

## HIDDEN HOLLOW

LOTS 1 THROUGH 119, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 11

LAND SURVEYOR'S CERTIFICATE

CENTERLINE OF NORTH WEHRSPANN CREEK;

(80) COURSES:

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT

TO BE KNOWN AS HIDDEN HOLLOW, LOTS 1 THROUGH 119, INCLUSIVE AND

OUTLOTS A THROUGH K, INCLUSIVE, BEING A PLATTING OF PART OF THE

THE 6TH P.M. IN SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

1. THENCE NORTH 62°27'48" EAST FOR 84.67 FEET;

2. THENCE NORTH 22'06'32" EAST FOR 33.47 FEET;

ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE

NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 11 EAST OF

BEGINNING AT A 1 1/4" OPEN TOP PIPE LOCATED AT THE SOUTHWEST

THENCE NORTH 00'15'46" WEST (BEARINGS REFERENCED TO THE SARPY

COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 1270.18 FEET ON THE WEST

THENCE ALONG THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING EIGHTY

LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO A POINT ON THE

PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE

POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION

EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## **DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, 192 & 370 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND NewStreet PROPERTIES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIDDEN HOLLOW, LOTS 1 THROUGH 119, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

LOCATED IN:

## **GRANTS OF EASEMENTS**

FOR POWER AND COMMUNICATIONS PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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

FOR WATER AND GAS PERPETUAL EASEMENTS SHALL BE GRANTED TO CITY OF GRETNA FOR WATER, AND BLACK HILLS ENERGY FOR GAS, AND 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL DRAINAGE EASEMENTS, AND THE PERPETUAL SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF GRETNA, NEBRASKA, AND SANITARY AND IMPROVEMENT DISTRICT #337. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, 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.

FOR LANDSCAPING WE DO HEREBY GRANT ENTRANCE MARKER AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 337 AND THE HOME OWNERS ASSOCIATION, THEIR SUCCESSOR AND ASSIGNS.

192 & 370 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

JOHN HUGHES MANAGING MEMBER

NewStreet PROPERTIES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEE

(PRINTED NAME)

Vice President

(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA )

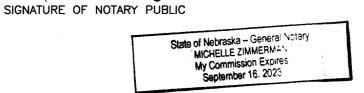
COUNTY OF DOUGLUS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

3 DAY OF DOUBLE 2019

BY JOHN HUGHES, MANAGING MEMBER OF 192 & 370 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Merielle Jimes



STATE OF NEBRASKA

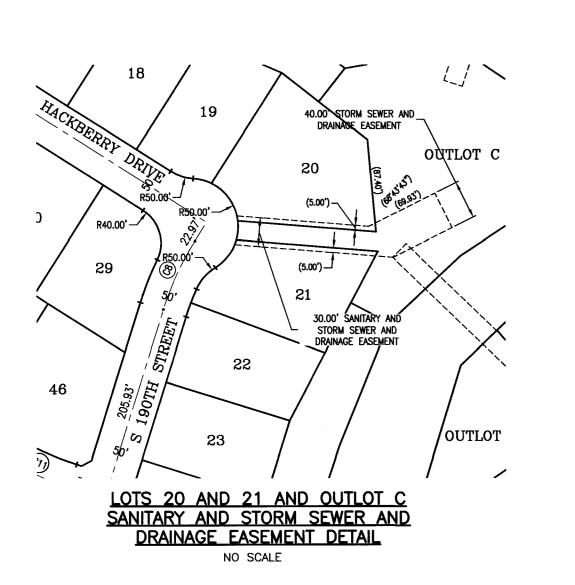
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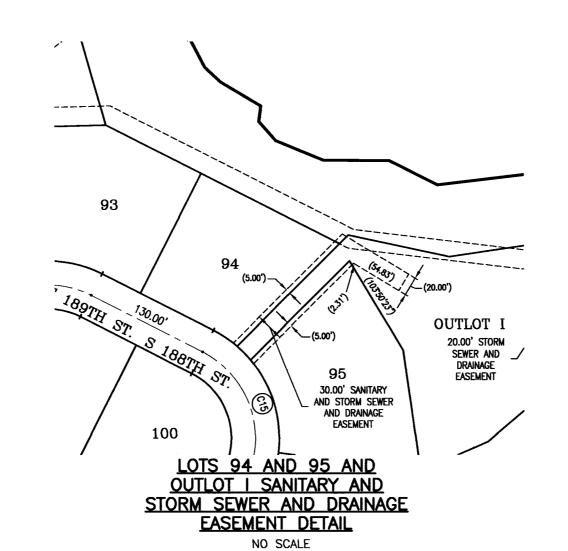
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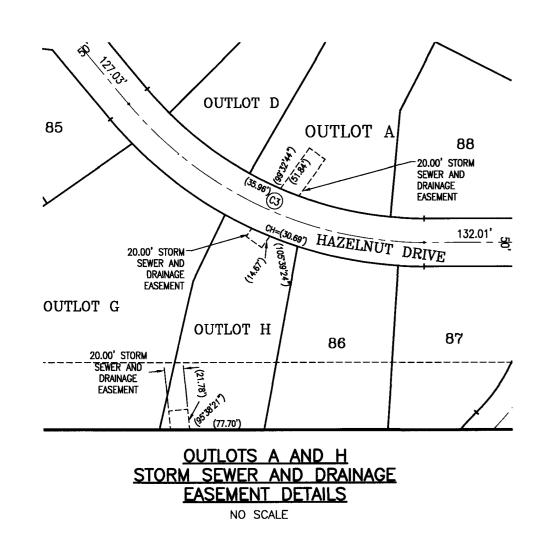
BY Brian Diedrichsen

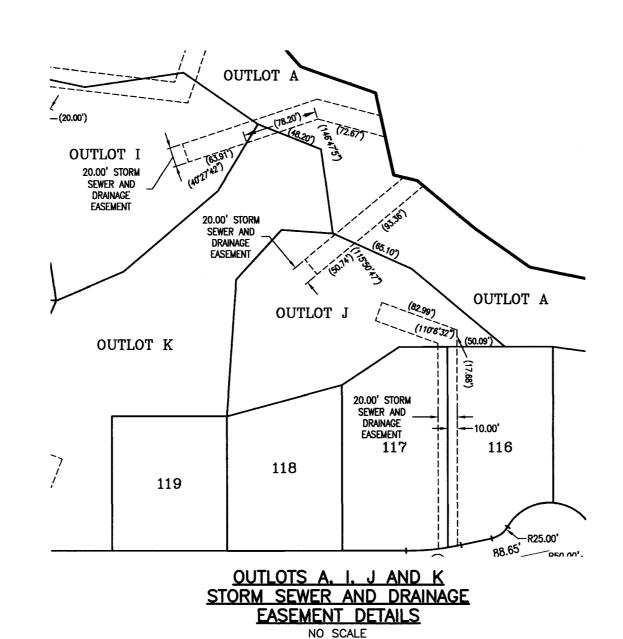
NewStreet PROPERTIES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

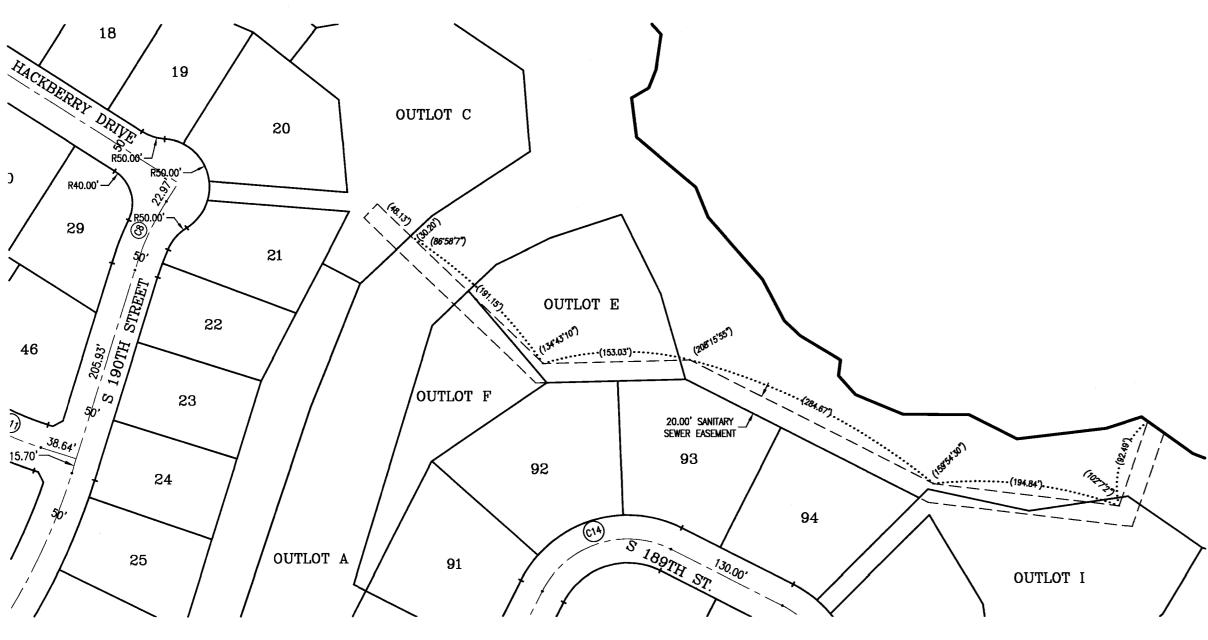
State of Nebraska - General Notary MICHELLE ZIMMERMAN My Commission Expires September 16, 2023

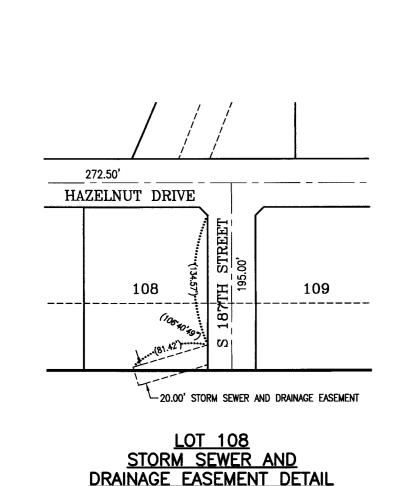












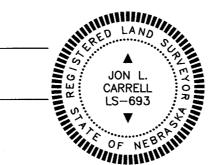
NO SCALE

OUTLOTS A. C. E. F. AND I SANITARY SEWER EASEMENT DETAIL

3. THENCE NORTH 00°32'19" EAST FOR 22.97 FEET; 4. THENCE NORTH 33'14'29" EAST FOR 51.80 FEET; THENCE NORTH 23°58'51" EAST FOR 37.64 FEET; THENCE NORTH 33°16'25" EAST FOR 38.27 FEET; THENCE NORTH 15'30'05" EAST FOR 11.13 FEET; 8. THENCE NORTH 25'06'53" EAST FOR 41.68 FEET; THENCE NORTH 36'22'35" EAST FOR 24.97 FEET; 10. THENCE NORTH 33'46'26" EAST FOR 15.41 FEET 11. THENCE NORTH 56°20'09" EAST FOR 25.08 FEET; 12. THENCE NORTH 34\*53'22" EAST FOR 34.51 FEET; 13. THENCE NORTH 11"21'14" EAST FOR 32.80 FEET; 14. THENCE NORTH 26°56'15" EAST FOR 54.08 FEET 15. THENCE NORTH 51°06'24" EAST FOR 71.73 FEET; 16. THENCE NORTH 67"53"49" EAST FOR 50.40 FEET 17. THENCE NORTH 63'28'55" EAST FOR 87.10 FEET 18. THENCE NORTH 12'12'43" EAST FOR 42.50 FEET 19. THENCE NORTH 39°38'36" EAST FOR 32.51 FEET 20. THENCE NORTH 77"32"05" EAST FOR 18.72 FEET; 21. THENCE NORTH 54'11'38" EAST FOR 9.28 FEET; 22. THENCE SOUTH 32°01'09" EAST FOR 29.64 FEET 23. THENCE SOUTH 34'36'14" EAST FOR 39.49 FEET; 24. THENCE SOUTH 54°38'46" EAST FOR 30.87 FEET; 25. THENCE SOUTH 89'53'51" EAST FOR 28.77 FEET; 26. THENCE NORTH 86°48'26" EAST FOR 21.03 FEET 27. THENCE SOUTH 32°44'14" EAST FOR 29.84 FEET; 28. THENCE SOUTH 08°40'07" EAST FOR 26.83 FEET; 29. THENCE SOUTH 14°14'13" EAST FOR 36.28 FEET; 30. THENCE SOUTH 46'43'04" EAST FOR 54.12 FEET; 31. THENCE NORTH 88°09'43" EAST FOR 45.36 FEET: 32. THENCE SOUTH 78°06'17" EAST FOR 39.32 FEET; 33. THENCE SOUTH 18°43'33" EAST FOR 64.09 FEET; 34. THENCE SOUTH 41°46'13" EAST FOR 31.16 FEET; 35. THENCE SOUTH 73°51'32" EAST FOR 61.46 FEET 36. THENCE SOUTH 41°05'06" EAST FOR 60.75 FEET; 37. THENCE SOUTH 79°08'29" EAST FOR 59.85 FEET; 38. THENCE SOUTH 69°21'31" EAST FOR 24.86 FEET; 39. THENCE SOUTH 50°06'45" EAST FOR 60.15 FEET; 40. THENCE SOUTH 64°07'08" EAST FOR 49.75 FEET 41. THENCE SOUTH 45°02'13" EAST FOR 66.53 FEET; 42. THENCE SOUTH 71"46'50" EAST FOR 40.52 FEET 43. THENCE SOUTH 61°01'01" EAST FOR 52.84 FEET 44. THENCE SOUTH 20°51'25" EAST FOR 37.39 FEET 45. THENCE SOUTH 52°37'49" EAST FOR 18,24 FEET 46. THENCE NORTH 79'19'54" EAST FOR 67.55 FEET 47. THENCE SOUTH 83°28'26" EAST FOR 46.30 FEET 48. THENCE SOUTH 70°57'04" EAST FOR 47.93 FEET 49. THENCE SOUTH 54°56'47" EAST FOR 66.95 FEET: 50. THENCE SOUTH 55'55'36" EAST FOR 27.94 FEET: 51. THENCE SOUTH 72°28'32" EAST FOR 34.90 FEET 52. THENCE SOUTH 85°33'45" EAST FOR 62.04 FEET; 53. THENCE SOUTH 41'49'32" EAST FOR 20.76 FEET 54. THENCE SOUTH 08°26'33" WEST FOR 37.19 FEET 55. THENCE SOUTH 22°23'26" WEST FOR 20.29 FEET 56. THENCE SOUTH 60°02'41" WEST FOR 20.58 FEET; 57. THENCE SOUTH 07"12'26" EAST FOR 41.35 FEET; 58. THENCE SOUTH 49°56'54" EAST FOR 80.71 FEET; 59. THENCE SOUTH 22°03'19" EAST FOR 33.20 FEET; 60. THENCE SOUTH 41"11'30" EAST FOR 86.46 FEET 61. THENCE SOUTH 27°37'33" EAST FOR 48.62 FEET 62. THENCE SOUTH 46°47'47" EAST FOR 22.97 FEET; 63. THENCE SOUTH 58°58'17" EAST FOR 48.44 FEET 64. THENCE SOUTH 07°28'28" WEST FOR 16.34 FEET 65. THENCE SOUTH 41°51'39" EAST FOR 26.57 FEET; 66. THENCE SOUTH 67°29'31" EAST FOR 53.57 FEET 67. THENCE SOUTH 89'34'46" EAST FOR 68.53 FEET; 68. THENCE SOUTH 63°22'58" EAST FOR 56.50 FEET; 69. THENCE NORTH 83°13'58" EAST FOR 94.05 FEET; 70. THENCE NORTH 72°05'12" EAST FOR 37.88 FEET; 71. THENCE SOUTH 54°36'12" EAST FOR 65.99 FEET; 72. THENCE SOUTH 68°38'47" EAST FOR 33.52 FEET; 73. THENCE SOUTH 41°27'49" EAST FOR 34.40 FEET; 74. THENCE SOUTH 70°47'39" EAST FOR 82.89 FEET; 75. THENCE SOUTH 12°22'11" EAST FOR 87.85 FEET; 76. THENCE SOUTH 77"01'04" EAST FOR 24.51 FEET; 77. THENCE SOUTH 50°23'49" EAST FOR 78.69 FEET; 78. THENCE SOUTH 54\*52'01" EAST FOR 69.87 FEET; 79. THENCE SOUTH 78°13'47" EAST FOR 171.79 FEET;

80. THENCE SOUTH 74'45'47" EAST FOR 41.40 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00'16'08" EAST FOR 469.20 FEET ON SAID EAST LINE TO A 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER THENCE SOUTH 89'58'43" WEST FOR 2637.81' FEET TO THE POINT OF CONTAINS 72.170 ACRES INCLUDES 0.969 ACRES OF EXISTING COUNTY ROADWAY\_EASEMEN

6-12-2019



LAMP RYNEARSON 14710 W. DODGE RD, STE. 100 OMAHA, NE 68154 402.496.2498 LampRynearson.com NW 1/4 NW 1/4 SEC. 32, T14N, R11E SW 1/4 NW 1/4 SEC. 32, T14N, R11E SE 1/4 NW 1/4 SEC. 32, T14N, R11E JON L. CARRELL L.S. 693

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Know what's below. Call before you dig.

DESIGNER / DRAFTER 9/19/2018 PROJECT NUMBER 0117115.01-006 BOOK AND PAGE

SHEET 2 of 2

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