

# MILLARD HIGHLANDS REPLAT III

A REPLAT OF PART OF LOT 345 AND LOTS 346 AND 349, MILLARD HIGHLANDS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

1543 RE-213

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS MILLARD HIGHLANDS REPLAT III (LOTS 551 THRU 670) AND IS A REPLAT OF A PART OF LOT 345 AND LOTS 346 AND 349, MILLARD HIGHLANDS, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 349, MILLARD HIGHLANDS; THENCE NORTH 02°51'30" EAST (ASSUMED BEARING) ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 50 (A.K.A. 144TH STREET) A DISTANCE OF 18.19 FEET; THENCE NORTH 00°00'16" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1143.46 FEET; THENCE NORTH 14°12'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 114.85 FEET; THENCE SOUTH 89°13'35" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF "Y" STREET A DISTANCE OF 340.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 142ND STREET; THENCE SOUTH 107°45'25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 237.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31°13'35" EAST A DISTANCE OF 258.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 375.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 284.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°16'25" WEST A DISTANCE OF 405.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 1120.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 160.22 FEET TO THE SOUTHEAST CORNER OF LOT 349, MILLARD HIGHLANDS; THENCE NORTH 87°27'27" WEST ALONG THE NORTH RIGHT OF WAY LINE OF MADISON AVENUE A DISTANCE OF 508.42 FEET TO THE POINT OF BEGINNING.

### DESCRIPTION 2

BEGINNING AT THE SOUTHERLYMOST PROPERTY CORNER OF LOT 345, MILLARD HIGHLANDS; THENCE NORTHERLY ALONG A 525.00 FOOT RADIUS CURVE TO THE LEFT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 142ND STREET AN ARC DISTANCE OF 7.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°59'59" WEST (ASSUMED BEARING) ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 306.08 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A 1335.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 590.08 FEET; THENCE SOUTH 84°52'01" EAST A DISTANCE OF 714.86 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF 140TH AVENUE; THENCE SOUTH 07°07'57" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF 140TH AVENUE A DISTANCE OF 67.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 1765.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 569.90 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 160.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°30'42" WEST A DISTANCE OF 156.32 FEET TO THE POINT OF BEGINNING.

DATE January 20, 1976 Charles Eugene Runkel  
LAND SURVEYOR L.S. 806

### DEDICATION AND RATIFICATION OF REPLAT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MILLARD HIGHLANDS, INC., A NEBRASKA CORPORATION, RALPH J. HEAVIN, PRESIDENT BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID PLAT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MILLARD HIGHLANDS REPLAT III (LOTS 551 THRU 670) AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND SEWER AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND WESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, JOINTS 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 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 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 POLE 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 WIDE EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS THIS 2nd DAY OF FEB. A.D., 19 76

MILLARD HIGHLANDS, INC.

BY: Ralph J. Heavin  
PRESIDENT



ATTEST: Robert H. Neasium

### ACKNOWLEDGEMENT OF NOTARY

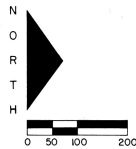
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

ON THIS 2 DAY OF February A.D., 19 76, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RALPH J. HEAVIN, PRESIDENT OF MILLARD HIGHLANDS, INC., A NEBRASKA CORPORATION PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND RATIFICATION OF REPLAT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AND RATIFICATION OF REPLAT AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND THE SEAL OF SAID CORPORATION WAS THEREON AFFIXED BY HIS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON THE 15 DAY OF January, 19 80.

GOLLEHON, SCHEMMER & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS  
OMAHA SAUBERTY IRLAND TALLAHASSEE



DWG. NO. 5044-17  
DATE: JANUARY 27, 1975

THE STATE OF NEBRASKA  
Douglas County  
Entered in Historical Index and filed for Record in the Office of the Register of Deeds of said County and recorded in Book 1579 of said County  
C. Harold Ogden  
Register of Deeds  
By: MAH  
Notary Public  
H. 1444  
Comptroller  
Fee 33

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MILLARD HIGHLANDS REPLAT III      To The Public  
A Replat of Lots 345, 348 and 349 Millard Highlands.

**PLAT IN BACK OF BOOK**

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
4 DAY OF May 1926 AT 9:17 A. M. C. HAROLD OSTLER, REGISTER OF DEEDS

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