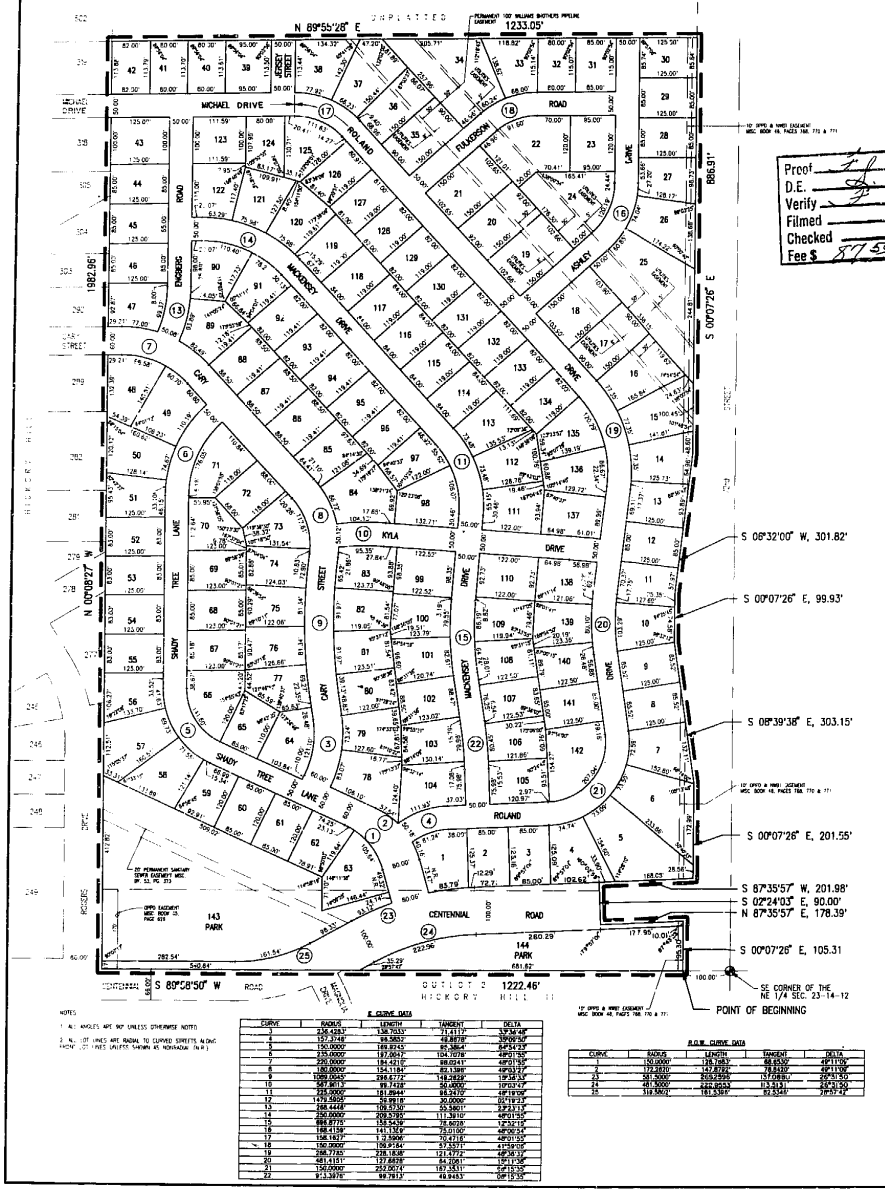
93-016545

HICKORY ESTATES

LOTS 1 THRU 144 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 8, LOCATED IN THE E 1/2 OF THE NE 1/4 OF SEC. 23, T 14 N, R 12 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



Proof	
D.E.	
Verify	
Filmed	
Checked	
Fee $	57.50

1 INCH = 100 FEET

100' 0 100'

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of Hickory Estates was approved by the Papillion Planning Commission this 30 day of Nov 1992.

Chairman, Papillion Planning Commission

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of Hickory Estates was approved by the City Council of the City of Papillion, Nebraska, on the 5th day of January 1993.

ATTEST City Clerk Mayor

REVIEW OF SARPY COUNTY SURVEYOR

This plat of Hickory Estates was reviewed by the office of the Sarpy County Surveyor on this 22nd day of March 1993.

Deputy 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.

DATED 3/30/93 County Treasurer

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of Hickory Estates was approved by the Papillion City Engineer this 29th day of January 1993.

Papillion City Engineer

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Papillion to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Hickory Estates (Lots 1 thru 143, inclusive), being a platting of part of Tax Lot 8, a tax lot located in the East 1/2 of the NE 1/4 of Section 23, and also that part of Centennial Road right-of-way located in said East 1/2 of the NE 1/4 of Section 23, all in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said NE 1/4 of Section 23; thence S89°58'50"W (assumed bearing) along the South line of said NE 1/4 of Section 23, a distance of 180.00 feet to the point of intersection of said South line of the NE 1/4 of Section 23 and the West right-of-way line of 72nd Street, said point also being the point of beginning; thence continuing S89°58'50"W along said South line of the NE 1/4 of Section 23, a distance of 1222.46 feet to the Southwest corner of said E 1/2 of the NE 1/4 of Section 23, said point also being the Southwest corner of said Tax Lot 8; thence N00°08'27"W along the West line of said E 1/2 of the NE 1/4 of Section 23, said line also being the West line of said Tax Lot 8, a distance of 1982.96 feet to the Northwest corner of said Tax Lot 8, said point also being the Northwest corner of the South 1/2 of E.W. NE 1/4 of said NE 1/4 of Section 23; thence N89°55'26"E along the North line of said Tax Lot 8, said line also being the North line of said South 1/2 of the NE 1/4 of the NE 1/4 of Section 23, a distance of 1233.05 feet to a point on said West right-of-way line of 72nd Street; thence along said West right-of-way line of 72nd Street on the following described courses; thence S00°07'26"E, a distance of 886.91 feet; thence S86°32'00"W, a distance of 301.82 feet; thence S00°07'26"E, a distance of 99.93 feet; thence S08°39'38"E, a distance of 303.15 feet; thence S00°07'26"E, a distance of 201.55 feet to the point of intersection of said West right-of-way line of 72nd Street and the right-of-way line of Centennial Road; thence S87°35'57"W along said right-of-way line of Centennial Road, a distance of 201.98 feet; thence S02°24'03"E along said right-of-way line of Centennial Road, a distance of 90.00 feet; thence N87°35'57"E along said right-of-way line of Centennial Road, a distance of 178.39 feet to the point of intersection of said Centennial Road right-of-way line and said West right-of-way line of 72nd Street; thence S00°07'26"E along said West right-of-way line of 72nd Street, a distance of 105.31 feet to the point of beginning.

Robert Clark, LS-419 Dec. 28, 1992 Date

ROBERT CLARK LS-419 REGISTERED LAND SURVEYOR

DEDICATION

Know all men by these presents that we, Bryn Mawr, Inc., owner 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 ESTATES (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we 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; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. To avoid conflict with the existing gas pipeline, there will be no utility easements along the side and rear lot lines located within said gas pipeline easement, the utility easements along said lot lines will be located only as shown in Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 56, 57 and 58. 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 the City of Papillion and Peoples Natural Gas, 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. 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 this 29 day of Dec, 1992.

BRYN MAWR, INC.

By: Ronald E. Smith, Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

On this 29 day of Dec, 1992, before me a Notary Public, duly commissioned and qualified in and for said county, appeared Ronald E. Smith, vice president of Bryn Mawr, Inc., who is 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 such officer of said corporation.

My Commission Expires: Notary Public

GENERAL NOTARY State of Nebraska
HOWARD R. HUNT
My Comm. Exp. April 10, 1995

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS, ALONG WHICH LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).

E CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	234.4283'	136.7035'	71.1179'	33°24'48"
2	157.3748'	99.5852'	48.8878'	36°06'40"
3	150.0000'	169.8743'	93.3854'	64°51'23"
4	235.0000'	187.0067'	104.7078'	45°01'50"
5	220.0000'	194.4218'	88.0241'	48°01'50"
6	180.0000'	154.1184'	82.1389'	49°03'12"
7	1099.0045'	295.6772'	148.2829'	15°24'54"
8	567.8613'	89.7428'	50.4000'	10°03'47"
9	225.0000'	181.8944'	96.2470'	46°19'09"
10	1472.5805'	59.9918'	30.0000'	02°19'23"
11	268.4448'	109.6730'	55.5801'	23°23'11"
12	250.0000'	209.5785'	111.3910'	48°01'50"
13	886.8775'	138.5419'	78.8078'	12°52'19"
14	188.4119'	141.1329'	73.0100'	42°90'54"
15	156.1823'	1.2.5906'	70.4718'	48°01'50"
16	150.0000'	169.9184'	97.5971'	41°59'00"
17	268.7735'	238.1838'	121.4772'	48°30'31"
18	481.4151'	137.8828'	84.1061'	19°13'58"
19	1540.0000'	253.0674'	167.3511'	9°24'15"
22	913.3978'	99.7813'	49.9453'	06°15'35"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.0000'	126.1983'	68.6530'	48°11'06"
2	172.2810'	147.8792'	78.8430'	49°11'06"
23	581.5000'	269.2595'	137.0880'	26°31'50"
24	481.5000'	446.8553'	173.3131'	84°31'50"
25	318.5802'	181.5368'	92.5349'	31°07'42"

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

HICKORY ESTATES
PAPILLION, NEBRASKA

FINAL PLAT

DATE 11-24-92
SCALE 1" = 100'
DRAWN BY RLS
CHECKED BY RLC
JOB NO. 92043
SHEET 1 OF 1

93 016545

Proof
D.E.
Verify
Filmed
Checked
Fee $ 57.50

016545