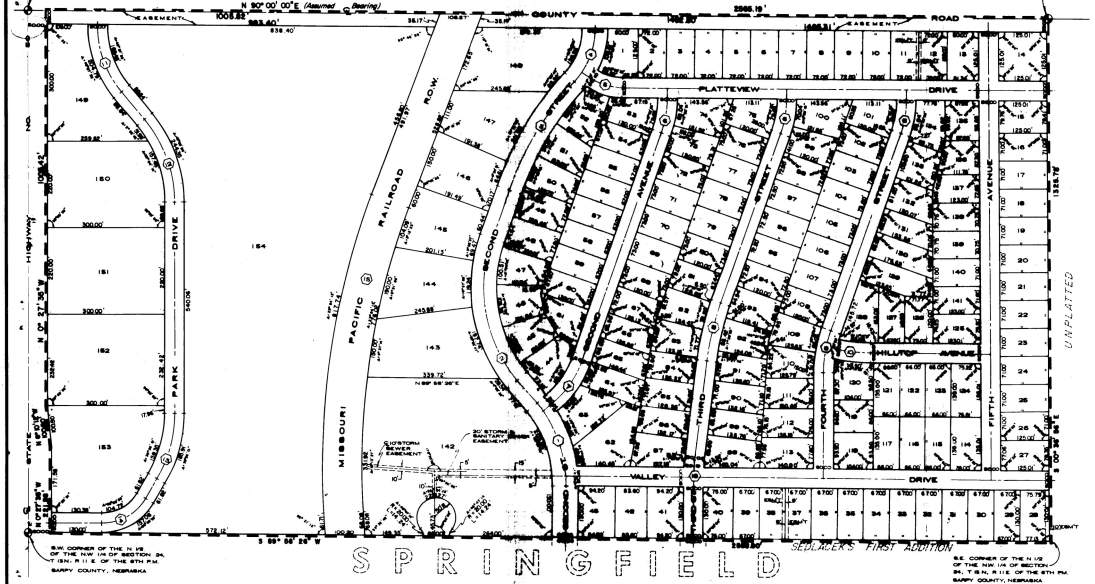
HIGHVIEW ADDITION

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA



SCALE 1" = 100'

℄ CURVE DATA

① Δ = 40° 00' 00" D = 17° 37' 46" T = 18.29' R = 325.00' L = 226.89'	② Δ = 89° 00' 00" D = 45° 59' 07" T = 208.54' R = 370.00' L = 318.01'	③ Δ = 54° 01' 54" D = 7° 32' 41" T = 152.88' R = 776.99' L = 365.85'	④ Δ = 59° 00' 00" D = 19° 05' 55" T = 78.76' R = 300.00' L = 180.10'	⑤ Δ = 89° 09' 50" D = 41° 24' 19" T = 41.81' R = 138.99' L = 90.01'
⑥ Δ = 19° 59' 36" D = 2° 37' 16" T = 44.86' R = 368.00' L = 97.78'	⑦ Δ = 89° 13' 57" D = 64° 04' 59" T = 78.32' R = 537.81' L = 1 128.59'	⑧ Δ = 89° 56' 44" D = 8° 11' 08" T = 56.96' R = 700.00' L = 111.88'	⑨ Δ = 19° 59' 36" D = 17° 37' 46" T = 64.86' R = 325.00' L = 107.77'	⑩ Δ = 1° 11' 56" D = 12° 27' 30" T = 46.11' R = 460.85' L = 96.56'
⑪ Δ = 40° 37' 56" D = 21° 37' 15" T = 67.64' R = 368.00' L = 97.13'	⑫ Δ = 40° 00' 00" D = 17° 37' 46" T = 66.47' R = 328.00' L = 228.99'	⑬ Δ = 50° 39' 01" D = 17° 37' 46" T = 66.47' R = 325.00' L = 172.83'	⑭ Δ = 89° 00' 00" D = 45° 50' 15" R = 125.00' L = 130.00'	⑮ Δ = 89° 54' 15" D = 27° 00' 00"P.R. R = 400.00' R = 400.00' L = 755.88'
⑯ Δ = 6°54'16" D = 9° 57'52" T = 33.0' R = 573.00' L = 68.96'				

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PIPES ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND SIDE OF CURVES IN HIGHVIEW ADDITION, A SUBDIVISION BEING PART OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6th PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST; THENCE N90°00'00"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 24, SAME ALSO THE CENTERLINE OF A COUNTY ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SECTION 24, AND THE CENTERLINE OF A COUNTY ROAD, N90°00'00"E A DISTANCE OF 2345.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF SECTION 24, T13N, R11E; THENCE ALONG THE NORTH-SOUTH LINE OF THE CENTER OF SAID SECTION 24, S00°16'56"E A DISTANCE OF 1325.76 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID NORTH ONE HALF OF THE NORTHWEST ONE QUARTER, S89°58'36"W A DISTANCE OF 2556.80 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF NEBRASKA STATE HIGHWAY NUMBER 50; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: N06°27'35"W A DISTANCE OF 221.56 FEET; N04°10'13"W A DISTANCE OF 100.50 FEET; AND N08°27'36"W A DISTANCE OF 1061.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 78.096 ACRES, INCLUDING 1.843 ACRES FOR COUNTY ROAD RIGHT-OF-WAY AND ALSO RIGHT OF WAY FOR THE MISSOURI PACIFIC RAILROAD; SAID MISSOURI PACIFIC RAILROAD RIGHT OF WAY TO BE EXCLUDED FROM THE ABOVE DESCRIBED ADDITION; THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 13, S89°58'36"W A DISTANCE OF 1055.82 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE WEST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE CONTINUING ALONG THE AFOREMAID SOUTH LINE OF SECTION 24, S89°58'36"W A DISTANCE OF 196.57 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: S20°13'53"E A DISTANCE OF 328.61 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1860.08 FEET AND WHOSE CENTRAL ANGLE IS 23°54'13" AN ARC DISTANCE OF 776.03 FEET; AND THENCE S03°40'21"E A DISTANCE OF 65.08 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 24, T13N, R11E; THENCE ALONG SAID SOUTH LINE S89°58'36"W A DISTANCE OF 100.30 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: N03°40'21"W A DISTANCE OF 41.75 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1960.08 FEET AND WHOSE CENTRAL ANGLE IS 23°54'13", AN ARC DISTANCE OF 817.74 FEET; AND THENCE N20°13'53"W A DISTANCE OF 481.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.148 ACRES FOR THE MISSOURI PACIFIC RAILROAD RIGHT OF WAY.

Sept 11, 1972

Robert Reinhold
REGISTERED LAND SURVEYOR

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SPRINGFIELD CORPORATION, A NEBRASKA CORPORATION, BEING THE SOLE OWNER OF THE LAND DESCRIBED IN 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, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIGHVIEW ADDITION TO SPRINGFIELD, AND WE DO HEREBY ADOPT AND AFFIRM THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND DO DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND THE NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, GUYS AND ANCHORS, 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 THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABOUTING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABOUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A FIFTEEN (15) FOOT WIDE STRIP OF LAND ABOUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID LOT EASEMENTS WITHIN SIXTY (60) DAYS OF THE DATE HEREOF, OR THAT FROM, OVER OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THESE SIDE LOT EASEMENTS SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID EIGHTEEN (18) FOOT WIDE EASEMENT WILL BE INCREASED TO AN EIGHTY (80) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SUBDIVIDED, PLATTED AND RECORDED IF SAID EIGHTEEN (18) FOOT EASEMENT IS NOT UTILIZED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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 UNDULY INTERFERE WITH THE AFOREMAID USES OR RIGHTS HEREIN GRANTED.

SPRINGFIELD CORPORATION

Jon J. Mapes, Jr.
JON J. MAPES, JR., PRESIDENT

Gail A. Koch
GAIL A. KOCH, SECRETARY

ACCEPTANCE OF VILLAGE BOARD OF TRUSTEES AND MAYOR

THIS PLAT OF HIGHVIEW ADDITION WAS APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES AND THE MAYOR OF THE VILLAGE OF SPRINGFIELD, NEBRASKA, THIS 5th DAY OF September, 1972.

ATTEST: Margaret L. Cox
CITY CLERK

MAYOR, VILLAGE OF SPRINGFIELD

APPROVAL OF VILLAGE PLANNING COMMISSION

THIS PLAT OF HIGHVIEW ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SPRINGFIELD, NEBRASKA, THIS 4th DAY OF Sept, 1972.

CHAIRMAN, VILLAGE PLANNING COMMISSION

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 ____ DAY OF _____, 1972.

SARPY COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY APPROVE THE PLAT OF HIGHVIEW ADDITION, SARPY COUNTY, NEBRASKA, THIS 20 DAY OF September 1972.

SARPY COUNTY SURVEYOR

COUNTY REGISTER OF DEEDS

CERTIFICATE OF THE SARPY COUNTY REGISTER OF DEEDS, IN THE STATE OF NEBRASKA, 10/16/72 A.D. ON THE 5th DAY OF Oct, 1972.

COUNTY REGISTER OF DEEDS
BY Carl L. Hillabs
DEPUTY

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF SARPY)

ON THIS 7th DAY OF September, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED, IN AND FOR SAID COUNTY, APPEARED JON J. MAPES, JR. AND GAIL A. KOCH, WHO ARE PERSONALLY KNOWN BY ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SPRINGFIELD CORPORATION, A NEBRASKA CORPORATION, AND THEY DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFOREMAID

MY COMMISSION EXPIRES ON May 1, 1973

NOTARY PUBLIC

FILED FOR RECORD 10-5-72 at 10:45 A.M. IN BOOK 5 OF Plats PAGE 75
FROM 79 Carl L. Hillabs REGISTER OF DEEDS, SARPY COUNTY NEB.
Deed Book 94 page 522

Fee $82.200

L. ROBERT KIMBALL, INC.
CONSULTING ENGINEERS

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