

The Hilltop of Oak Hills Highlands

Lots 26 thru 48, inclusive

Being a Replat of Part of Lot 88, Oak Hills of  
Millard II  
& Pt of SW $\frac{1}{4}$  8-14-12

Deed Book 84-425

Mortgage Book 84-425

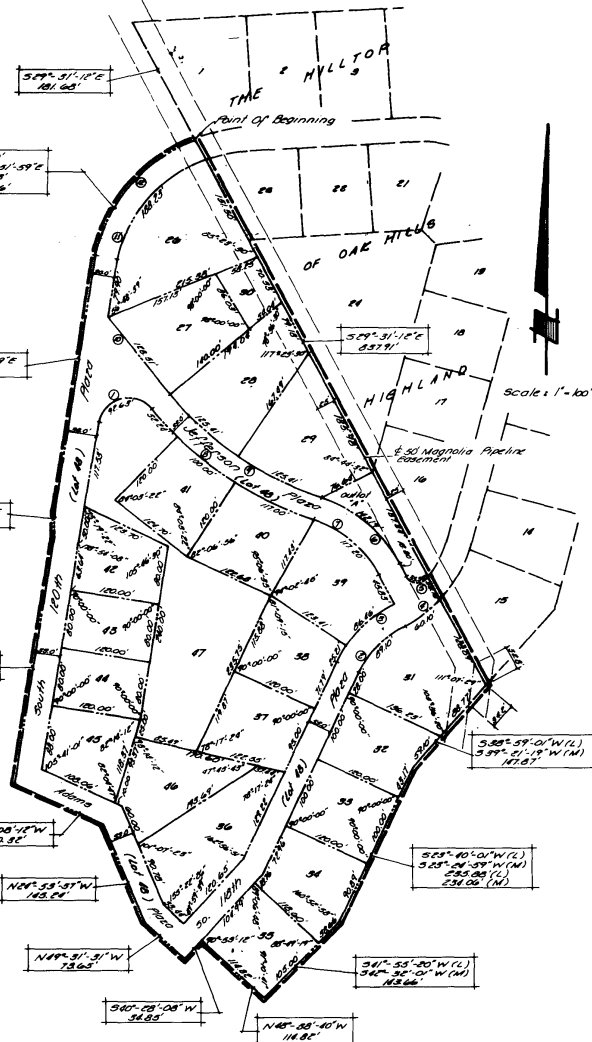
**PLAT IN BACK OF BOOK**

#38 May 25, 1977 10:52 AM \$9.25

# THE HILLTOP OF OAK HILLS HIGHLANDS

Lots 26 Thru 48, Inclusive

Being A Part of Part of Lot 88, Oak Hills of Millard II, As Surveyed, Platted and Recorded, And Part of the SW1/4 of Section 8-114N-112E of the 6th P.M., Douglas County, Nebraska.



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT THE DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS IN THE HILLTOP OF OAK HILLS HIGHLANDS, LOTS 26 THRU 48 INCLUSIVE AND OUTLOT A, BEING A REPLAT OF A PART OF LOT 88, OAK HILLS OF MILLARD II, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND THAT PART OF THE SW1/4 OF SECTION 8-114N-112E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF LOT 1, THE HILLTOP OF OAK HILLS HIGHLANDS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S 29° 31' 12" E ON THE WEST LINE OF SAID LOT 1 AND ITS SOUTHERLY EXTENSION, 181.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 29° 31' 12" E ON THE WEST LINE OF LOTS 15, 16, 24 AND 23 SAID THE HILLTOP OF OAK HILLS HIGHLANDS, 837.91 FEET TO THE S.W. CORNER OF SAID LOT 15; THENCE S 38° 59' 01" W (LEGAL) S 39° 21' 19" W (MEASURED), 147.87 FEET; THENCE S 23° 40' 01" W (LEGAL) S 23° 24' 59" W (MEASURED), 235.88 FEET (LEGAL) 234.06 FEET (MEASURED); THENCE S 41° 55' 20" W (LEGAL) S 42° 32' 01" W (MEASURED), 143.66 FEET; THENCE N 48° 38' 40" W, 114.82 FEET; THENCE S 40° 28' 08" E, 34.85 FEET; THENCE N 69° 51' 31" W, 73.65 FEET; THENCE N 24° 53' 57" W, 145.24 FEET; THENCE N 67° 08' 12" W, 130.32 FEET; THENCE N 7° 10' 47" E, 136.96 FEET; THENCE N 00° 09' 11" E, 35.38 FEET; THENCE N 8° 16' 39" E, 353.10 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (RADIUS 216.00 FEET, CHORD BEARING N 36° 31' 59" E, CHORD DISTANCE 206.73 FEET), AN ARC DISTANCE OF 215.36 FEET TO THE POINT OF BEGINNING.

January 14, 1977  
 DATE

James D. Wanner  
 REGISTERED LAND SURVEYOR

**Curve Data**

1) Δ - 180°-48'-39"	2) Δ - 59°-10'-50"
D - 141.02875	D - 38.732519
T - 28.64	T - 62.37
L - 92.63	L - 89.10
R - 40.57	R - 130.29

3) Δ - 59°-10'-50"	4) Δ - 20°-07'-44"
D - 35.08897	D - 38.490497
T - 30.16	T - 30.36
L - 111.61	L - 60.10
R - 168.29	R - 171.08

5) Δ - 110°-31'-26"	6) Δ - 68°-25'-30"
D - 818.31	D - 30.517071
T - 26.95	T - 74.70
L - 39.39	L - 142.14
R - 18.00	R - 187.75

7) Δ - 45°-01'-30"	8) Δ - 35°-00'-00"
D - 57.02475	D - 11.885123
T - 61.51	T - 138.23
L - 117.20	L - 269.28
R - 154.75	R - 382.08

9) Δ - 35°-00'-00"	10) Δ - 00°-49'-42"
D - 12.758488	D - 0.6443631
T - 108.77	T - 64.26
L - 230.82	L - 188.31
R - 449.00	R - 889.09

11) Δ - 57°-55'-35"	12) Δ - 57°-10'-40"
D - 30.804194	D - 36.525833
T - 103.06	T - 117.31
L - 168.25	L - 215.56
R - 186.00	R - 216.00

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, HAL GROVE, INC. (A NEBRASKA CORPORATION), PAUL E. TAMISIEA AND JUDY H. TAMASIEA, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE HILLTOP OF OAK HILLS HIGHLANDS, AND WE DO HEREBY RATIFY AND APPROVE 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 NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; 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, PROVIDED, HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNDEVELOPED OR ABANDONED EASEMENT WATS. THE TERM EXTERIOR LOTS IS THREE 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 SAID-SIDE-LOT EASEMENTS ARE 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 WATS, 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.

Hal Grove, Inc.  
 Paul E. Tamisiea  
 Judy H. Tamisiea

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF Douglas) ON THIS 14th DAY of January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Paul E. Tamisiea and Judy H. Tamisiea, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE President AND Secretary OF HAL GROVE, INC. (A NEBRASKA CORPORATION) SAID CORPORATION. AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

My Commission Expires May 10, 1977

Notary Public James D. Wanner

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA) SS  
 COUNTY OF Douglas) ON THIS 14th DAY of January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Paul E. Tamisiea and Judy H. Tamisiea, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.

My Commission Expires May 10, 1977

Notary Public James D. Wanner

**COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FEND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEY EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 14th DAY of January, 1977.

Deputy R. L. Schaefer  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**  
 I HEREBY APPROVE THE PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS, ON THIS 14th DAY of January, 1977.

Acting City Engineer E. D. Johnson

**APPROVAL OF CITY PLANNING BOARD**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA, NEBRASKA, ON THIS 14th DAY of January, 1977.

Chairman Steve Koenig

**APPROVAL OF OMAHA CITY COUNCIL**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, ON THIS 14th DAY of January, 1977.

Mayor Steve Koenig  
 PRESIDENT

**APPROVAL BY DOUGLAS COUNTY SURVEYOR**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 14th DAY of January, 1977.

James D. Wanner  
 DOUGLAS COUNTY SURVEYOR

On film 6-3-77

**NOTE**  
 Dimensions Shown On Curves Are Arc Dimensions Not Chord Dimensions

**THOMPSON DREESSEN & DOWNER**  
 Consulting Engineers & Land Surveyors  
 19730 PACIFIC ST., OMAHA, NEBRASKA 68114  
 TELEPHONE 387-7864 AREA CODE 402

The Hilltop of Oak Hills Highlands  
 Scale: 1" = 100'  
 Date: 1-19-77  
 Drawn By: J.H.

5001 961

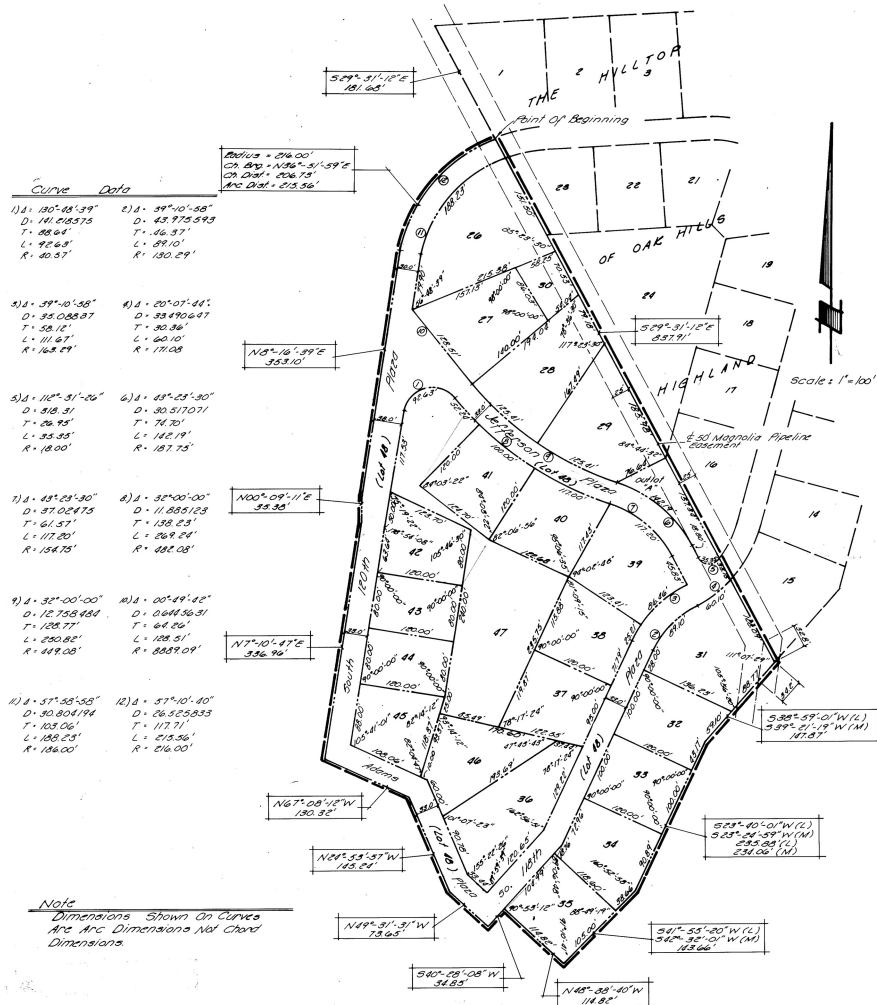
38  
 25 day of May 1977 10:52 AM

# THE HILLTOP OF OAK HILLS HIGHLANDS

BOOK 1570 PAGE 100

Being A Replat of Part of Lot 88, Oak Hills of Millard II, As Surveyed, Platted And Recorded, And Part of the SW 1/4 of Section 8-T14N-R12E of the 6th P.M., Douglas County, Nebraska.

Lots 26 Thru 48, Inclusive And Outlot "A".



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT THE DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS IN THE HILLTOP OF OAK HILLS HIGHLANDS, LOTS 26 THRU 48 INCLUSIVE AND OUTLOT A, BEING A REPLAT OF A PART OF LOT 88, OAK HILLS OF MILLARD II, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND THAT PART OF THE SW 1/4 OF SECTION 8-T14N-R12E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF LOT 1, THE HILLTOP OF OAK HILLS HIGHLANDS. A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S 29° 31' 12" E ON THE WEST LINE OF SAID LOT 1 AND ITS SOUTHERLY EXTENSION, 181.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 29° 31' 12" E ON THE WEST LINE OF LOTS 15, 16, 24 AND 23 SAID THE HILLTOP OF OAK HILLS HIGHLANDS, 837.91 FEET TO THE S.W. CORNER OF SAID LOT 15; THENCE S 38° 59' 01" W (LEGAL) S 39° 21' 19" W (MEASURED), 147.87 FEET; THENCE S 23° 40' 01" W (LEGAL) S 23° 24' 59" W (MEASURED), 235.88 FEET (LEGAL) 234.06 FEET (MEASURED); THENCE S 41° 55' 20" W (LEGAL) S 42° 32' 01" W (MEASURED), 143.66 FEET; THENCE N 48° 38' 40" W, 114.82 FEET; THENCE S 40° 28' 08" W, 34.85 FEET; THENCE N 69° 31' 11" W, 73.65 FEET; THENCE N 24° 53' 57" W, 145.24 FEET; THENCE N 67° 08' 12" W, 130.32 FEET; THENCE N 7° 10' 47" E, 336.96 FEET; THENCE N 00° 09' 11" E, 35.38 FEET; THENCE N 8° 16' 39" E, 353.10 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE (RADIUS 216.00 FEET, CHORD BEARING N 36° 51' 59" E, CHORD DISTANCE 206.73 FEET), AN ARC DISTANCE OF 215.36 FEET TO THE POINT OF BEGINNING.

James D. Walmer  
 REGISTERED LAND SURVEYOR

DATE January 19, 1977

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, HAL GROVE, INC. (A NEBRASKA CORPORATION), PAUL E. TAMASIA AND JUDY H. TAMASIA, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE HILLTOP OF OAK HILLS HIGHLANDS, AND WE DO HEREBY RATIFY AND APPROVE 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 NORTHWESTERN BELL TELEPHONE COMPANY, 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 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 ADJOINING ALL SIDE BOUNDARY LOT LINES; 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, PROVIDED, HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UNDER THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT 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 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 AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HAL GROVE, INC.  
*Harold Grove Pres.*  
*James J. Browning*

Paul E. Tamasia  
 Judy H. Tamasia

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) )  
 COUNTY OF Douglas) )  
 ON THIS 19th DAY OF January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Harold Grove, Pres. and James J. Browning AND Paul E. Tamasia and Judy H. Tamasia, WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY, THE President and Secretary OF HAL GROVE, INC. (A NEBRASKA CORPORATION), AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES May 10, 1977

NOTARY PUBLIC Beverly Ann Dowell

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) )  
 COUNTY OF Douglas) )  
 ON THIS 19th DAY OF January, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Paul E. Tamasia and Judy H. Tamasia, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.

NOTARY PUBLIC Beverly Ann Dowell

**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 1 DAY OF January, 1977.

DEPUTY A. P. Schwaninger DOUGLAS COUNTY TREASURER John J. Hunsicker

**APPROVAL OF CITY ENGINEER**  
 I HEREBY APPROVE THE PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS, ON THIS 30th DAY OF MARCH, 1977.

ACTING CITY ENGINEER Burdell Decker

**APPROVAL OF CITY PLANNING BOARD**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 16 DAY OF MARCH, 1977.

CHAIRMAN Ray A. Voth

**APPROVAL OF OMAHA CITY COUNCIL**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 17th DAY OF April, 1977.

ACTING MAYOR Steve Rosenblatt CITY CLERK Mary K. Hagedorn

**APPROVAL BY DOUGLAS COUNTY SURVEYOR**  
 THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 11th DAY OF July, 1977.

James D. Walmer  
 DOUGLAS COUNTY SURVEYOR



The Hilltop of Oak Hills Highlands

Scale 1"=100'

Date: 7-19-77

Final Plat