

HERITAGE HILL

LOTS 1 THRU 31, INCLUSIVE

BEING A REPLATTING OF PART OF LOT 64, SOUTH PARK, AS SURVEYED, PLATTED AND RECORDED AND A PLATTING OF PARTS OF TAX LOT 3 AND TAX LOT 44 IN THE SW 1/4 OF SECTION 17, T14N, R16E OF THE 01ST PM, GARPY COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and that iron pipes will be placed at all lot corners, angle points and at the ends of all curves. Said subdivision to be known as Heritage Hill, Lots 1 thru 31, inclusive, being a replatting of part of Lot 64, South Park, as surveyed, platted and recorded and a platting of parts of Tax Lot 3 and Tax Lot 44 located in the SW 1/4 of Section 17, T14N, R16E of the 01ST PM, in Garpy County, Nebraska, all were particularly described as follows: Beginning at the NW corner of Lot 64 said South Park; thence S89°59'47"W (exposed bearing) on the South line of Lot 64 said South Park, 372.28 feet to the SE corner of Lot 63 said South Park; thence N00°10'17"W on the East line of Lot 63, said South Park, 138.49 feet to the NE corner of Lot 65, said South Park said point being on the South line of Lot 19, Paces Hill as surveyed, platted and recorded; thence S89°59'47"W on the South line of Lots 19 thru 24, inclusive and lots 26 and 28 said Paces Hill, 631.77 feet to the NW corner of said Lot 64, South Park said corner being on the centerline of an existing creek; thence Southerly on the East line of said Lot 64 South Park, and the center line of said existing creek on the following described courses: Thence S43°34'00"W, 80.01 feet; thence S42°34'00"W, 173.43 feet; thence S00°54'00"W, 46.28 feet to the North R.O.M. Line of Margo Street; thence Westerly on the following described courses on the North R.O.M. Line of said Margo Street: thence S18°10'00"W, 116.00 feet; thence S79°10'19"W, 241.41 feet; thence S89°52'49"W, 90.42 feet; thence S65°27'00"W, 180.78 feet; thence S89°57'49"W, 372.38 feet to the West line of said Tax Lot 4; thence N00°10'09"W on the West line of said Tax Lot 4, 118.55 feet to the point of beginning, together with that part described as follows: Beginning at the SE corner of said Tax Lot 3; thence S89°57'30"W (exposed bearing) on the South line of said Tax Lot 3, 368.45 feet to a point on said centerline of a creek, an existing creek; thence N00°10'09"W on said centerline of a creek, 107.00 feet; thence N00°10'09"W on said centerline of a creek, 143.00 feet; thence S15°00'00"W, 85.15 feet to a point of curve; thence Northerly on a 20.00 foot radius curve to the right, chord bearing S02°30'00"W, chord distance of 19.87 feet for an arc distance of 20.00 feet to a point of tangency; thence S45°57'30"W, 85.15 feet to a point of curve; thence Northerly on a 20.00 foot radius curve to the left, chord bearing N27°56'57"W, chord distance of 19.19 feet for an arc distance of 20.00 feet to a point of tangency; thence N15°00'00"W, 116.24 feet to a point of curve; thence Northerly on a 20.00 foot radius curve to the left, chord bearing N15°00'00"W, chord distance of 19.19 feet for an arc distance of 20.00 feet to a point of tangency; thence N00°10'09"W on the South line of said Tax Lot 4, 118.55 feet to the point of beginning. Line of said Margo Street; thence N10°15'00"W on the Southerly R.O.M. Line of said Margo Street, 80.25 feet; thence S63°21'50"E on the Southerly R.O.M. Line of said Margo Street, 48.08 feet; thence N42°48'00"E, 111.14 feet to the NE corner of said Tax Lot 3; thence S00°01'20"E on the East line of said Tax Lot 3, 662.90 feet to the point of beginning.

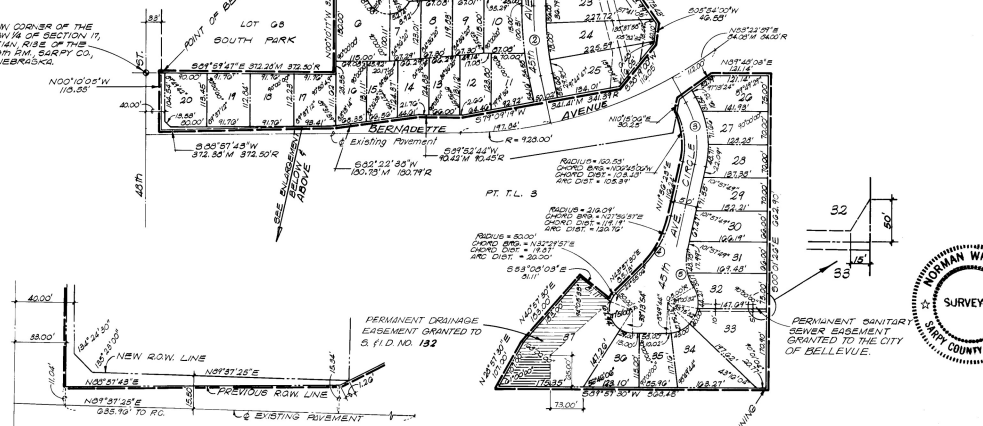
DATE August 15, 1984
 REGISTERED LAND SURVEYOR James D. Warner

15' PERMANENT UTILITY EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT.

10' PERMANENT SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT GRANTED TO S.F.I.D. NO. 132. EASEMENT DETAIL

100' PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA.

10' PERMANENT UTILITY EASEMENT GRANTED TO UTILITY COMPANIES MENTIONED IN ORDINANCE TRONED IN DETAIL SEWER EASEMENT.



ENLARGEMENT OF R.O.W. CHANGE NO SCALE

CENTERLINE CURVE DATA

1 Δ = 5°45'00"	2 Δ = 12°35'20"	3 Δ = 47°30'00"
D = 2.054'	D = 4.4295'	D = 30.8189'
T = 93.00'	T = 78.00'	T = 30.00'
L = 174.74'	L = 148.40'	L = 183.35'
R = 2,744.22'	R = 972.93'	R = 105.55'

CURVE DATA

4 Δ = 91°01'00"	5 Δ = 43°20'23"
D = 22.8143'	D = 51.1901'
T = 122.70'	T = 44.00'
L = 122.70'	L = 51.91'
R = 216.39'	R = 111.91'

KNOW ALL MEN BY THESE PRESENTS: THAT I, WILEY FELDMAN, TRUSTEE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A FRANCHISE TO THE OMAHA POWER, LIGHT, AND TELEPHONE COMPANY, AND WISCONSIN BELL TELEPHONE COMPANY, 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 BURY, OPERATE, MAINTAIN, REPAIR AND REMOVE POLES, WIRES, CROSSINGS, DOWN CREEPS AND WORKERS, 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 RECEIPT OF THE SAME, 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 MEASURING ALL FRONT AND SIDE BOUNDARY LINE LINES: AN EIGHT (8') FOOT WIDE STRIP OF LAND MEASURING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. SAID SIXTEEN (16') FOOT WIDE STRIP SHALL BE RELOCATED TO AN EIGHT (8') FOOT WIDE STRIP WITH THE ADJACENT LAND SO DIVIDED, PLATTED AND RECORDED BY SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPYED BY UTILITY FACILITIES AND IF OCCUPIED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR OTHER STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, YARDS, LAWNS, PATIOS AND OTHER PURPOSES THAT DO NOT OBSTRUCT OR INTERFERE WITH THE ABOVE SAID USES OR RIGHTS THEREIN GRANTED.

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF Douglas
 I, the undersigned, do hereby acknowledge before me this 29th day of August, 1984, by Wiley Feldman

NOTARY Wiley Feldman
 SARY COUNTY TREASURER'S CERTIFICATE
 I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat as of the 11 day of Sept, 1984.



APPROVAL OF SARY COUNTY SURVEYOR
 This plat of Heritage Hill as approved by the Sarpy County Surveyor this 11th day of September, 1984.

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT
 This plat of Heritage Hill was approved by the Bellevue City Planning Department this 13th day of September, 1984.

APPROVAL OF BELLEVUE CITY COUNCIL
 This plat of Heritage Hill was approved by the Bellevue City Council this 24th day of September, 1984.

PRESTIDENT Joseph A. Ballman
 CITY CLERK Beverly Hidy

HERITAGE HILL
 FINAL PLAT
 THOMPSON, DRESSER & DONNER
 Consulting Engineers & Land Surveyors
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