON-TANGENT 2914.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S67°53'56"W, CHORD DISTANCE 1210.60 FEET, AN ARC DISTANCE OF 1219.47 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE N47°33'57"W 2878.83 FEET ON THE NORTHERLY EASTERLY LINE OF THE UNION PACIFIC RAILROAD TO THE SOUTHEAST CORNER OF HARRISON STREET; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF HARRISON STREET ON A NON-TANGENT 1382.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N71°29'37"E, CHORD DISTANCE 562.81 FEET, AN ARC DISTANCE OF 566.77 FEET; THENCE N59°16'11"E 14.40 FEET; THENCE N87°36'24"E 50.00 FEET; THENCE N02°23'36"W 6.00 FEET; THENCE S87°47'12"E 75.25 FEET; THENCE N02°28'23"W 6.00 FEET; THENCE N87°36'24"E 330.00 FEET; THENCE S00°08'15"E 1320.13 FEET; THENCE N89°26'45"E 233.17 FEET; THENCE N44°46'53"E 67.74 FEET; THENCE N43°28'40"E 102.18 FEET; THENCE N39°07'55"E 89.76 FEET; THENCE N55°18'15"E 85.87 FEET; THENCE N59°16'11"E 86.87 FEET; THENCE N54°41'46"E 217.06 FEET; THENCE NORTHEASTERLY ON A NON-TANGENT 1383.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N71°29'37"E, CHORD DISTANCE 562.81 FEET, AN ARC DISTANCE OF 566.77 FEET; THENCE N88°13'32"E 216.10 FEET ON A NON-TANGENT LINE; THENCE N87°36'24"E 450.53 FEET ON A LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NW 1/4; THENCE S87°47'12"E 75.24 FEET TO THE EASTERLY LINE OF SAID NW 1/4; THENCE N02°28'23"W 6.00 FEET ON THE EASTERLY LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

AS SHOWN
JAN. 25, 2000
JJP
CED

CHRIS E. DORNER
NEBRASKA R.L.S. 507

JANUARY 25, 2000
DATE

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 MORTGAGEE HOLDER OF THE LAND DESCRIBED WITHIN THE WRITTEN CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED, PLATTED AND DEDICATED TO BE KNOWN AND NUMBERED AS SHOWN ON THIS PLAT, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HILLS, AND WE DO HEREBY ASSENT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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 REMOVE POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CONDUITS, CABLES AND APPURTENANCES ALONG AND UNDER THE PRIVATE STREETS AND THE REAR AND SIDE LOT LINES WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED HEREIN 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; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT 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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SUBDIVIDED, PLATTED, AND RECORDED. IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT COMBINED BY LOT LINES AND IS REQUESTED BY THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE SIMPLEXES, PEDESTALS, AMPLIFIERS, AND RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL CUL DE SACS. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEREON INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HARRISON I-80 LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: JAY JURGENS, MEMBER

FIRST NATIONAL BANK OF OMAHA
A NEBRASKA CORPORATION
BY: MICHAEL J. KUESTER, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March 2000 BY JAY LEHNER, MEMBER OF HARRISON I-80, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Barbara Widman
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
BARBARA WIDMAN
My Comm. Exp. Dec. 4, 2003

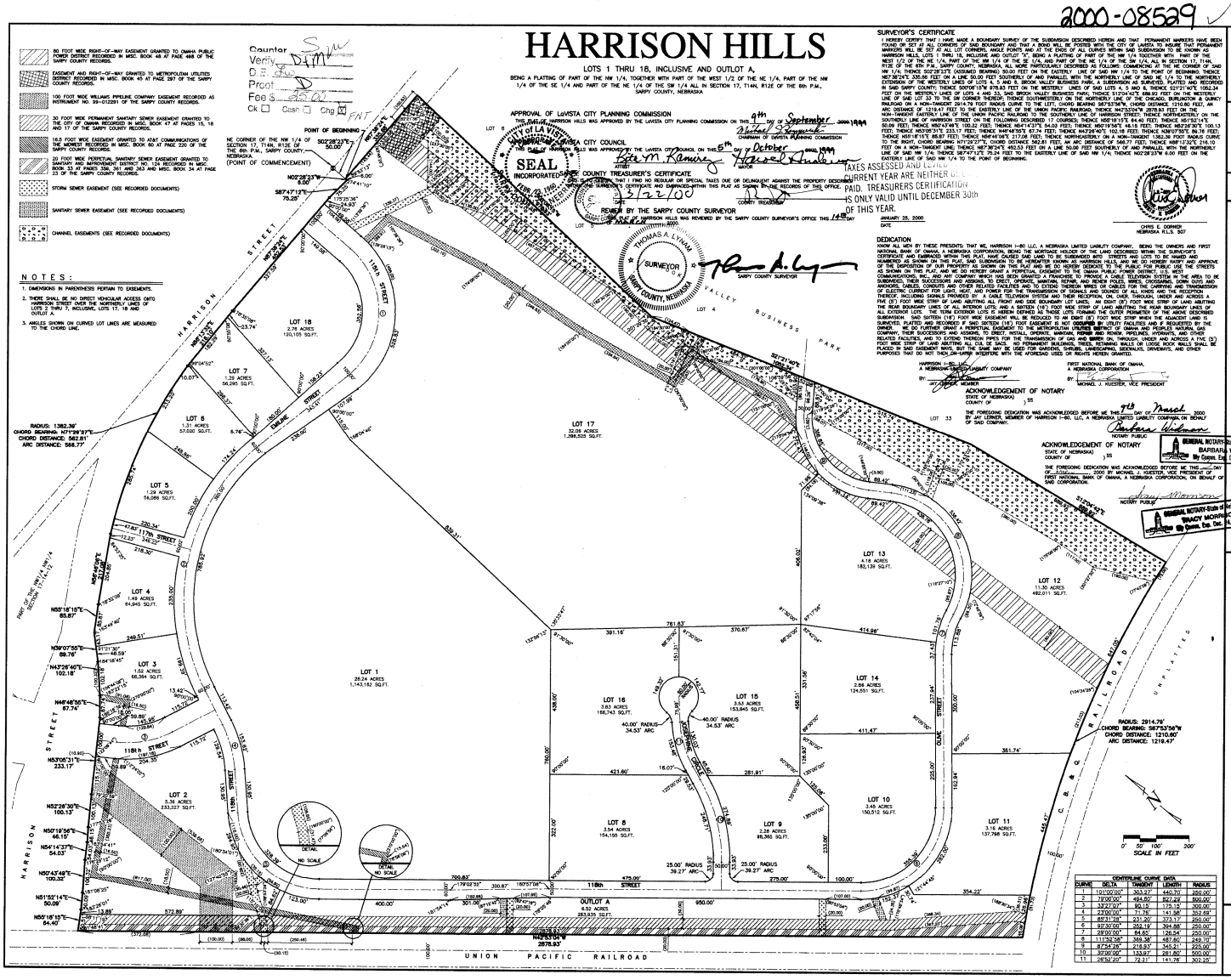
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2000 BY MICHAEL J. KUESTER, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
TRACY MORRISON
My Comm. Exp. Dec. 4, 2003



CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	10°00'00"	303.47'	440.70'	250.00'
2	72°00'00"	494.50'	627.22'	500.00'
3	33°21'07"	90.15'	175.18'	300.00'
4	37°00'00"	71.76'	141.58'	352.69'
5	83°31'38"	231.50'	373.17'	250.00'
6	90°00'00"	262.19'	394.88'	250.00'
7	29°00'00"	64.65'	126.54'	250.00'
8	111°52'38"	368.38'	487.80'	249.70'
9	87°54'23"	218.53'	343.21'	225.00'
10	30°00'00"	133.97'	261.80'	500.00'
11	28°52'20"	72.21'	141.76'	302.25'

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NEBRASKA
(402) 330-8860

HARRISON HILLS

FINAL PLAT

738-120

A738120A.DWG