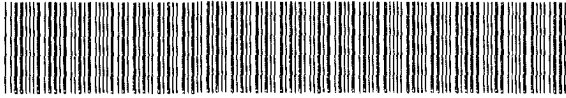


BK 2030 PG 031



DEED

1996004336

4516 #  
FRE 3600H (new) 34-40323  
DEL 14 CIO FB 04-81000  
L 1210 SCAM COMP MB  
FV

April 17, 1994

# HILLSBOROUGH REPLAT 21

LOTS 1 THRU 26, INCLUSIVE, BEING A REPLATTING OF LOTS 604 THRU 621, INCLUSIVE, HILLSBOROUGH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

FORT STREET

POINT OF BEGINNING

134th AVENUE

HILLSBOROUGH

BROWNE STREET

HILLSBOROUGH

| CURVE DATA | RADIUS  | CHORD       | BEARING | CHORD   | ARC |
|------------|---------|-------------|---------|---------|-----|
| C1         | 125.00' | N45°03'25"W | 176.78' | 196.35' |     |
| C2         | 75.00'  | N45°03'25"W | 106.07' | 117.81' |     |

## APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF HILLSBOROUGH REPLAT 21 WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 11th DAY OF April, 1995.

*Orin L. Spence*  
CHAIRMAN

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HILLSBOROUGH REPLAT 21 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 11th DAY OF April, 1995.

*Hal Davis* MAYOR  
*Steve Toney* RESIDENT  
*John Brown* CITY CLERK

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HILLSBOROUGH REPLAT 21, LOTS 1 THRU 26, INCLUSIVE, BEING A REPLATTING OF LOTS 604 THRU 621 INCLUSIVE, HILLSBOROUGH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 609, THENCE S00°12'57"W (ASSUMED BEARING) 550.01 FEET ON THE EAST LINES OF SAID LOTS 609, 608, 607, 606, 605 AND 604 TO THE SE CORNER OF SAID LOT 604; THENCE S89°56'35"W 139.15 FEET ON THE SOUTH LINE OF SAID LOT 604 TO THE SW CORNER THEREOF; THENCE N00°03'25"W 275.00 FEET ON THE WEST LINE OF SAID LOTS 604, 605, 606 AND 607 TO THE NW CORNER OF SAID LOT 607; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINES OF SAID LOTS 608, 609, 610 AND 611 ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N45°03'25"W CHORD DISTANCE 176.78 FEET, ARC DISTANCE 196.35 FEET; THENCE S89°56'35"W 175.00 FEET ON THE SOUTH LINES OF SAID LOTS 611, 612, AND 613 TO THE SW CORNER OF SAID LOT 613; THENCE N00°03'25"W 150.00 FEET ON THE WEST LINE OF SAID LOT 613 TO THE NW CORNER THEREOF; THENCE N89°56'35"E 441.76 FEET ON THE NORTH LINES OF LOTS 613, 612, 611, 610, AND 609 TO THE POINT OF BEGINNING; AND BEGINNING AT THE SW CORNER OF SAID LOT 613, THENCE S08°41'12"W 113.82 FEET ON THE WEST LINES OF SAID LOTS 614 AND 621 TO THE NW CORNER OF SAID LOT 621; THENCE S08°41'12"W 113.82 FEET ON THE WEST LINES OF SAID LOTS 621 AND 620, THENCE S00°03'25"E 237.50 FEET ON THE WEST LINES OF SAID LOTS 620, 619 AND 618 TO THE SW CORNER OF SAID LOT 618; THENCE N89°56'35"E 275.00 FEET ON THE SOUTH LINES OF SAID LOTS 618 AND 617 TO THE POINT OF BEGINNING.



DAVID H. NEEF, NEBRASKA R.L.S. 475

MARCH 1, 1995

DATE

## CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENNINGTON COMPANY, (A NEBRASKA CORPORATION), BEING THE OWNERS; AND PAUL M. BROWN, TRUSTEE, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS HILLSBOROUGH REPLAT 21, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND 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, CROSSARMS, DOWN 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, 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 ABUTTING ALL FRONT BOUNDARY LOT LINES, A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FOLLOWING SIDE LOTS LINES; THE SOUTH LINE OF LOTS 1, 20, AND 21, THE NORTH LINE OF LOTS 15 AND 26, THE WEST LINE OF LOT 14 AND THE COMMON LINE BETWEEN THE FOLLOWING LOTS: 2 AND 3, 4 AND 5, 6 AND 7, 8 AND 9, 10 AND 11, 12 AND 13, 16 AND 17, 18 AND 19, 22 AND 23, AND 24 AND 25; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING 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. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BENNINGTON COMPANY, A NEBRASKA CORPORATION

*Barbara Shaw*  
BY: BARBARA SHAW, PRESIDENT

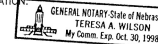
MORTGAGE-HOLDER

*Paul M. Brown*  
PAUL M. BROWN, TRUSTEE, UNDER A DEED OF TRUST DATED APRIL 1, 1993 AND FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEBRASKA, ON APRIL 7, 1993 AND RECORDED IN BOOK 4011 AT PAGE 129 OF THE MORTGAGE RECORDS.

## ACKNOWLEDGEMENT OF NOTARY

STATE OF *Nebraska* ss  
COUNTY OF *Douglas*

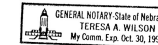
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 1995 BY BARBARA SHAW, PRESIDENT OF BENNINGTON COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.



## ACKNOWLEDGEMENT OF NOTARY

STATE OF *Nebraska* ss  
COUNTY OF *Douglas*

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 1995 BY PAUL M. BROWN, TRUSTEE.



## 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 ON THE RECORDS OF THIS OFFICE, THIS 11th DAY OF April, 1995.

*David H. Neef*  
DEPUTY  
APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF HILLSBOROUGH REPLAT 21 ON THIS 30th DAY OF November, 1995.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

*April 15, 1996*  
DATE

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HILLSBOROUGH REPLAT 21 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 13 DAY OF November, 1995.



HILLSBOROUGH REPLAT 21

FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
1008 G ST. N.W. 1ST FLOOR  
WASHINGTON, D.C. 20004  
(202) 330-8800

244-117

A244117A.DWG