96-08782

08792

HIDDEN VALLEY RANCHES

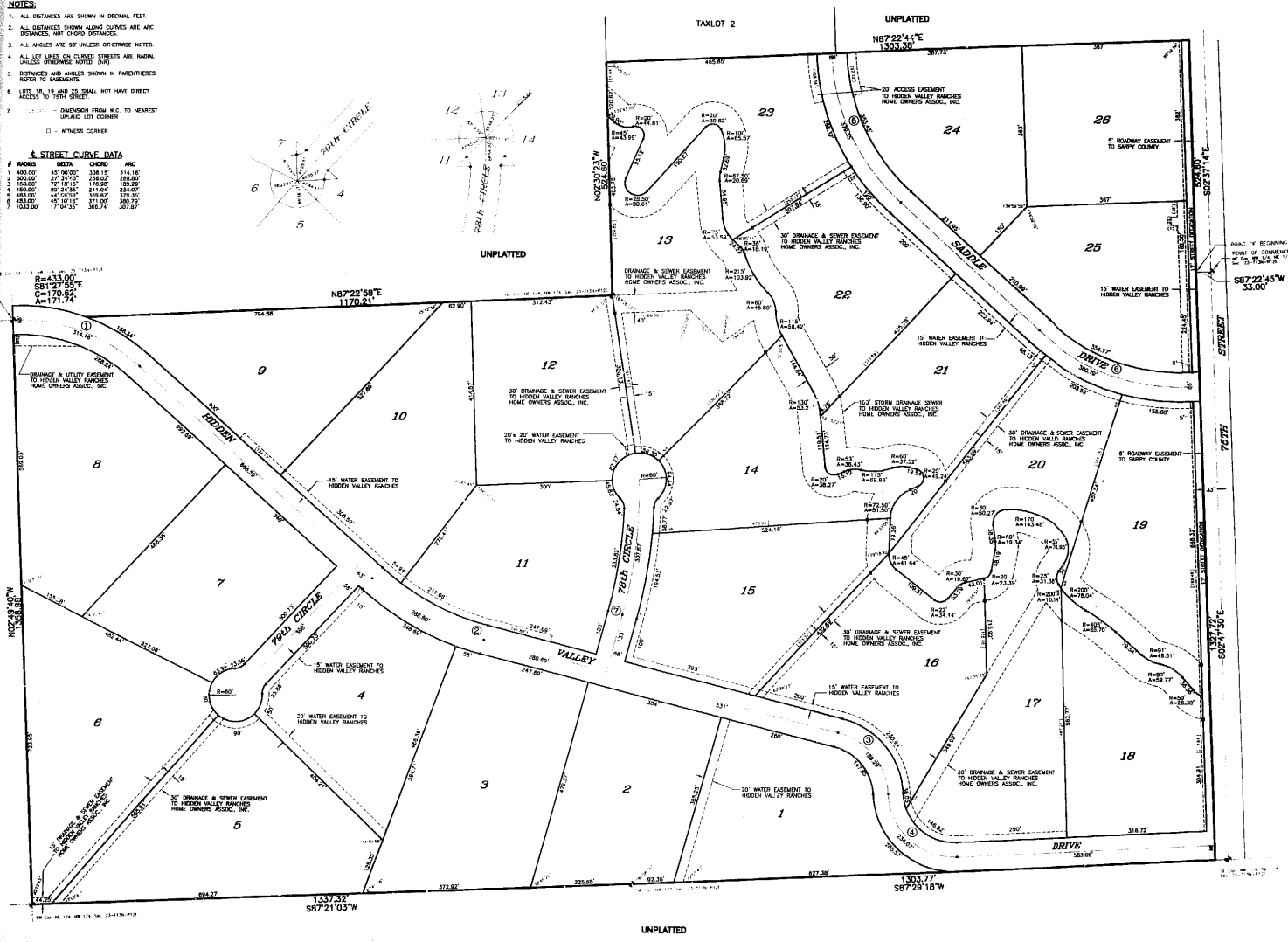
LOTS 1 THROUGH 26, INCLUSIVE, BEING A PLATTING OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND THE SOUTH 524.60 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (INCLUDING PART OF TAXLOT 2) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

NOTES:

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (NR)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1A, 1B AND 25 SHALL NOT HAVE DIRECT ACCESS TO 75TH STREET.
7. XXX.XX' - DIMENSION FROM W.C. TO NEAREST UPLAND LOT CORNER
   □ - WITNESS CORNER

℄ STREET CURVE DATA

#	RADIUS	DELTA	CHORD	ARC
1	400.00'	45°00'00"	306.15'	314.16'
2	600.00'	27°34'43"	288.62'	288.80'
3	150.00'	72°18'16"	176.98'	189.29'
4	150.00'	89°24'35"	211.04'	234.07'
5	483.00'	44°58'08"	369.87'	379.30'
6	483.00'	45°10'16"	371.00'	380.79'
7	1033.00'	17°04'35"	306.74'	307.87'



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the monuments yet be placed at all corners, angle points, witness points, witness corners and ends of curves on all lots and streets (EXCEPT that witness corners may be established in lieu of monuments where the intersection point of the lots lot lines with the one hundred foot (100') drainage and sewer easement and no rear lot corner monuments will be set along the rear lot line of Lots 13 through 22, inclusive); in the subdivision to be known as HIDDEN VALLEY RANCHES, Lots 1 through 26, inclusive, a platting of the Northeast Quarter of the Northwest Quarter AND the Northwest AND the South 524.60 feet of the Southwest Quarter of the Southwest Quarter of Section 14, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Beginning at the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23; Thence South 87°22'45" West (assumed bearing) for 33.00 feet along the south line of said Section 23; Thence North 02°30'23" West (assumed bearing) and the TRUE POINT OF BEGINNING; Thence South 02°41'36" East for 1332.72 feet along the east line of 75th Street; Thence South 87°29'18" West for 1303.77 feet along the south line of the Northeast Quarter of the Northwest Quarter of said Section 23 to the southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23; Thence North 02°49'58" West for 1337.32 feet to the southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23; Thence North 87°22'58" East for 1,170.21 feet along the intended south line of the said Northeast Quarter of the Northwest Quarter of said Section 23; Thence along a curve to the right having a radius of 433.00 feet and a long chord bearing South 81°27'55" East for 170.62 feet) an arc length of 171.74 feet to the north line of the said Northeast Quarter of the Northwest Quarter of said Section 23; Thence North 87°22'58" East for 1170.21 feet to the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 23; Thence North 02°30'23" West for 524.60 feet along the west line of the Southeast Quarter of the Southwest Quarter of said Section 14; Thence North 87°22'44" East for 1303.38 feet parallel with and 524.60 feet north of the south line of the Southwest Quarter of the Southeast Quarter of said Section 14 to the west right of way line of 75th Street; Thence South 02°37'14" East for 524.60 feet to the point of beginning and 33.00 feet west of the east line of the Southwest Quarter of the Southeast Quarter of said Section 14 to the POINT OF BEGINNING. (Contains 56.30 acres including 1.40 acres occupied by 75th Street.)

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

Robert D. Proett, L.S. 379 — Jan 31, 1996 Date

DEDICATION

and Mary J. Ward, Husband and Wife

KNOW ALL MEN BY THESE PRESENTS: That we, HIDDEN VALLEY RANCHES, INC., a Nebraska corporation, AND Robert M. Ward being the sole owners of the land described within the 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 VALLEY RANCHES, and we 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 on this plat; and we also do hereby grant sewer and drainage easements and water easements as shown on this plat. We do further grant a perpetual easement to the HIDDEN VALLEY RANCHES HOME OWNERS' ASSOCIATION, INC. for the construction and maintenance of drainageways and related appurtenances over a ten foot (10') wide strip of land abutting all lot lines, and a twenty foot (20') wide strip of land abutting all rear lot lines. Provided, that the construction of a drainageway and/or any easements which has been granted a franchise to provide a cable television system in the area described herein shall be superior to the easements and dedication hereby erect, operate, maintain, repair and renew cables, conduits, conductors and other equipment and facilities for the purpose of providing cable television, and to extend those services into the buildings and structures located on all lands including streets provided by a cable television system, and the reception thereon, over, through, under, and across the lots, streets, and ways, and (b) to use, read, install, and maintain appropriate meters on the buildings and structures located on all lots, and (c) to trim or remove trees, shrubbery, vines and other vegetation on the easements and adjacent lots as reasonably required incident to the rights herein granted.

HIDDEN VALLEY RANCHES, INC., a Nebraska corporation

By: Timothy W. Young, President — Robert M. Ward, OWNER

By: Thomas E. Torczon, Secretary/Treasurer — Mary J. Ward, OWNER

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) ss
County of Sarpy)

On this 31 day of February 1996, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT M. WARD and Mary J. Ward, Husband and Wife, who is personally known to me to be the identical person whose name is affixed to the above instrument as Owner and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

2/1/96 Date — Doris J. Nichols Notary Public

GENERAL NOTARY-State of Nebraska DORIS A. NICHOLS My Comm. Exp. Jan. 29, 2000

State of Nebraska)
) ss
County of Sarpy)

On this 31 day of January, 1996, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared TIMOTHY W. YOUNG and THOMAS E. TORCZON, who are personally known to me to be the identical persons whose names are affixed to the above instrument as President and Secretary/Treasurer of HIDDEN VALLEY RANCHES, INC., a Nebraska Corporation, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed as such Officers and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

1/31/96 Date — Doris J. Nichols Notary Public

GENERAL NOTARY-State of Nebraska DORIS J. NICHOLS My Comm. Exp. Jan. 29, 2000

COUNTY SURVEYOR'S CERTIFICATE

This plat of HIDDEN VALLEY RANCHES was reviewed by the Sarpy County Surveyor's Office on the 31st day of January, 1996.

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, this 6th day of February, 1996.

~~TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. THIS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.~~

Sarpy County Treasurer

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of HIDDEN VALLEY RANCHES was approved by the Sarpy County Planning Commission on this 4th day of Feb 1996.

Chairman, Board of Commissioners

APPROVAL OF COUNTY BUILDING INSPECTOR

This plat of HIDDEN VALLEY RANCHES was approved by the County Building Inspector on this 7th day of Feb 1996.

County Building Inspector

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of HIDDEN VALLEY RANCHES was approved by the County Board of Commissioners on this 12th day of March 1996.

Attested: County Clerk — Donald E. Kunhy Jr.

job number 95024-4443
book page
date 1/31/96
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