96-08792

95 MAY -8 AM 11:03

GERALD D. KOLLING
REGISTER OF DEEDS

Counter
Verify
D.E.
Proof
Fee $ 20.00
Ck
Cash
Chg

96-08792

# HIDDEN VALLEY RANCHES

LOTS 1 THROUGH 26, INCLUSIVE, BEING A PLATTING OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND THE SOUTH 524.60 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (INCLUDING PART OF TAXLOT 2) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES. NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 18, 19 AND 25 SHALL NOT HAVE DIRECT ACCESS TO 75TH STREET.
7. ( 125.00' ) – DIMENSION FROM M.C. TO NEAREST UPLAND LOT CORNER

□ – WITNESS CORNER

## STREET CURVE DATA

| # | RADIUS | DELTA | CHORD | ARC |
|---|---|---|---|---|
| 1 | 400.00' | 45° 00'00" | 306.10' | 314.16' |
| 2 | 600.00' | 22° 34'43" | 234.80' | 236.50' |
| 3 | 150.00' | 72° 18'13" | 176.88' | 188.29' |
| 4 | 150.00' | 89° 34'35" | 211.04' | 234.03' |
| 5 | 483.00' | 44° 59'59" | 369.87' | 379.35' |
| 6 | 483.00' | 45° 10'15" | 371.00' | 380.79' |
| 7 | 1033.00' | 17° 04'35" | 306.74' | 307.87' |

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with Sarpy County, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points, witness points shown hereon and ends of curves on or before 2 years from the date of this certificate; that lot corners will be placed in the ground after the streets are graded to their permanent elevations; that interior lot corners and points of curvature and points of tangency will be set along the rear lot lines of Lots 13 through 25, inclusive, in the subdivision to be known as HIDDEN VALLEY RANCHES, Lots 1 through 26, inclusive, being a platting of the Northeast Quarter of the Northwest Quarter AND the Northwest Quarter of the Northeast Quarter of Section 23, Township 13 North, Range 12 East of the 6th P.M., AND the South 524.60 feet of the Southwest Quarter of the Southeast Quarter (including part of Taxlot 2) AND ALSO part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, except that part taken for road right of way, and that the Northeast corner of the Northwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of said Section 23; Thence South 87°22'45" West (assumed bearing) for 53.00 feet along the north line of said Section 23 to the west right of way line of 75th Street and the TRUE POINT OF BEGINNING; Thence South 02°47'30" East for 1327.75 feet parallel with and 33.00 feet west of the west line of the Northeast Quarter of the Northeast Quarter of said Section 23; Thence South 87°29'18" West for 1303.77 feet along the south line of the Northeast Quarter of the Northwest Quarter of said Section 23 to the southwest corner thereof; Thence South 87°21'03" West for 1337.32 feet along the south line of the Northwest Quarter of the Northwest Quarter of said Section 23 to the southwest corner of the Northwest Quarter of the Northwest Quarter of said Northeast Quarter of the Northwest Quarter of said Section 23; Thence along a curve to the right (having a radius of 433.00 feet and a long chord bearing South 81°27'55" East for 170.82 feet) for an arc length of 171.74 feet to the north line of the said Northwest Quarter of the Northwest Quarter of Section 23; Thence North 87°22'58" East for 1170.21 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; Thence North 02°30'23" West for 524.60 feet along the west line of the Southeast Quarter of the Southwest Quarter of said Section 14; Thence North 87°22'44" East for 1303.38 feet, parallel with and 524.60 feet north of the south line of the Southeast Quarter of the Southeast Quarter of said Section 14 to the west right of way line of 75th Street; Thence South 02°37'14" East for 524.80 feet parallel with and 33.00 feet west of the east line of the Southeast Quarter of the Southeast Quarter of said Section 14 to the POINT OF BEGINNING. (Contains 98.50 acres including 1.40 acres occupied by 75th Street.)

Robert D. Proett, L.S. 379 — Jan 31, 1996 — Date

## DEDICATION

and Mary J. Ward, Husband and Wife

KNOW ALL MEN BY THESE PRESENTS: That we, HIDDEN VALLEY RANCHES, INC., a Nebraska corporation, AND Robert M. Ward being the sole owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as HIDDEN VALLEY RANCHES, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on this plat; and we also do hereby grant easement and drainage rights as shown on this plat and as set forth in the Bill of Assurance for HIDDEN VALLEY RANCHES which shall contain additional easements for the construction and maintenance of drainageways and related appurtenances over a ten foot (10') wide strip of land abutting all street rights of way. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications and to 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, downguys and anchors, cables, conduits and other ratified 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 sound of all kinds and the reception thereof, with the necessary poles, anchors, conduits, cables and thereon, over, through, under and across the said five (5') wide strip of land abutting front and side boundary lot lines, an eight foot (8') wide strip of land abutting all 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 defined herein as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement to be reduced to an eight foot (8') wide easement when the abutting land is surveyed, platted and recorded. We do further grant a perpetual easement to Peoples Natural Gas and their successors and assigns to erect, operate, maintain, repair and renew gas pipelines, valves, and other equipment and facilities to extend thereon jointly for the transmission of gas, through, over and across a ten foot (10') wide strip of land abutting all rear lot lines of rights of way. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described easements, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights herein granted.

HIDDEN VALLEY RANCHES, INC., a Nebraska corporation

By: M. Young, President — By: Robert M. Ward, Owner

By: Thomas E. Torcson, Secretary/Treasurer — Mary J. Ward, OWNER

## ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska )
) ss
County of Sarpy )

and Mary J. Ward, Husband and Wife

On this 31 day of January, 1996, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT M. WARD, who is personally known to me to be the identical person whose name is affixed to the above instrument as Owner and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

2/5/96 Date — Notary Public

State of Nebraska )
) ss
County of Sarpy )

On this 31 day of January, 1996, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared TIMOTHY W. YOUNG and THOMAS E. TORCSON, who are personally known to me to be the identical persons whose names are affixed to the above instrument as President and Secretary/Treasurer of HIDDEN VALLEY RANCHES, INC., a Nebraska Corporation, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed as such Officers and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

1/31/96 Date — Notary Public

## COUNTY SURVEYOR'S CERTIFICATE

This plat of HIDDEN VALLEY RANCHES was reviewed by the Sarpy County Surveyor's Office on this 31st day of January, 1996.

Sarpy County Surveyor

## 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 on this 7th day of February, 1996.

THIS ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PROD. TREASURERS CERTIFICATION IS ONLY VALID WHEN COUNTER SIGNATURE OF THIS YEAR.

Sarpy County Treasurer

## APPROVAL OF COUNTY PLANNING COMMISSION

This plat of HIDDEN VALLEY RANCHES was approved by the Sarpy County Planning Commission on this 21 day of Feb, 1996.

Chairman, Board of Commissioners

## APPROVAL OF COUNTY BUILDING INSPECTOR

This plat of HIDDEN VALLEY RANCHES was approved by the County Building Inspector on this 21 day of Feb, 1996.

County Building Inspector

## APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of HIDDEN VALLEY RANCHES was approved by the County Board of Commissioners on this 5th day of March, 1996.

Deputy County Clerk — Donald E. Kortum, Chairman

08792

lamp, rynearson & associates, inc.
surveyors planners engineers
14747 california street omaha, nebraska 68154-1979 402 496-2498 FAX 402 496-2730

HIDDEN VALLEY RANCHES
SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by RWO
designed by RDP
reviewed by TEM
revisions 2-7-96 JLS
path\filename 95024\95024F101
reference#s

job number 95024-4443
book page
date 1/31/96
sheet 1 of 1

C:\DWG\95024F101 Wed Jan 31 12:11:01 1996 Rynearson & Associates (Dick)