

Section 12-17-11

-15-

FINAL

PHASE NO. I

HEIDI

A SUBDIVISION OF VACA
LAKEVIEW ESTATES NO. 2,
OF TAX LOT 26, PART OF
THE NW 1/4 SE 1/4, ALL LY
TOWNSHIP 17 NORTH, R.
6th P.M., WASHINGTON C

Center of
Sec. 12-17-11



N



0 50 100

200' Wide
POWER LINE EASEMENT
(100' either side of
centerline of structures)

LEGEND

Scale 1 inch = 100 feet.

- (P) Plotted Distance
- (R) Distance on Record
- (m) Measured Distance
- △ Subdivisional Corner Found
(See Ties)
- ▽ Found 3/4" Pinched-top Pipe
- Found 5/8" Pinched-top Pipe
- Found 1/2" Rebar
- Found 5/8" Rebar
- SET 1/2" x 20" Rebar

317.38'
2°47'55" E

100'

171.34'

AL PLAT OF AND PHASE NO. 2 HOLLO

FILE

94 JUN 17 PM

WASHINGTON COUNTY
PLAID, NEBR

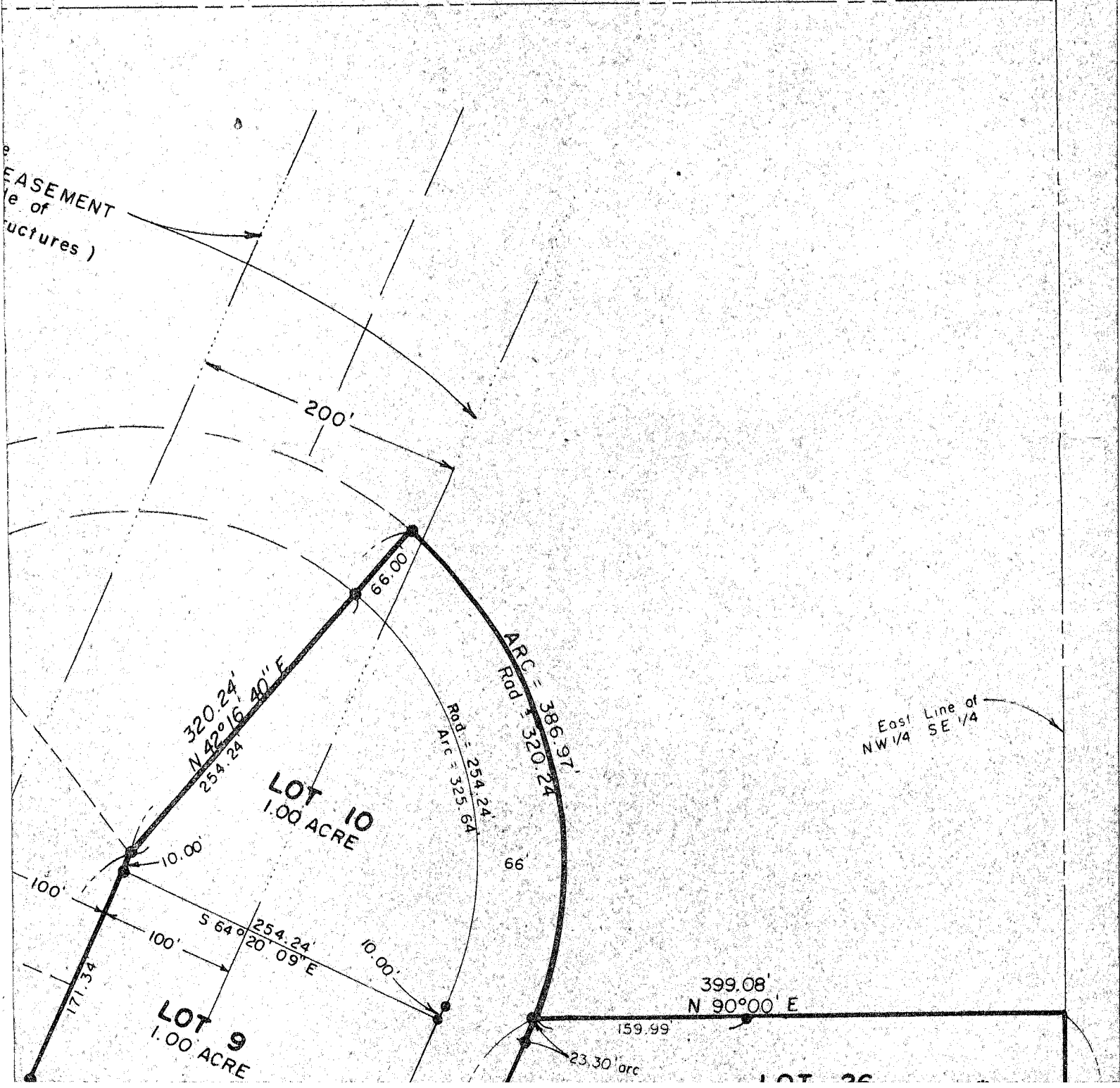
2843

1716
3-56
Plat Book 3
W. H. B. & P. B. B.
W. H. B. & P. B. B.

VACATED LOTS 2, 3, 4, IN
O. 2, TOGETHER WITH PART
OF TAX LOT 33, PART OF
LYING IN SECTION 12,
RANGE 11 EAST OF THE
ON COUNTY, NEBRASKA.

NOTES:

1. New Construction Shall Meet Set Back Requirements As Per The Zoning Regulations.
2. No Building or Temporary Structure Shall Be Permitted Within The Power Line And Septic Tank/Drainfield Easements As Shown Hereon.



FILED
17 PM 3:56

PL. L. HANSEN
IN COUNTY CLERK
AIR, NEAR

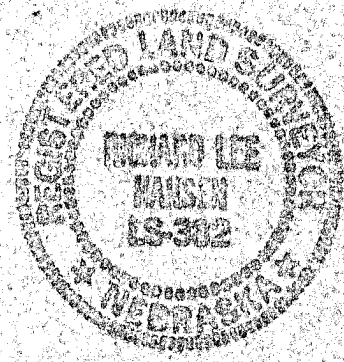
LEGAL DESCRIPTION: (Boundary of Phase No. 1 and Phase No. 2 of "HEIDI HOLLO")

Lots 2, 3, and 4 (now vacated) in Lakeview Estates No. 2, together with part of Tax Lot 26, part of Tax Lot 33, and part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$. All lying in Section 12, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the S $\frac{1}{4}$ Corner of said Section 12, T 17 N, R 11 E; thence N 00°48'39" E (assumed bearing) along the west line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section a distance of 555.67 feet to the southwest corner of Lot 2 (now vacated) in Lakeview Estates No. 2, a subdivision in said Section, said point being the Point Of Beginning; thence continuing N 00°48'39" E along said west line a distance of 170.13 feet; thence N 64°23'18" W a distance of 36.35 feet; thence N 00°48'39" E a distance of 391.75 feet; thence S 89°11'21" E a distance of 66.00 feet; thence S 64°20'09" E a distance of 165.96 feet; thence N 25°39'51" E a distance of 1038.04 feet; thence N 42°16'40" E a distance of 320.24 feet to a point on a 320.24 foot radius curve to the right; thence southeasterly along said 320.24 foot radius curve, initial tangent of which bears S 47°43'20" E, an arc distance of 386.97 feet; thence N 90°00' E a distance of 399.08 feet to a point on the east line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; thence S 00°48'54" W along said east line a distance of 1892.84 feet to the southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 12; thence N 89°23'14" W along the south line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 20.00 feet to the southeast corner of Tax Lot 32 in said Section 12, as said Tax Lot was surveyed by R.L. Hansen, LS-382, and dated Febr. 6, 1992; thence northerly, northwesterly, and southerly along said Tax Lot as follows; N 00°54'19" E a distance of 436.94 feet; N 41°07'45" W a distance of 388.91 feet; S 12°44' W a distance of 214.21 feet to the northeast corner of Lot 12 in said Lakeview Estates No. 2; thence along the northerly line of said Lakeview Estates No. 2 as follows; N 64°21'28" W a distance of 276.00 feet; N 25°43'14" E a distance of 51.91 feet; N 64°24'38" W a distance of 199.80 feet; N 25°39'52" E a distance of 41.46 feet; N 64°24'38" W a distance of 170.08 feet to the northwest corner of Lot 8 in said Lakeview Estates No. 2; thence N 64°20'08" W a distance of 66.00 feet to the northeast corner of Lot 4 (now vacated) in said Lakeview Estates No. 2, said point being on the westerly right-of-way line of Hillcrest Drive; thence S 25°36'12" W along the westerly right-of-way line of said Hillcrest Drive a distance of 480.12 feet to the southeast corner of said Lot 2 (now vacated) in Lakeview Estates No. 2; thence N 64°19'34" W along the south line of said vacated Lot 2 a distance of 208.08 feet to the Point Of Beginning; and containing 33.10 Acres, more or less.

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SURVEYOR'S CERTIFICATION:

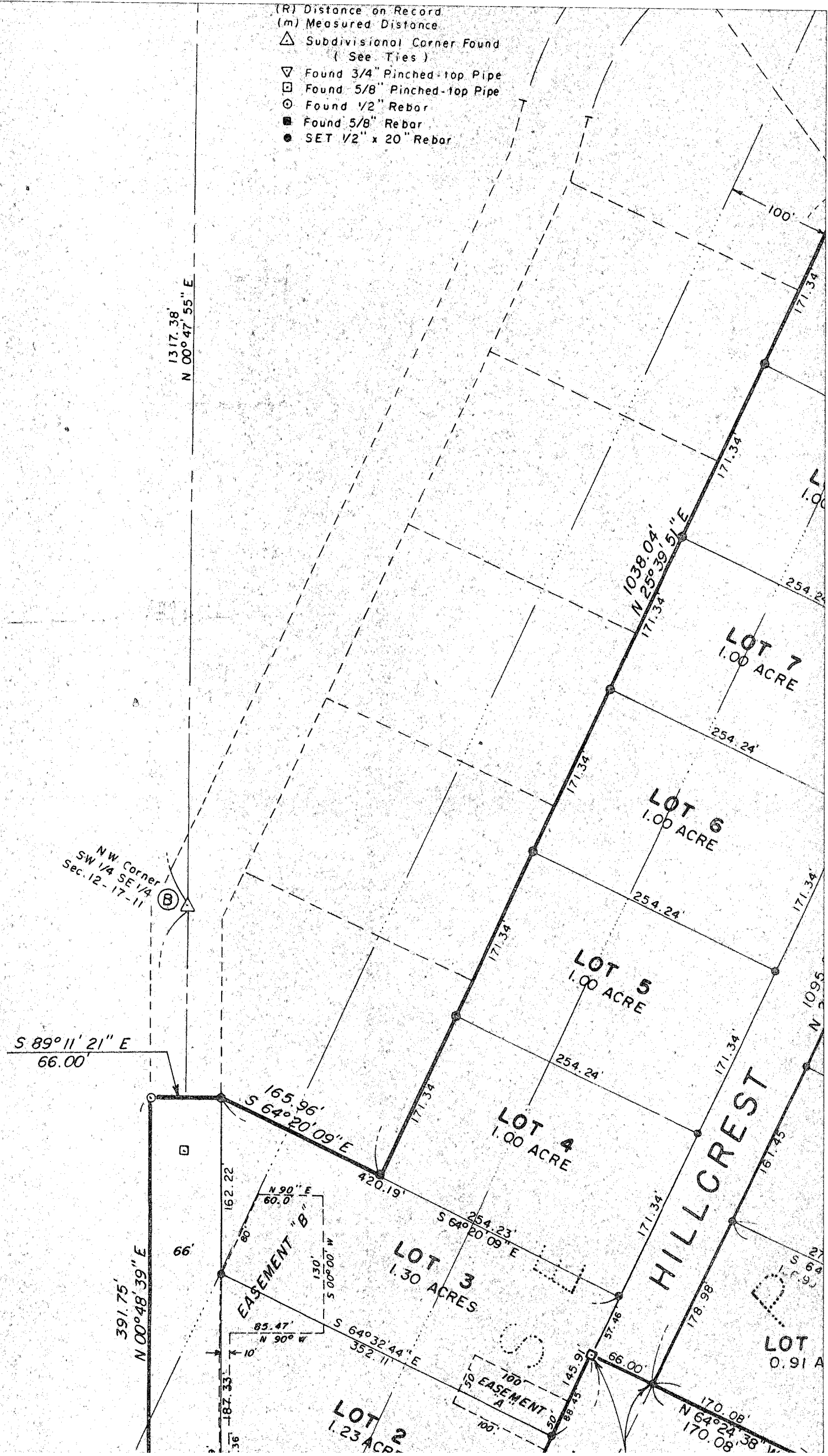
I hereby certify that I have accurately surveyed the Plat of Phase No. 1 and Phase No. 2 of "HEIDI HOLLO", as shown and described hereon, and have set or found iron pins on the corners of all the lots in said subdivision. I further certify that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

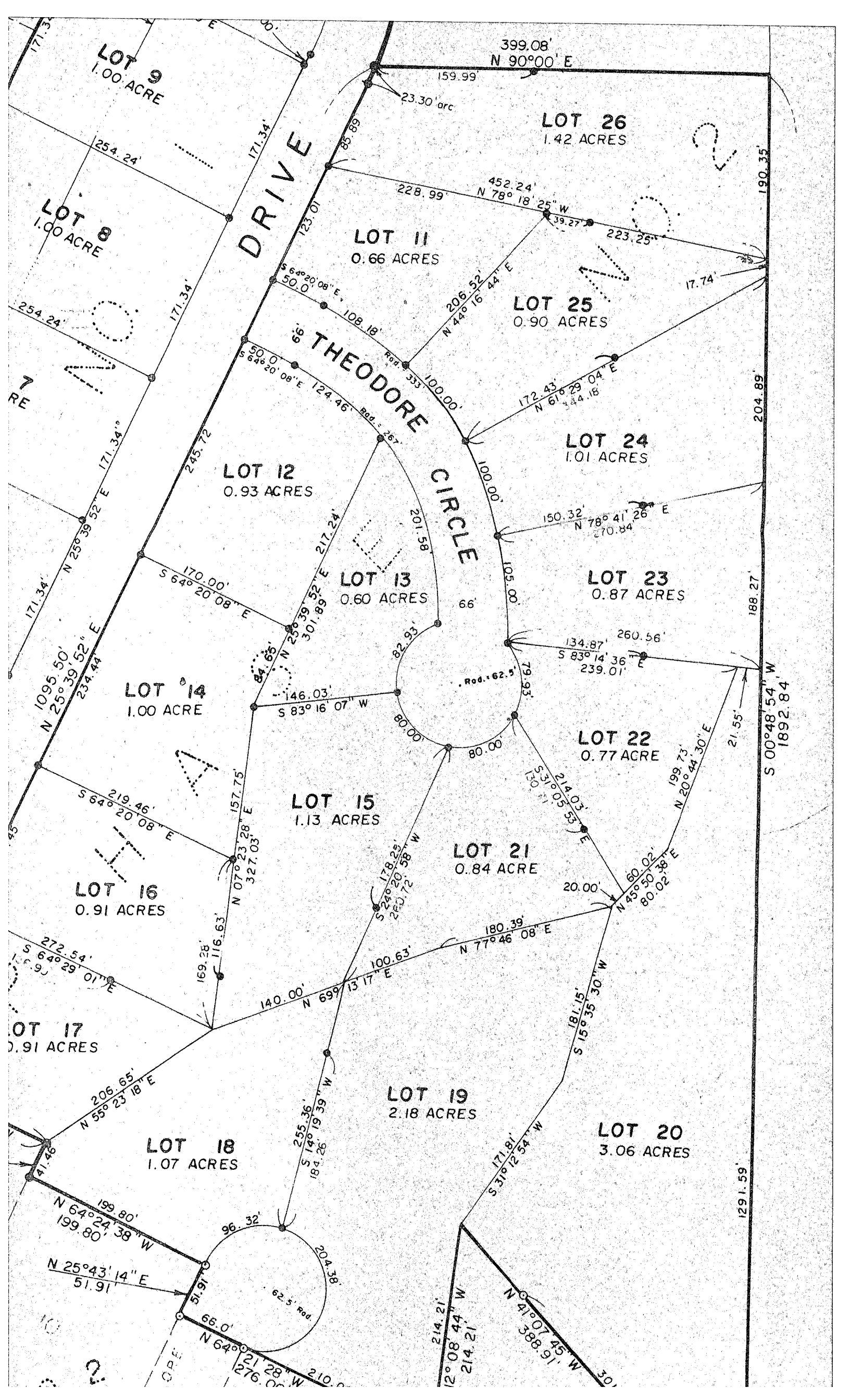


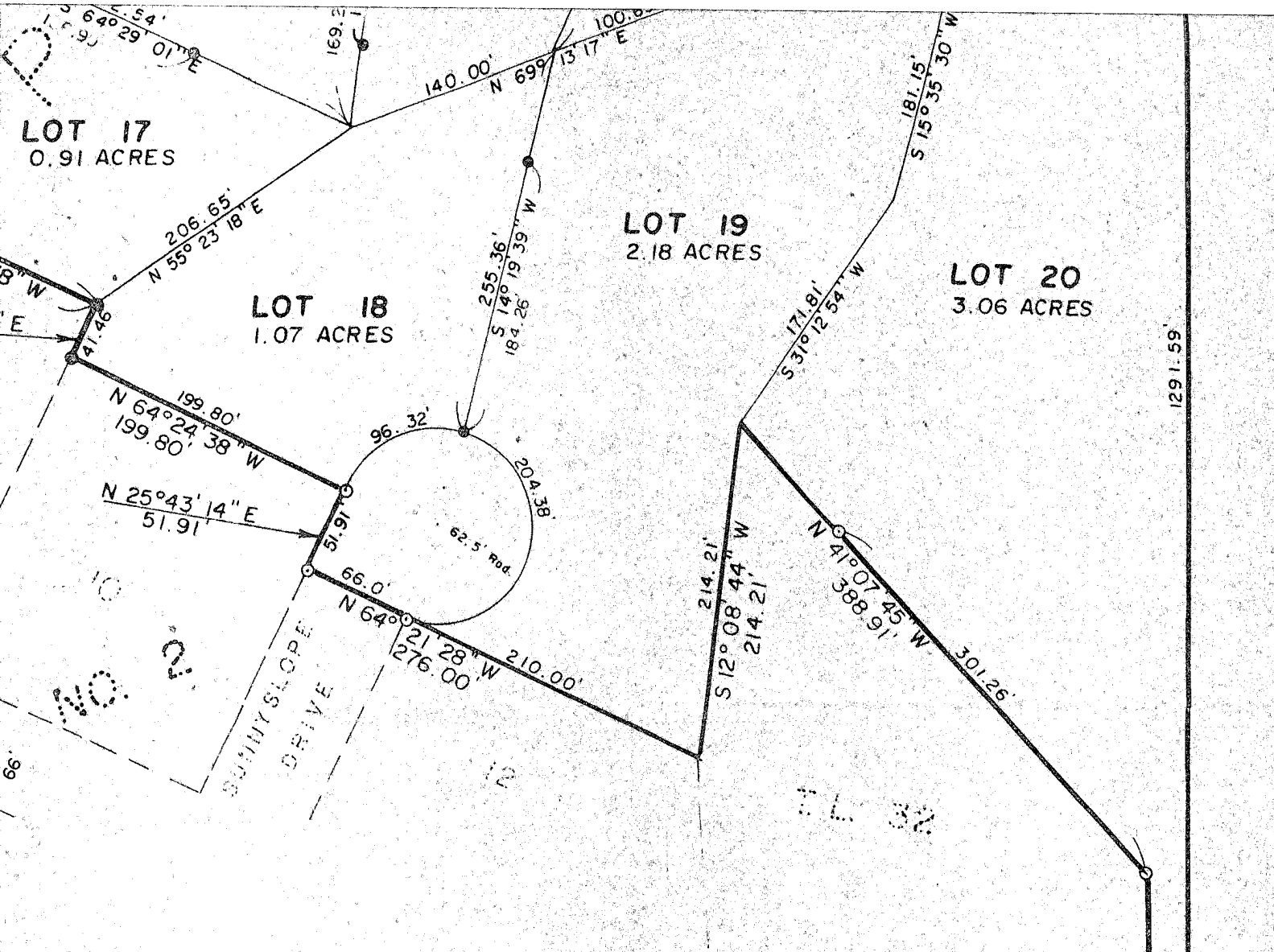
Richard L. Hansen
Richard L. Hansen
Registration No. LS-382
Registered Land Surveyor
Date: August 30, 1993
Client: Ben Rogge

EASEMENT DESCRIPTION FOR DRAINAGE FIELD "A":
(For Lots 2 and 3, Phase No. 1, HEIDI HOLLO)

- (R) Distance on Record
- (m) Measured Distance
- △ Subdivisional Corner Found (See Ties)
- ▽ Found 3/4" Pinched-top Pipe
- Found 5/8" Pinched-top Pipe
- Found 1/2" Rebar
- Found 5/8" Rebar
- SET 1/2" x 20" Rebar







COUNTY TREASURER'S CERTIFICATION:

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 by the Records of this Office on this 17th day of June, A.D., 1993.

Kay J. Evers
Washington County Treasurer

COUNTY SURVEYOR'S REVIEW:

This Plat of Phase No. 1 and Phase No. 2 of "HEIDI HOLLO" subdivision, was reviewed by the Washington County Surveyor's Office on this 12th day of June, A.D., 1993.

Robert J. ...
Washington County Surveyor

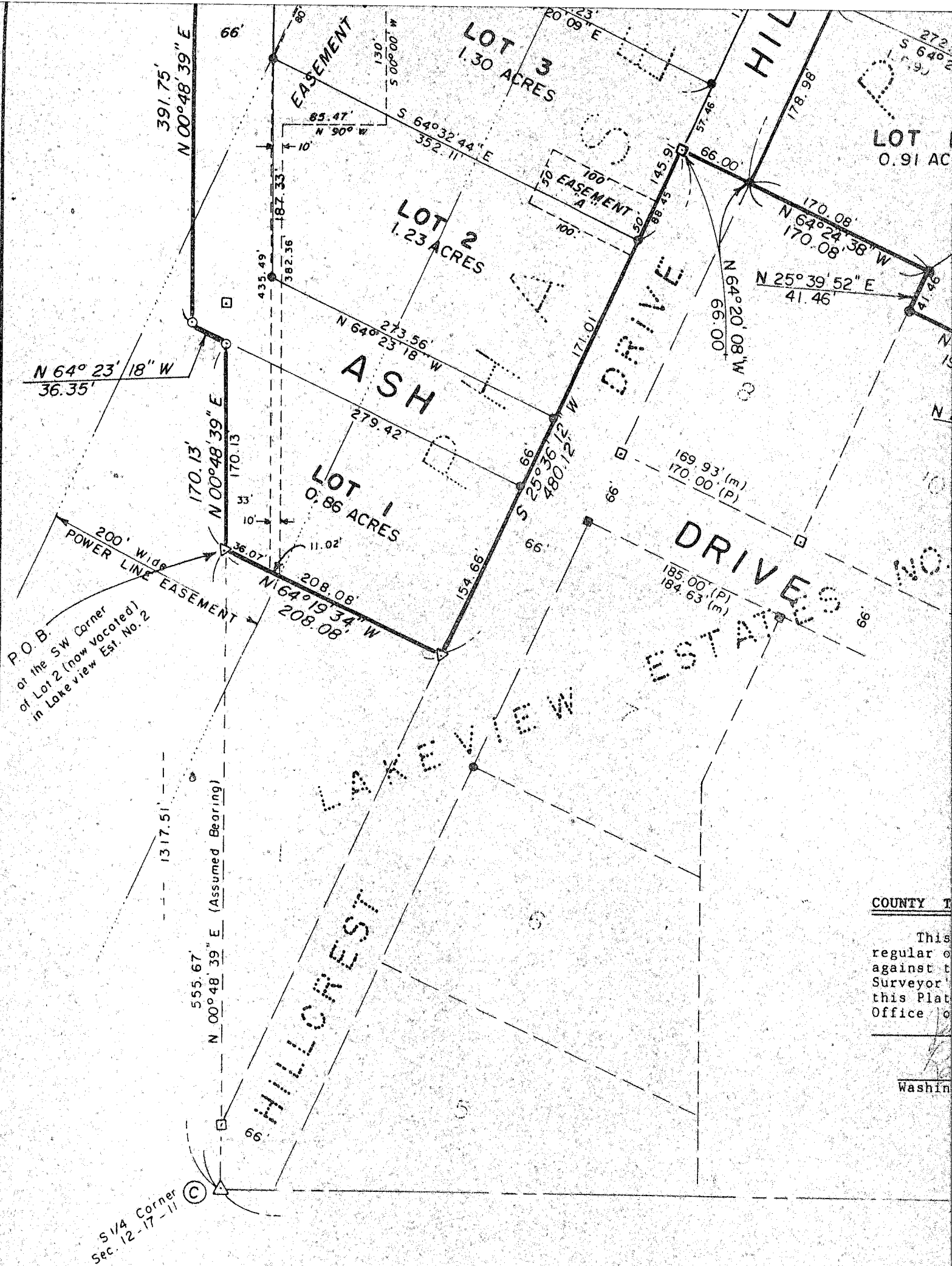
PLANNING COMMISSION

This Plat of Phase of "Heidi Hollo", Washington County was reviewed on this 17th day of June, 1993.

...
Chairman

IED 0.2' WITH
north end of
of south end
f telephone Ped.
5' DEEP.
AND
ES TO
c
rface

SE Corner
SW 1/4
Sec. 17



COUNTY T

This regular o
 against t
 Surveyor
 this Plat
 Office o

Washin

TIES TO SUBDIVISIONAL CORNERS:

- Ⓐ FOUND 1" PINCHED-TOP PIPE BURIED 0.2' DEEP IN EAST-WEST FENCELINE
 16.93' NNE to 'x' Nails in 36" Boxelder
 7.95' East to 'x' Nails in corner fencepost
 8.70' WNW to 'x' Nails in 12" Hackberry
- Ⓑ FOUND 1" PINCHED-TOP PIPE FLUSH WITH GROUND ON WEST SIDE OF THICKET
 10' ± East to north-south fence line
 No other Ties available

- Ⓒ FOUND 3/4" OPEN-TOP PIPE BURIED 0.2' WITH STEEL FENCE POST 0.3' SOUTH
 34.65' NW to center top of north end of 18" C.M.P.
 28.80' West to center top of south end of 18" C.M.P.
 37.71' WSW to top center of telephone Pole
- Ⓓ FOUND 1" PINCHED-TOP PIPE 0.5' DEEP. POINT FOUND TO BE 2.34' NORTH AND 1.68' WEST TO TRUE CORNER. TIES TO IRON FOUND:
 40' ± NE to plum thicket
 17' ± East to edge of terrace
 19.3' West to 5/8" Rebar
 No other Ties Available

EASEMENT DESCRIPTION FOR DRAINAGE FIELD "A":

(For Lots 2 and 3, Phase No. 1, HEIDI HOLLO)

Part of Lots 2 and 3, in Phase No. 1, Heidi Hollo, a subdivision lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows; Beginning at the easterly corner common to Lots 2 and 3 in Phase No. 1 of Heidi Hollo Subdivision in said Section 12, T 17 N, R 11 E; thence S 25°36'12" W (assumed bearing) along the east line of said Lot 2 a distance of 15.00 feet; thence N 64°32'44" W parallel to and 15.00 feet southerly of the north line of said Lot 2 a distance of 100.00 feet; thence N 25°36'12" E a distance of 50.00 feet; thence S 64°32'44" E a distance of 100.00 feet to the easterly line of said Lot 3; thence S 25°36'12" W along the east line of said Lot 3 a distance of 35.00 feet to the Point Of Beginning.

EASEMENT DESCRIPTION FOR DRAINAGE FIELD AND SEWER LINE EASEMENT FOR LOT 1, LAKEVIEW ESTATES No. 2, AND LOT 1, HEIDI HOLLO (Easement "B"):

Part of Lots 1, 2, and 3, and part of Ash Drive all as platted in Heidi Hollo, a subdivision lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the southwest corner of Lot 1, Heidi Hollo Subdivision in said Section 12, T 17 N, R 11 E; thence S 64°19'34" E (assumed bearing) along the southerly line of said Lot 1 a distance of 36.07 feet to the Point Of Beginning, said Point being on the southerly projection of the west line of Lots 2 and 3 in said Subdivision; thence N 00°48'39" E along said west line and its southerly projection a distance of 435.49 feet; thence N 25°39'51" E a distance of 80.00 feet; thence N 90°00' E a distance of 60.00 feet; thence S 00°00' E a distance of 130.00 feet; thence N 90°00' W a distance of 85.47 feet to a point 10.00 feet east of the west line of said Lot 2; thence S 00°48'39" W parallel to and 10.00 feet east of the west line of said Lot 2 and its southerly projection a distance of 382.36 feet to a point on the south line of said Lot 1; thence N 64°19'34" W along said south line a distance of 11.02 feet to the Point Of Beginning.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Benjamin J. Rogge and Evelyn Jo Rogge, husband and wife, being the Owners of the property described and shown within this Plat, have caused said property to be platted into Lots and Streets numbered and named as shown hereon, and said Plat to be hereafter known as Phase No. 1 and Phase No. 2, of "HEIDI HOLLO"; and do hereby ratify and approve of the disposition of said property as shown on this Plat; and do hereby dedicate to the public for public use the streets/roads as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns. To erect, operate, maintain, repair, and renew cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, and power, and for all transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under, and across an eight foot (8') easement, on the side and front, and a sixteen foot (16') easement on the rear strip of land adjoining all the boundary lines of these lots; and that NO buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, we do hereby set our names this _____ day of _____, A.D., 1993.

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IN WITNESS WHEREOF, we do hereby set our names this _____ day of _____, A.D., 1993.

Benjamin J. Rogge *Evelyn Jo Rogge*
 Benjamin J. Rogge Evelyn Jo Rogge

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 WASHINGTON COUNTY) ss

On this _____ day of _____ A.D., 1993, before me, a Notary Public, duly commissioned and qualified for said County, personally appeared Benjamin J. Rogge, and Evelyn Jo Rogge, who are known to me to be the identical persons whose names are affixed to the Dedication of this Plat, and who acknowledge the execution thereof to be their voluntary act and deed.
 WITNESS my hand and official seal the date last aforesaid.

Notary Public
 My Commission Expires: _____ (date)



BOARD OF SUPERVISORS ACCEPTANCE:

This Plat of Phase No. 1 and Phase No. 2 of "HEIDI HOLLO", was approved and accepted by the Washington County Board of Supervisors on this 28th day of September, A.D., 1993.

John Smith
 Chairman of the Board
 ATTEST: *Marlette L. Peterson*
 Washington County Clerk

Corner
 NW 1/4 SE 1/4
 Sec. 12-17-11

COMMISSION APPROVAL:
 Phase No. 1 and Phase No. 2, "HEIDI HOLLO", was approved by the County Planning Commission on _____ day of September, A.D., _____

[Signature]
 Chairman

