76 50 7-17

MILLARD HIGHLANDS SOUTH REPLAT IV

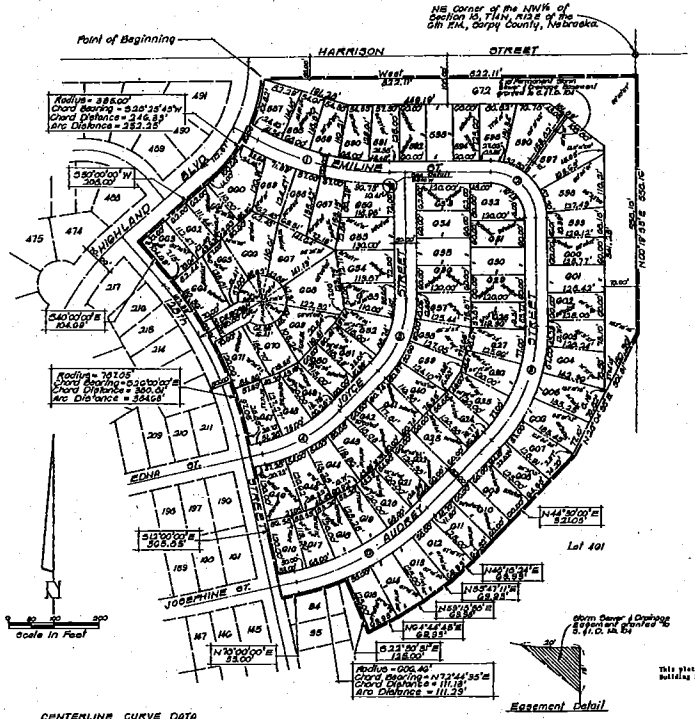
LOTS 561 THRU 612, INCLUSIVE

BEING A REPLATTING OF LOTS 1 THRU 38, INCLUSIVE, LOTS 192 THRU 195, INCLUSIVE, AND LOTS 222 THRU 351, INCLUSIVE, ALL IN MILLARD HIGHLANDS SOUTH, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

Sheets 9 Plats 12

'97 MAY -8 AM 11:23

REGISTER OF DEEDS



CENTERLINE CURVE DATA					
1. Δ = 26°30'00"	2. Δ = 90°00'00"	3. Δ = 44°30'00"	4. Δ = 65°00'00"	5. Δ = 45°00'00"	6. Δ = 33°30'00"
D = 8.3926	D = 57.2958	D = 16.0536	D = 10.7511	D = 20.0435	D = 8.5586
T = 154.93'	T = 100.00'	T = 145.75'	T = 101.26'	T = 94.15'	T = 175.00'
L = 303.43'	L = 157.08'	L = 276.70'	L = 196.93'	L = 173.19'	L = 659.97'
R = 910.00'	R = 100.00'	R = 356.30'	R = 541.92'	R = 220.00'	R = 504.40'

NEBRASKA REGISTERED LS-313 LAND SURVEYOR ERNEST W. KOESTING, JR.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein, and that iron pipe have been set at all corners of said boundary, and that iron pipe will be set at all lot corners, angle points and ends of all curves of said Subdivision to be known as Millard Highlands South Replat IV, lots 587 thru 612, inclusive, being a replatting of lots 1 thru 38, inclusive; lots 192 thru 195, inclusive and lots 222 thru 351, inclusive, all in Millard Highlands South, as surveyed, platted and recorded in Sarpy County, Nebraska, all more particularly described as follows: Beginning at the intersection of the East R.O.W. line of Highland Boulevard and the South R.O.W. line of Harrison Street; thence Southeasterly on the East R.O.W. line of said Highland Boulevard on a 335.00 foot radius curve to the right, chord bearing S38°35'45"W, chord distance of 246.83 feet, for an arc distance of 252.35 feet to a point of tangency; thence S59°00'00"W, 300.00 feet on the East R.O.W. line of said Highland Boulevard to the Easterly R.O.W. line of 135th Street; thence Southeasterly on the Easterly R.O.W. line of said 135th Street on the following described courses; thence S40°00'00"E, 104.09 feet to a point of curve; thence Southeasterly on a 785.05 foot radius curve to the right, chord bearing S00°00'00"E, chord distance of 360.00 feet, for an arc distance of 364.06 feet to a point of tangency; thence S13°00'00"E, 303.05 feet to the Northeast corner of Lot 36, said Millard Highlands South; thence S76°00'00"E, 32.00 feet on the North line of Lot 36, said Millard Highlands South to a point of curve; thence Southeasterly on the Northerly line of Lot 35, and Lot 101 said Millard Highlands South on a 604.46 foot radius curve to the left, chord bearing S27°44'30"E, chord distance of 111.15 feet, for an arc distance of 111.29 feet to the Northeast corner of Lot 33, said Millard Highlands South; thence S33°30'00"E, 115.00 feet on the Easterly line of Lot 33, said Millard Highlands South to the Southeast corner of Lot 33, said Millard Highlands South; thence Southwesterly on the Southerly lines of Lots 33 thru 37, inclusive, on the following described courses; thence N56°41'00"E, 68.41 feet; thence S59°15'00"E, 67.93 feet; thence S63°17'30"E, 67.93 feet; thence S67°15'30"E, 69.93 feet; thence S76°30'00"E, 335.86 feet; thence S88°45'00"E, 301.51 feet to the East line of the NE¼ of Section 10, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; thence S00°15'15"E, 516.15 feet on the East line of said NE¼ to the South R.O.W. line of said Harrison Street; thence West, 832.11 feet on the South R.O.W. line of said Harrison Street to the point of beginning.

SEPTEMBER 27, 1996 — Ernest W. Koesting Jr.
DATE — REGISTERED LAND SURVEYOR

DEDICATION

Know all men by these presents that we, Pacesetter Homes, Inc. (A Nebraska Corporation) being the Owners 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 Millard Highlands South Replat IV, 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 for public use the streets as shown, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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, anchors, 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 and side boundary lot lines and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is hereby 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 easement when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot wide easement is not accepted by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or large 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.

PACESETTER HOMES, INC.
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF
COUNTY OF } ss

The foregoing instrument was acknowledged before me this 20 day of Feb. 1996, by [illegible] President of Pacesetter Homes, Inc. (A Nebraska corporation).

R. LANEY WOODRUFF — My Comm. Exp. July 8, 1996

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat as of this ___ day of March 1997.

COUNTY TREASURER
By [illegible] Deputy

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

This plat of Millard Highlands South Replat IV was approved by the Sarpy County Board of Commissioners this 7th day of APRIL 1997.

Mary E. Cowger — Nancy Thompson
ATTEST — CHAIRMAN

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

This plat of Millard Highlands South Replat IV was approved by the Sarpy County Planning Commission this 4th day of March 1997.

FOLTICE, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

This plat of Millard Highlands South Replat IV was approved by the Sarpy County Building Inspector this 18th day of March 1997.

Marvin P. Schmidt
SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Millard Highlands South Replat IV was approved by the Sarpy County Surveyor this 4th day of March 1997.

Donald A. Rystrom
SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-241 PROFESSIONAL SURVEYOR DONALD A. RYSTROM

Date: 09.27.96
Drawn By: JB
Scale: 1" = 100'
Sheet: 1 of 1

MILLARD HIGHLANDS SOUTH REPLAT IV

Final Plat

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

245-120

Rec # 68019