97-20273

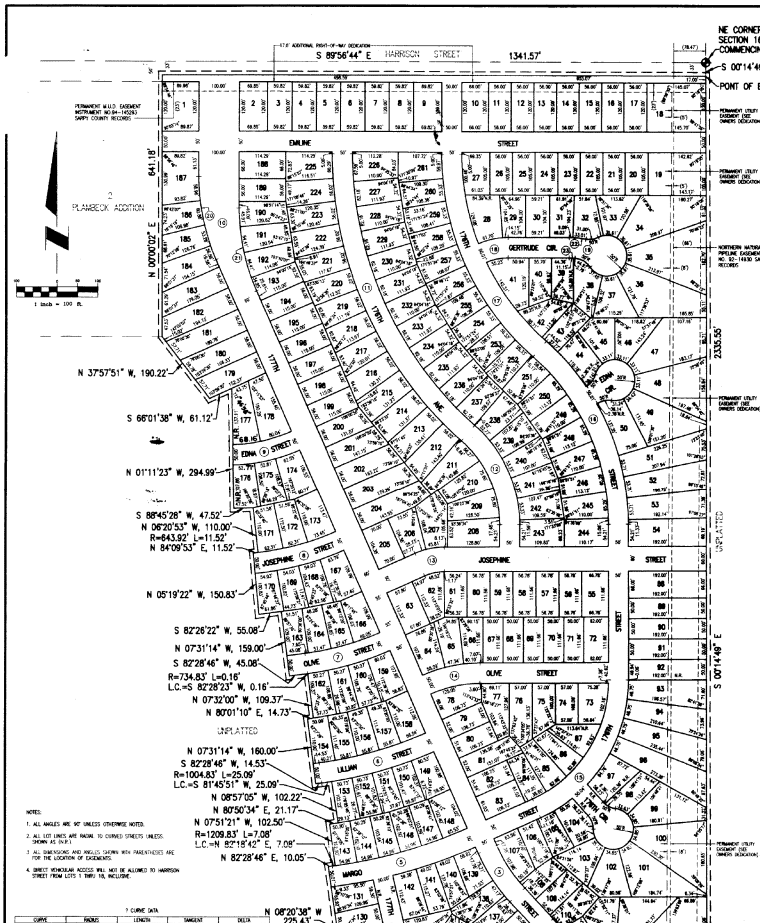
Counter: 28
Verify:
D.E.:
Proof:
Fee: 146.50
Ck
Cash
Charge

HICKORY RIDGE

LOTS 1 THRU 261 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 4, A TAX LOT LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Filed For Record SEPTEMBER 1997 at 8:59 A.M.
Instrument # 97 020273
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE



NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARRISON STREET FROM LOTS 1 THRU 10, INCLUSIVE.

7 CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	50.00'	39.36'	20.57'	90°20'00"
2	140.00'	169.91'	93.53'	173°19'36"
3	400.00'	134.80'	67.94'	19°18'36"
4	50.00'	78.54'	50.00'	90°00'00"
5	1,033.00'	32.51'	16.25'	1°48'23"
6	275.00'	181.37'	93.97'	37°47'09"
7	700.00'	260.80'	132.07'	21°20'59"
8	868.32'	212.73'	106.84'	14°02'00"
9	568.32'	119.98'	60.18'	12°05'40"
10	700.00'	283.03'	143.26'	23°09'58"
11	900.00'	172.85'	86.67'	11°00'31"
12	300.00'	256.30'	136.57'	48°57'13"
13	150.00'	62.17'	31.57'	23°44'57"
14	404.66'	120.40'	60.68'	17°02'58"
15	343.32'	367.99'	223.91'	61°24'31"
16	570.32'	467.01'	254.16'	46°54'72"
17	570.32'	541.56'	388.80'	49°15'17"
18	158.50'	65.54'	33.34'	23°41'39"
19	171.50'	73.19'	39.56'	19°38'18"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	500.00'	306.60'	158.42'	35°07'39"
21	500.00'	306.60'	158.42'	35°07'39"
22	250.00'	42.10'	21.10'	09°38'51"
23	300.00'	14.04'	7.47'	04°18'57"

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of HICKORY RIDGE (Lots numbered as shown) was approved by the County Planning Commission on the 23rd day of April 1997.

Donald E. Meyer
Chairman, Sarpy County Planning Commission

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This subdivision of HICKORY RIDGE (Lots numbered as shown) was approved by the County Board of Commissioners on this 13th day of May 1997.

Chairman, Sarpy County Board of Commissioners

DEDICATION

Know all men by these presents that we, Construction Sciences, Inc., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as HICKORY RIDGE (lots numbered as shown); and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, 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 poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines except as shown on Lots 18 and 19 to avoid the pipeline easement; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots except as shown on Lots 34, 35, 36, 47, 48, 49, 51, 52, 53, 54, 88, 89, 90, 91, 92, 93, 94, 95, 96, 99, 100, 101,113,114,115 and 116 to avoid the pipeline easement; and a sixteen-foot (16') 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 addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. 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, we do set our hands.

CONSTRUCTION SCIENCES, INC.

John J. Smith
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 21st day of April 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Construction Sciences, Inc. personally known by me to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as president of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

Seal

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Hickory Ridge (the lots numbered as shown) being a platting of part of Tax Lot 4, a tax lot located in the NW 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NW 1/4 of Section 16; thence S00°14'49"E (assumed bearing) along the East line of said NW 1/4 of Section 16, a distance of 33.00 feet to a point on the South right-of-way line of Harrison Street, said point also being the point of beginning; thence continuing S00°14'49"E along said East line of the NW 1/4 of Section 16, a distance of 2335.55 feet to the Northeast corner of Lot 13, Lite Industrial Limited Condo Park, a subdivision located in said Section 16; thence N89°55'16"W along the North line of said Lite Industrial Limited Condo Park, a distance of 905.68 feet; thence N00°04'44"E, a distance of 174.92 feet; thence N08°20'38"W, a distance of 225.43 feet; thence N82°28'46"E, a distance of 10.05 feet; thence Easterly on a curve to the left with a radius of 1209.83 feet, a distance of 7.08 feet, said curve having a long chord which bears N83°18'42"E, a distance of 7.08 feet; thence N07°51'21"W, a distance of 102.50 feet; thence N80°50'34"E, a distance of 21.17 feet; thence N08°57'05"W, a distance of 102.22 feet; thence Westerly on a curve to the right with a radius of 1004.83 feet, a distance of 25.09 feet, said curve having a long chord which bears S81°45'51"W, a distance of 25.09 feet; thence S82°28'46"W, a distance of 14.53 feet; thence N07°31'14"W, a distance of 160.00 feet; thence N82°01'10"E, a distance of 14.73 feet; thence N07°32'00"W, a distance of 109.37 feet; thence Westerly on a curve to the right with a radius of 734.83 feet, a distance of 0.16 feet, said curve having a long chord which bears S82°28'23"W, a distance of 0.16 feet; thence S82°28'46"W, a distance of 45.06 feet; thence N07°31'14"W, a distance of 159.00 feet; thence S82°28'22"W, a distance of 55.08 feet; thence N06°19'22"W, a distance of 150.83 feet; thence Easterly on a curve to the left with a radius of 643.92 feet, a distance of 11.52 feet, said curve having a long chord which bears N84°09'53"E, a distance of 11.52 feet; thence N06°20'53"W, a distance of 110.00 feet; thence S88°45'26"W, a distance of 47.52 feet; thence N01°11'23"W, a distance of 294.99 feet; thence S66°01'38"W, a distance of 61.12 feet; thence N37°57'51"W, a distance of 190.22 feet to the Southeast corner of Lot 2, Plambeck Addition, a subdivision located in said NW 1/4 of Section 16; thence N00°00'02"E along the East line of said Lot 2, Plambeck Addition, and also along said South right-of-way line of Harrison Street, a distance of 641.18 feet; thence S89°56'44"E along said South right-of-way line of Harrison Street, a distance of 1341.57 feet to the point of beginning.

Said tract of land contains an area of 80.203 acres, more or less.

Robert Clark, LS-419 — April 15, 1997
Date

LB-426

REVIEW OF SARPY COUNTY SURVEYOR

This plat of HICKORY RIDGE (Lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 16th day of April 1997.

Sarpy County Surveyor

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HICKORY RIDGE (Lots numbered as shown) was approved on this 9th day of September 1997.

Sarpy County Building Inspector

SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against any property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Sarpy County Treasurer — Date 9-8-97

by Linda Hanna

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. THE AMOUNT OF THE ASSESSMENT IS ONLY TENTATIVE. DECEMBER 30th OF THIS YEAR.

E&A CONSULTING GROUP
12021 "Q" STREET • OMAHA, NE 68137 • (402) 896-2580 FAX (402) 896-3806

HICKORY RIDGE
SARPY COUNTY, NEBRASKA

FINAL PLAT

020273