

# HILLVIEW ESTATES

A SUBDIVISION OF TAX LOT 157 IN SECTION 10,  
TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE  
6TH P.M., WASHINGTON COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

TAX LOT 157 LYING IN THE SE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 18 NORTH,  
RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER  
OF THE SE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SAID SECTION 10, T 18 N, R 11 E; THENCE N 00°18'16" W  
(ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$  SE $\frac{1}{4}$  A DISTANCE OF  
782.72 FEET TO THE NORTHWEST CORNER OF TAX LOT 157 IN SAID SECTION; THENCE  
N 89°56'25" E A DISTANCE OF 332.85 FEET TO THE NORTHEAST CORNER OF SAID  
TAX LOT; THENCE S 00°45'25" E A DISTANCE OF 782.83 FEET TO THE SOUTH-  
EAST CORNER OF SAID TAX LOT; THENCE S 89°57'06" W A DISTANCE OF 339.03  
FEET TO THE POINT OF BEGINNING; AND CONTAINING 6.04 ACRES, MORE OR LESS;  
OF WHICH INCLUDES 0.59 ACRES, MORE OR LESS, TO BE DEDICATED TO THE PUBLIC  
AS COUNTY ROAD RIGHT-OF-WAY.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Pat Mallette and Helen L. Mallette,  
husband and wife, being the Owners of the property described within this plat,  
has caused said land to be platted into lots to be numbered as shown hereon,  
and said plat to be hereafter known as "Hillview Estates", and does hereby  
ratify and approve of the disposition of said property as shown on this plat;  
and does hereby dedicate to the public for public use the county road right-  
of-way as shown hereon. We do also grant a perpetual easement to the  
Omaha Public Power District, to the Blair Telephone Company, and to any company  
which has been granted a franchise to provide a cable television system in the  
area to be platted and to their successors and assigns. To erect, operate,  
maintain, repair, and renew cables, conduits, and other related facilities, and  
to extend thereon wires or cables for the carrying and transmission of electric  
current, light, heat, and power, and for all transmission of signals and sounds  
of all kinds, including signals provided by a cable television system and their  
reception on, over, through, under, and across an eight foot (8') on side and  
front, and sixteen feet (16') on a rear strip of land adjoining all the boundary  
lines of these lots; and that No buildings or retaining walls will be constructed  
within said easements.

IN WITNESS WHEREOF, We do hereby set our names this 15 day of May,  
A.D., 1992.

*Pat Mallette*  
Pat Mallette

*Helen L. Mallette*  
Helen L. Mallette

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)  
WASHINGTON COUNTY) SS

On this 15 day of May, A.D., 1992, before me,  
a Notary Public duly commissioned and qualified for said County,  
personally appeared Pat Mallette, and Helen L. Mallette, who are  
known to me to be the identical persons whose names are affixed to the  
Dedication of this Plat, and who acknowledges the execution thereof  
to be their voluntary act and deed.

WITNESS my hand and official seal the date last aforesaid.

*Crystal L. Hay*  
NOTARY PUBLIC

YED THE PLAT  
AVE SET OR  
SAID SUB-  
SISTERED LAND

*L. O. Hansen*  
SURVEYOR

LS-382

92

177b  
1871  
June  
594599

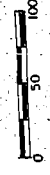
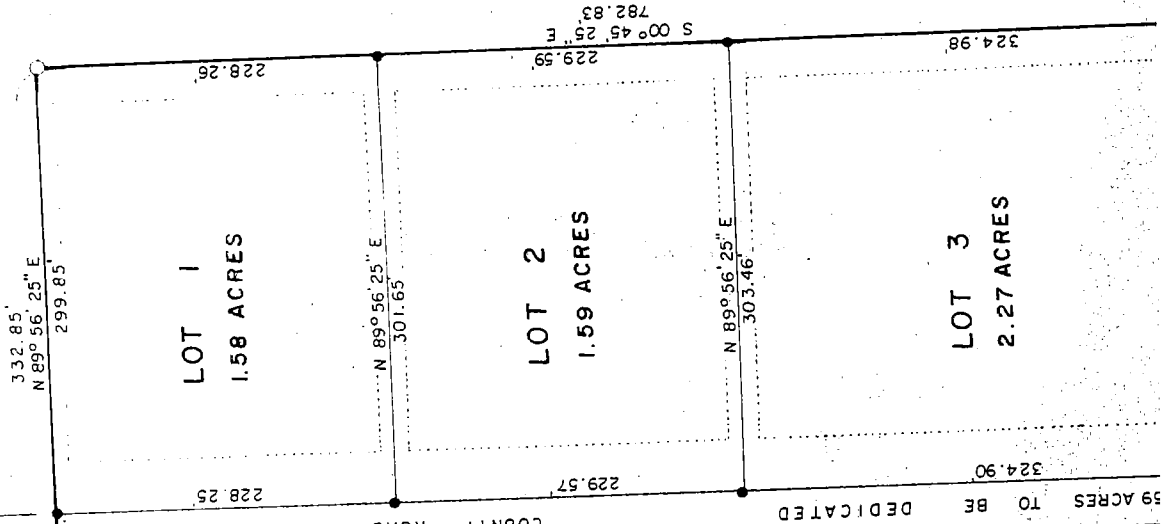
2453  
12-7-92

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**PLAT RESTRICTION:**

Approval by the City of Blair, Nebraska, of this subdivision restricts each lot to not more than one (1) driveway or access to the platted county road shown hereon.

NO. P-130 N 00° 18' 16" W (Assumed Bearing) 782.72 COUNTY ROAD R.O.W. 33.0



SCALE 1" = 100'

△ Subdivision Corner, Found (See Ties)

○ Found 1/2" Rebar

● Set 1/2" x 20" Rebar

SET BACK LINE

Front 35'

Rear 25'

Side 10'

NOTE: New Construction Shall Meet Set Back Requirements As Per The Zoning Resolution.

**TIES TO SUBDIVISIONAL CORNER:**

- Ⓐ FOUND 5/8" SMOOTH IRON BAR BURIED 0.3' 3' West to centerline of Co. Road
- 33.0' East to 1/2" Rebar (set)
- 29.93' SE to 'x' nails in power pole
- 33.13' SW to 'x' nails in brace post (slope chained)
- 32.16' West to 'x' nails in corner fence post (slope chained)

This plat of "Hillview Estates" was approved by the Planning Commission of the City of Blair, Washington County

This plat of "Hillview Estates" was reviewed by the Washington County Surveyor's Office.

BLAIR PLANNING COMMISSION APPROVAL:

COUNTY SURVEYOR'S REVIEW:

WASHINGTON COUNTY TREASURER

Date: \_\_\_\_\_

This is to certify that I find no regular claims or delinquent against the property described in the Surveyor's Certificate and embraced within this Plat as shown by the Records of this Office.

COUNTY TREASURER'S CERTIFICATION:

NOTE  
New Construction Shall Meet Set Back Requirements As Per The Zoning Resolution.

SET BACK LINE  
Front 35  
Rear 25  
Side 10

△ Subdivisional Corner Found (See Ties)  
○ Found 1/2" Rebar  
● Set 1/2" x 20" Rebar

SCALE 1" = 100'

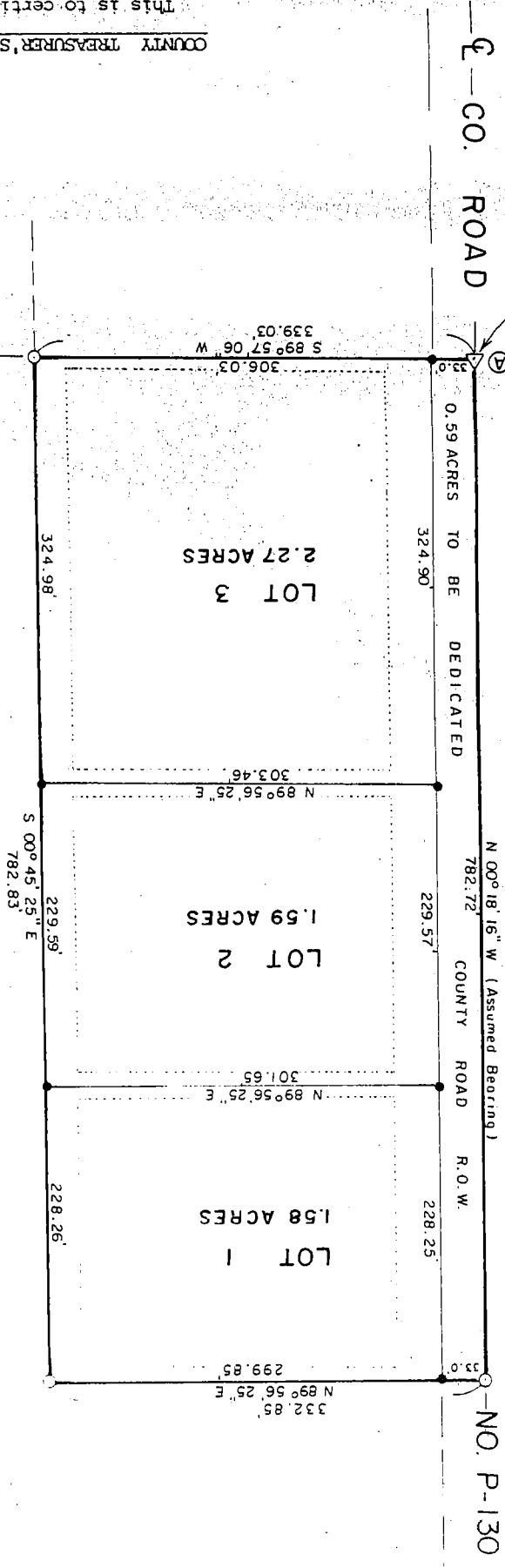
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PLAT RESTRICTION:

Approval by the City of Blair, Nebraska of this subdivision restricts each lot to not more than one (1) driveway or access to the platted county road shown hereon.

SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE FOUND IRON PIPES IN THE SEVERAL SECTIONS OF "HILLVIEW ESTATES" AS SHOWN ON THE SURVEYOR'S UNDERGROUND



SW Corner of Sec. 10-18-11 SE 1/4 SE 1/4

CO. ROAD

N 00° 18' 16" W (Assumed Bearing) 782.72' COUNTY ROAD R.O.W.

NO. P-130

# HILLVIEW ESTATES

ORIGINAL PLAT

**RESTRICTION:**

Approval by the City of Blair, Nebraska, is subdivision restricts each lot to more than one (1) driveway or access to the platted county road shown hereon.

A SUBDIVISION OF TAX LOT 157 IN SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

**LEGAL DESCRIPTION:**

TAX LOT 157 LYING IN THE SE $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$  OF SAID SECTION 10, T 18 N, R 11 E; THENCE N 00°18'16" W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$  A DISTANCE OF 782.72 FEET TO THE NORTHWEST CORNER OF TAX LOT 157 IN SAID SECTION; THENCE N 89°56'25" E A DISTANCE OF 332.85 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT; THENCE S 00°45'25" E A DISTANCE OF 782.83 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT; THENCE S 89°57'06" W A DISTANCE OF 339.03 FEET TO THE POINT OF BEGINNING; AND CONTAINING 6.04 ACRES, MORE OR LESS; OF WHICH INCLUDES 0.59 ACRES, MORE OR LESS, TO BE DEDICATED TO THE PUBLIC AS COUNTY ROAD RIGHT-OF-WAY.

**DEDICATION:**

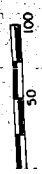
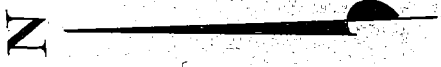
KNOW ALL MEN BY THESE PRESENTS THAT: Pat Mallette and Helen L. Mallette, husband and wife, being the Owners of the property described within this plat, has caused said land to be platted into lots to be numbered as shown hereon, and said plat to be hereafter known as "Hillview Estates", and does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public for public use the county road right-of-way as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns. To erect, operate, maintain, repair, and renew cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric signals and sounds

**TIES TO SUBDIVISIONAL CORNER:**

- (A) FOUND 5/8" SMOOTH IRON BAR BURIED 0.3' 3' West to centerline of Co. Road
- 33.0' East to 1/2" Rebar (set)
- 29.93' SE to 'x' nails in power pole
- 33.13' SW to 'x' nails in brace post (slope chained)
- 32.16' West to 'x' nails in corner fence post (slope chained)

SCALE 1" = 100'  
 ( See Ties )  
 Found  
 1/2" Rebar  
 1/2" x 20" Rebar

BACK LINE  
 35  
 or 25  
 de 10



1150 IN SUBDIVISIONAL CORNER:

- (A) FOUND 5/8" SMOOTH IRON BAR BURIED 0.3'
  - 3' West to centerline of Co. Road
  - 33.0' East to 1/2" Rebar (set)
  - 29.93' SE to 'x' nails in power pole
  - 33.13' SW to 'x' nails in brace
  - post (slope chained)
  - 32.16' West to 'x' nails in corner fence post (slope chained)

17'S CERTIFICATION:

HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE PLAT "HILLVIEW ESTATES" AS SHOWN HERON, AND HAVE SET OR IRON PINS ON THE CORNERS OF ALL LOTS IN SAID SUBDIVISION; I FURTHER CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Richard L. Hansen*  
 RICHARD L. HANSEN  
 REGISTERED LAND SURVEYOR  
 REGISTRATION NO. LS-382  
 DATE: MAY 7, 1992

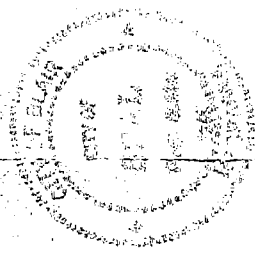
BLAIR CITY COUNCIL ACCEPTANCE:

This Plat of "Hillview Estates" was approved and accepted by the City Council of Blair, Washington County, Nebraska, on the 7 day of June, A.D., 1992.

*[Signature]*  
 MAYOR

ATTEST: *[Signature]*  
 BLAIR CITY CLERK

6-17-92  
 June  
 1594599  
 Charlene R. Pettigrew  
 Mayor/Proclamer



KNOW ALL MEN BY THESE PRESENTS THAT: Pat Mallette and Helen L. Mallette, husband and wife, being the Owners of the property described within this plat, has caused said land to be platted into lots to be numbered as shown hereon, and said plat to be hereafter known as "Hillview Estates", and does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public for public use the county road right-of-way as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns. To erect, operate, maintain, repair, and renew cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current, light, heat, and power, and for all transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under, and across an eight foot (8') on side and front, and sixteen feet (16') on a rear strip of land adjoining all the boundary lines of these lots; and that no buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, We do hereby set our names this 15 day of May, A.D., 1992.

*[Signature]*  
 Pat Mallette

*[Signature]*  
 Helen L. Mallette

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) SS  
 WASHINGTON COUNTY)

On this 15 day of May, A.D., 1992, before me, a Notary Public duly commissioned and qualified for said County, personally appeared Pat Mallette, and Helen L. Mallette, who are known to me to be the identical persons whose names are affixed to the Dedication of this Plat, and who acknowledges the execution thereof to be their voluntary act and deed.

WITNESS my hand and official seal the date last aforesaid.



*[Signature]*  
 NOTARY PUBLIC

My Commission Expires: 12-7-92 (date)

	<b>BLAIR ENGINEERING &amp; SURVEYING CO. INC.</b> 1570 Washington Street P.O. Box 100 Blair, Nebraska 68008
	<b>BLAIR</b> (402)426-9414