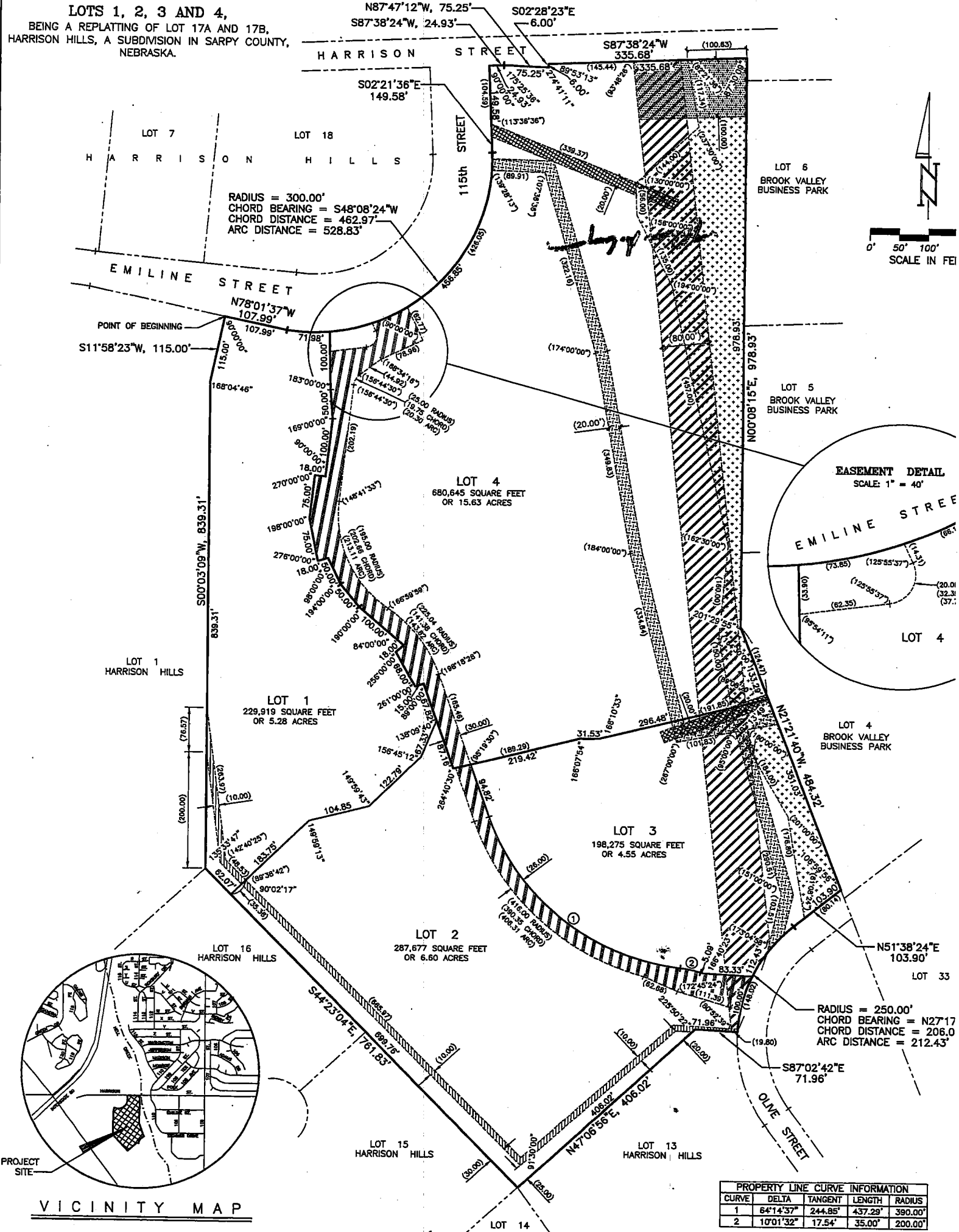


# HARRISON HILLS REPLAT 2

LOTS 1, 2, 3 AND 4,  
BEING A REPLATTING OF LOT 17A AND 17B,  
HARRISON HILLS, A SUBDIVISION IN SARPY COUNTY,  
NEBRASKA.



PROPERTY LINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	64°14'37"	244.85'	437.29'	390.00'
2	10°01'32"	17.54'	35.00'	200.00'

**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 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 REPLAT 2, LOTS 1, 2, 3 AND 4, BEING A REPLAT OF LOTS 17A AND 17B, HARRISON HILLS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 17B;

- THENCE S11°58'23"W (ASSUMED BEARING) 115.00 FEET ON THE WEST LINE OF SAID LOT 17B;
- THENCE S00°03'09"W 839.31 FEET ON THE WEST LINE OF SAID LOT 17B;
- THENCE S44°23'04"E 781.83 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 17B;
- THENCE N47°06'56"E 406.02 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 17B;
- THENCE S87°02'42"E 71.96 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 17B;
- THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 17B ON A 250.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N27°17'43"E, CHORD DISTANCE 206.09 FEET, AN ARC DISTANCE OF 212.43 FEET;
- THENCE N51°38'24"E 103.90 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 17B TO THE SE CORNER THEREOF;
- THENCE N21°21'40"W 484.32 FEET ON THE EAST LINES OF SAID LOTS 17A AND 17B;
- THENCE N00°08'15"E 978.93 FEET ON THE EAST LINE OF SAID LOT 17A TO THE NE CORNER THEREOF;
- THENCE WESTERLY ON THE NORTH LINES OF SAID LOTS 17A AND 17B OF THE FOLLOWING DESCRIBED SEVEN COURSES:
- THENCE S87°38'24"W 335.68 FEET; THENCE S02°28'23"E 6.00 FEET; THENCE N87°47'12"W 75.25 FEET; THENCE S87°38'24"W 24.93 FEET; THENCE S02°21'36"E 149.58 FEET;
- THENCE SOUTHWESTERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S48°08'24"W, CHORD DISTANCE 462.97 FEET, AN ARC DISTANCE OF 528.83 FEET;
- THENCE N78°01'37"W 107.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,396,518 SQUARE FEET OR 32.06 ACRES.

MARCH 17, 2004  
DATE:

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HARRISON HILLS APARTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, BEING THE MORTGAGE HOLDERS 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 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, REAR AND SIDE BOUNDARY LOT LINES, 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

HARRISON HILLS APARTMENTS, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Howard M. Kooper  
HOWARD M. KOOPER, MANAGER

FIRST NATIONAL BANK OF OMAHA,  
A NEBRASKA CORPORATION

BY: Michael J. Kuester  
MICHAEL J. KUESTER, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, 2004 BY HOWARD M. KOOPER, MANAGER, OF HARRISON HILLS APARTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

James Warner  
NOTARY PUBLIC



**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, 2004 BY MICHAEL J. KUESTER, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

James Warner  
NOTARY PUBLIC



**APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA**

THIS PLAT OF HARRISON HILLS REPLAT 2 WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS 21st DAY OF May, 2004.

Michael J. Kuester  
CHAIRPERSON, LA VISTA PLANNING COMMISSION

**NOTES:**

1. DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF THAT CURVE.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HARRISON STREET FROM LOT 4.

**ACCEPTANCE BY LA VISTA CITY COUNCIL**

THIS PLAT OF HARRISON HILLS REPLAT 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 12th DAY OF June, 2004, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST: Pete M. Dering  
CITY CLERK



Alan W. ...  
ACTING MAYOR

**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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.



Robert ...  
COUNTY TREASURER  
DATE: 6-16-2004

**REVIEW BY THE SARPY COUNTY SURVEYOR**

THIS PLAT OF HARRISON HILLS REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 16th DAY OF JUNE, 2004.

Thomas A. Lynn



SARPY COUNTY SURVEYOR

**ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS**

COUNTER \_\_\_\_\_ C.E. \_\_\_\_\_ FILED FOR RECORD 7/1/04 AT 1:57 PM

VERIFY \_\_\_\_\_ D.E. \_\_\_\_\_ INSTRUMENT # 2004-24875

PROOF FEES \$ 18.00

CHECK # \_\_\_\_\_

CHANGE \_\_\_\_\_ CASH \_\_\_\_\_

REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_

SHORT \_\_\_\_\_ NCR \_\_\_\_\_

COPY

Lloyd J. Downing  
LLOYD J. DOWNING  
REGISTER OF DEEDS SARPY CITY, NE



JAMES D. WARNER,  
NEBRASKA RLS 308

SCALE: 1" = 100'  
 DATE: MAR. 17, 2004  
 DRAWN BY: RJR  
**HARRISON HILLS REPLAT 2**  
**THOMPSON, DRESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 2  
 1061-1  
 A1061118A