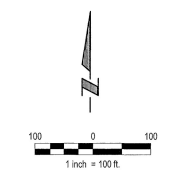
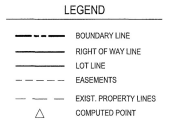


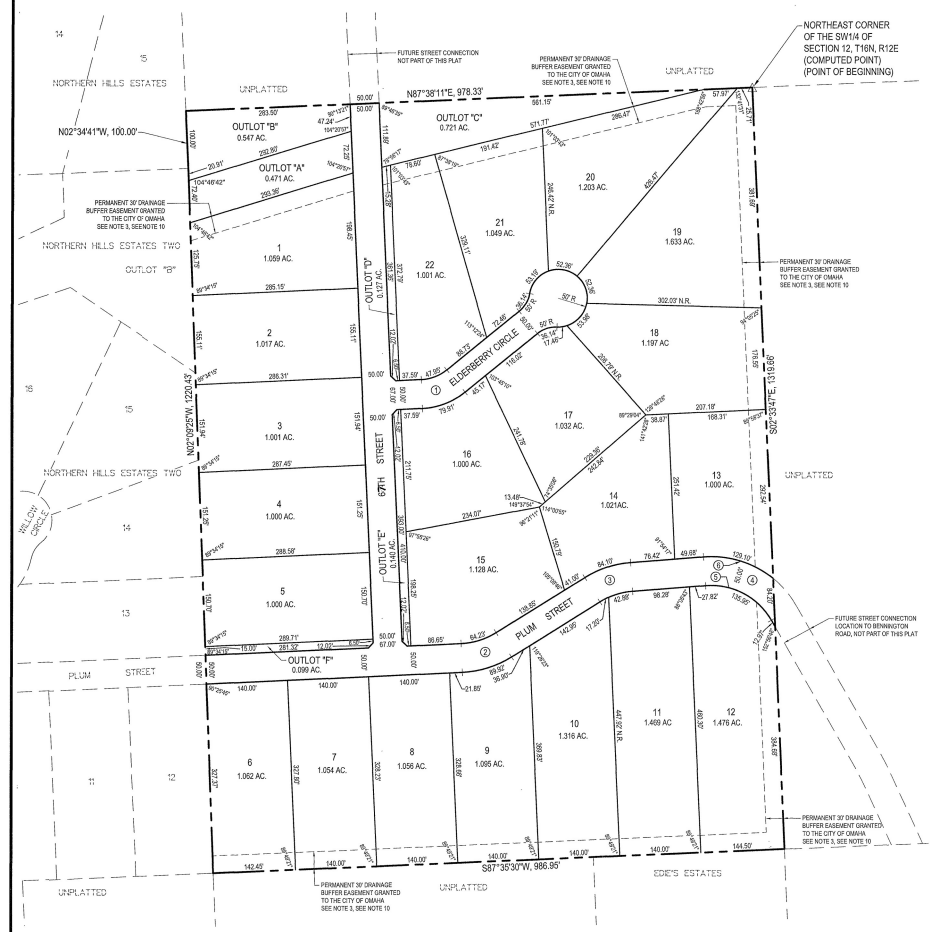
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# NORTHERN HILLS ESTATES THREE

LOTS 1 THRU 22 & OUTLOTS "A" THRU "F" INCLUSIVE  
 A TRACT OF LAND LOCATED IN A PART OF THE SW1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, NE 1/4 SW 1/4



**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, HUSKER HAWKEYE DIST INC., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY 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 HEREINAFTER KNOWN AS NORTHERN HILLS ESTATES THREE. LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 SIGNALS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING 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-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CURVE STREETS. NO PERMANENT BUILDINGS OR RETAINING 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.

HUSKER HAWKEYE DIST INC.  
*Paula Calvert*  
 NOT REQUEST, PRESIDENT  
 DATE: 5-12-15

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 ON THIS 12th day of May, 2015, before me, the undersigned, a NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WITH EVIDENCE, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

*Leslie Pierce*  
 GENERAL NOTARY STATE OF NEBRASKA  
 LESLIE PIERCE  
 My Comm. Exp. May 31, 2018

**APPROVAL OF CITY ENGINEER OF OMAHA**  
 I HEREBY APPROVE THIS PLAT OF NORTHERN HILLS ESTATES THREE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

*David Pfeiffer* 5/14/15  
 CITY ENGINEER DATE

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

*David Pfeiffer* 10/8/15  
 CITY ENGINEER DATE

**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.

*David Pfeiffer* 5-15-15  
 COUNTY TREASURER DATE

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
 THIS PLAT OF NORTHERN HILLS ESTATES THREE (LOTS NUMBERED AS SHOWN) HAS BEEN REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

*David Pfeiffer* 4/30/15  
 DOUGLAS COUNTY ENGINEER DATE

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN NORTHERN HILLS ESTATES THREE (THE LOTS NUMBERED AS SHOWN A PART OF THE SW1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY RECORDED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 12; THENCE S87°34'47" (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 12, A DISTANCE OF 1319.66 FEET; THENCE S87°30'30" ALONG A DISTANCE OF 89.66 FEET TO THE SOUTHWEST CORNER OF LOT 12, NORTHERN HILLS ESTATES TWO, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 12; THENCE N02°05'50" ALONG THE EAST LINE OF LOTS 12 THRU 15, AND OUTLOT B, SAID NORTHERN HILLS ESTATES TWO, A DISTANCE OF 1209.1 FEET TO THE SOUTHWEST CORNER OF LOT 15, NORTHERN HILLS ESTATES, A SUBDIVISION LOCATED IN THE SW1/4 OF THE NW1/4 OF SAID SECTION 12, AND ALSO PART OF THE WEST 1/2 OF SAID SECTION 12; THENCE N02°34'47" ALONG THE EAST LINE OF SAID LOT 15, NORTHERN HILLS ESTATES, A DISTANCE OF 1600.00 FEET; THENCE N87°30'12" ALONG A DISTANCE OF 578.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,296,872 SQUARE FEET OR 29.787 ACRES, MORE OR LESS.

JASON HEADLEY LS-604  
 DATE: 5-12-15



**OMAHA CITY COUNCIL ACCEPTANCE**  
 THIS PLAT OF NORTHERN HILLS ESTATES THREE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

*Steve Stoltz* 5-14-15  
 Mayor DATE

Attest: *Stephan L. Abood*  
 City Clerk

*Ren Deery*  
 President of Council

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
 THIS PLAT OF NORTHERN HILLS ESTATES THREE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

*Carlton* 3-4-15  
 CHAIRMAN OF CITY PLANNING BOARD DATE

- NOTES:**
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - SIDEWALKS WILL NOT BE REQUIRED ON EITHER SIDE OF STREETS.
  - PERMANENT DRAINAGE BUFFER EASEMENT IS BEING DEDICATED AS PERMETER BUFFER PROTECTION NATURALLY FILTER STORM WATER RUNOFF FROM THIS SITE THROUGH A VEGETATED AREA PRIOR TO BEING DISCHARGED FROM THE SITE. THE BUFFER EASEMENT IS BEST MANAGEMENT PRACTICE UNDER THE POST CONSTRUCTION STORM WATER MANAGEMENT PLAN FOR THIS PROJECT. MAINTENANCE OF THE BUFFER EASEMENT IS THE RESPONSIBILITY OF LOT OWNER.
  - A PERMANENT SMOKE EASEMENT IS DEDICATED OVER ALL OF LOTS 1-22 TO ACCOMMODATE OCCASIONAL "BURNS" OF THE PRESERVED NATIVE GRASS PRAIRIE TO THE SOUTH OF THE PROPERTY.
  - OUTLOTS "A" AND "C" ARE NOT BUILDABLE AND HAVE BEEN DESIGNED TO PRESERVE AN EXISTING DRAINAGE SWALE AND EXISTING TREE STAND. OUTLOTS "A", "C" SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
  - OUTLOT "B" IS NOT BUILDABLE AT THIS TIME AND HAS BEEN DESIGNATED LAND THAT WOULD BE REPLATTED AS BUILDABLE LOTS IN THE FUTURE WITH THE PLATTING OF THE PROPERTY TO THE NORTH OF THIS DEVELOPMENT.
  - OUTLOTS "D", "E" AND "F" ARE NOT BUILDABLE AND HAS BEEN DESIGNATED FOR TREE MITIGATION AREAS. DRIVEWAYS ARE PERMITTED TO CROSS OUTLOTS "D", "E" AND "F" FOR ACCESS TO 67TH STREET AND PLUM STREET.
  - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - THIS PROPERTY IS LOCATED WITHIN THE NORTHERN HILLS ENVIRONMENTAL RESOURCES OVERLAY DISTRICT. THE PROPERTY SHALL COMPLY WITH THE PROVISIONS OF SECTION 55-501 OF THE OMAHA CODE.

**CENTER-LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	63.89'	33.10'	30° 37' 44"
2	150.00'	77.01'	39.41'	29° 28' 23"
3	150.00'	72.09'	36.75'	27° 32' 02"
4	145.07'	134.16'	72.31'	52° 59' 11"

**R.O.W. CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	120.07'	135.99'	76.31'	64° 52' 28"
6	170.07'	129.10'	67.84'	43° 39' 30"

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services

**E&A Engineering Answers**

NORTHERN HILLS ESTATES THREE  
 LOTS 1 THRU 22 & OUTLOTS "A" THRU "F" INCLUSIVE  
 OMAHA, NEBRASKA

FINAL PLAT

Printed: 5/20/15 10:58 AM  
 Date: 05/20/15  
 Drawn By: MAM  
 Check By: TRES  
 State: NE  
 Sheet: 1 of 1