

Reference

THE HILLTOP OF OAK HILLS HIGHLANDS

Lots 26 thru 48, Inclusive And Outlot "A".
Being A Part 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 PM, Douglas County, Nebraska.

BOOK 1570 PAGE 100

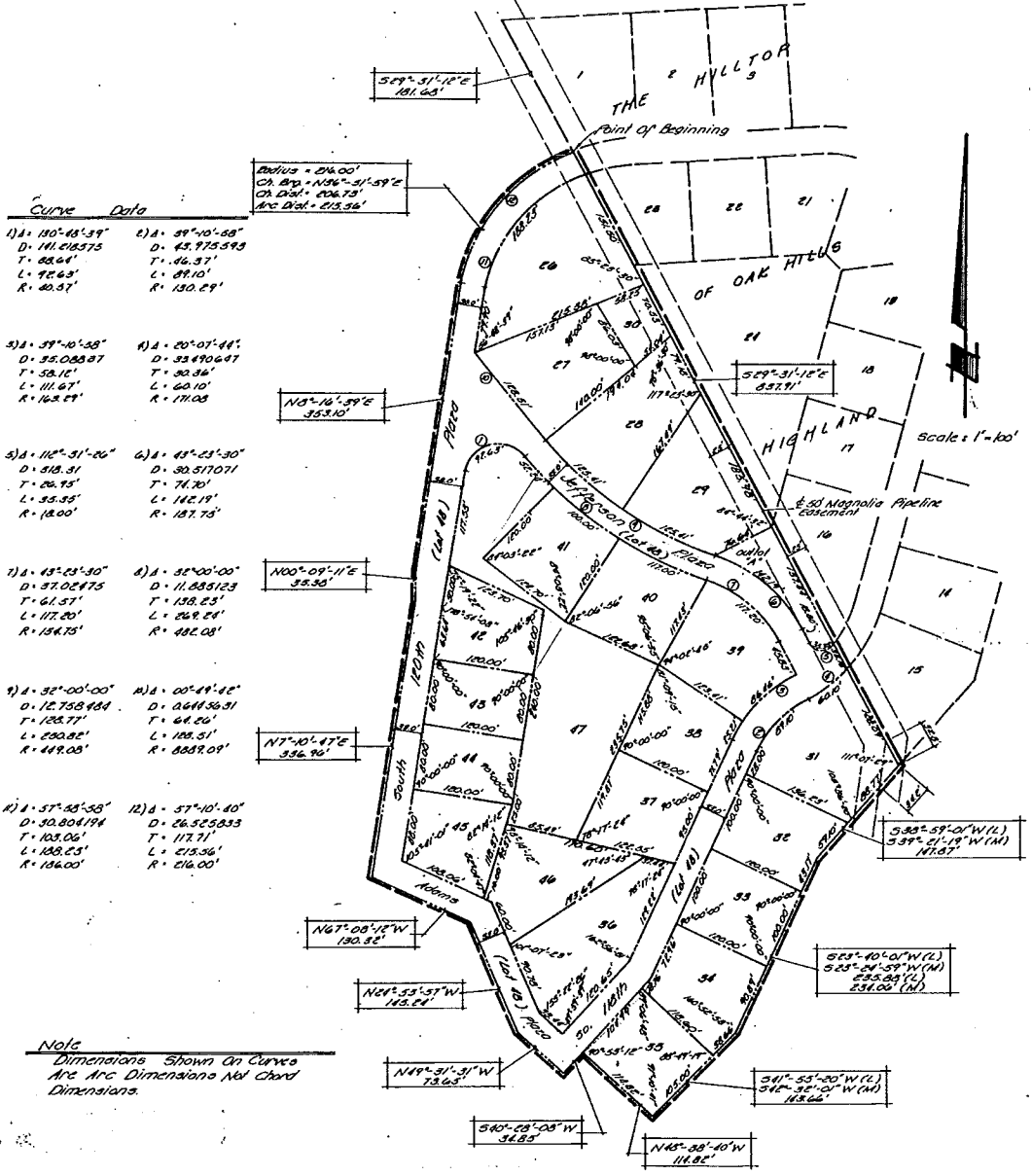


SURVEYOR'S CERTIFICATE

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 S38° 59' 01" W (LEGAL) 539' 21" 19" W (MEASURED), 147.87 FEET; THENCE S 23° 40' 01" W (LEGAL) 23° 24' 59" W (MEASURED), 235.88 FEET (LEGAL) 234.06 FEET (MEASURED); THENCE S 41° 53' 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 49° 31' 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' 41" 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 TO THE RIGHT (RADIUS 216.00 FEET, CHORD BEARING N 36° 51' 59" E, CHORD DISTANCE 206.73 FEET), AN ARC DISTANCE OF 215.56 FEET TO THE POINT OF BEGINNING.

DATE January 19, 1977

James D. Wainner
REGISTERED LAND SURVEYOR



Note
Dimensions Shown On Curves
Are Arc Dimensions Not Chord
Dimensions.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HAL GROVE, INC. (A NEBRASKA CORPORATION), PAUL E. TAMASIEA 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 ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DORM CHYS AND ARCHES, 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 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 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.
Joy J. Browning

Paul E. Tamasiea
PAUL E. TAMASIEA
Judy H. Tamasiea
JUDY H. TAMASIEA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas) ON THIS 1st DAY OF February, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Harold Grove AND Joy J. Browning, 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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas) ON THIS 1st DAY OF February, 1977, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Paul E. Tamasiea AND Judy H. Tamasiea, 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

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 February, 1977.

DEPUTY R. P. Schulz
DOUGLAS COUNTY TREASURER John J. ...

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS, ON THIS 20th DAY OF MARCH, 1977.

ACTING CITY ENGINEER Burdell ...

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 ...

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 29th DAY OF April, 1977.

ACTING MAYOR Steve Rosenblatt
CITY CLERK Margaret ...

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 May, 1977.

James D. Wainner
DOUGLAS COUNTY SURVEYOR

TD²
THOMPSON DRESSEN & DORNER
Consulting Engineers & Land Surveyors
16730 PACIFIC ST., OMAHA, NEBRASKA 68114
TELEPHONE 397-7684 AREA CODE 402

The Hilltop of Oak Hills Highlands
Scale: 1"=100'
Date: 1-19-77
Final Plat

1071

1069

OAK HILLS OF MILLARD REPLAT 3

NOTE: OAK HILLS OF MILL. II
LOTS 1-81 VAC. 4-27-70 &
THE HILLTOP OF OAK HILLS HIGHLANDS
PLATTED.

NOTE: BUILDING LOCATIONS
FOR REGIME AREA ARE APPROXIMATE

1070

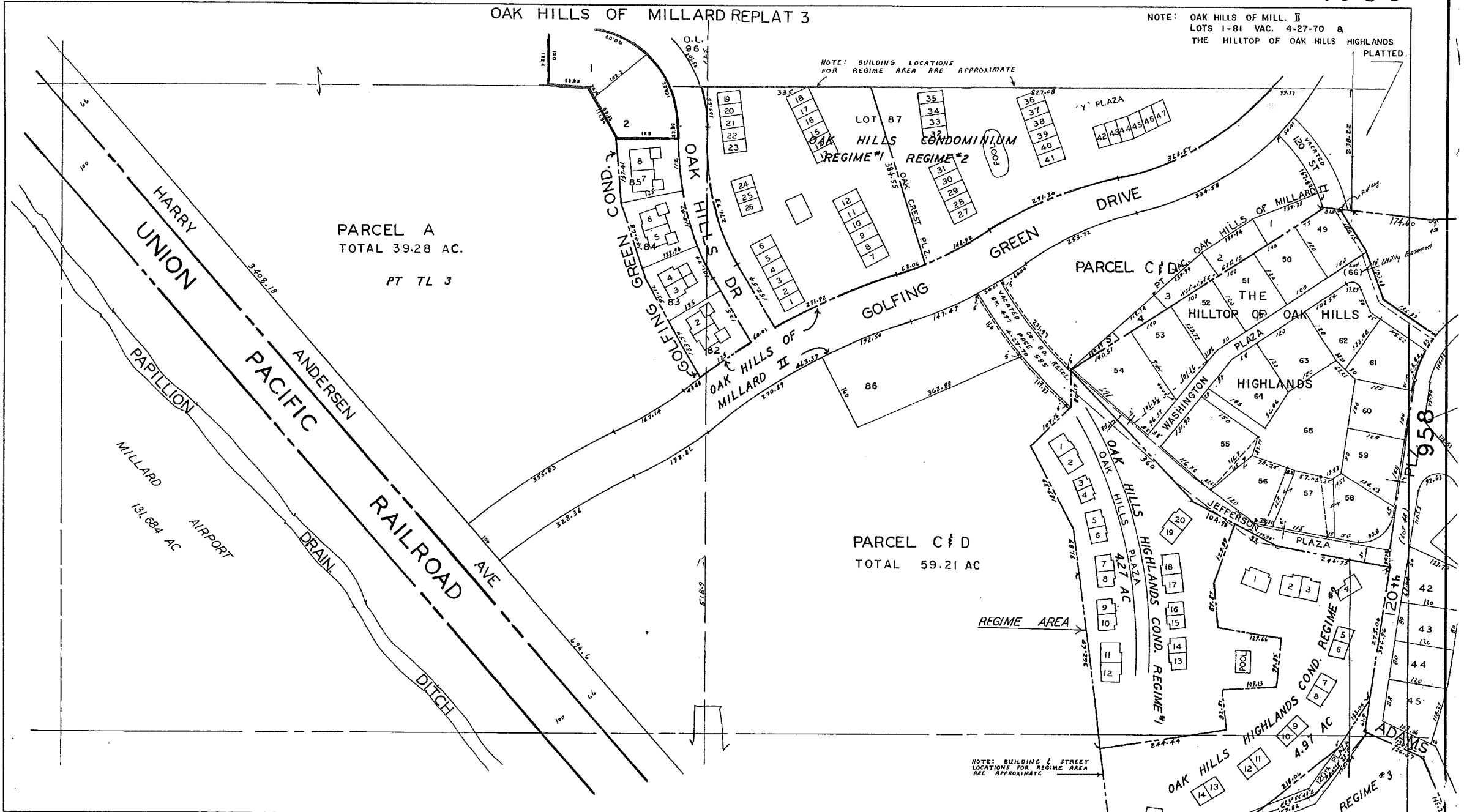
PARCEL A
TOTAL 39.28 AC.

PT TL 3

PARCEL C & D
TOTAL 59.21 AC

REGIME AREA

NOTE: BUILDING & STREET
LOCATIONS FOR REGIME AREA
ARE APPROXIMATE



1067

N 1/2 SE 1/4 7-14-12

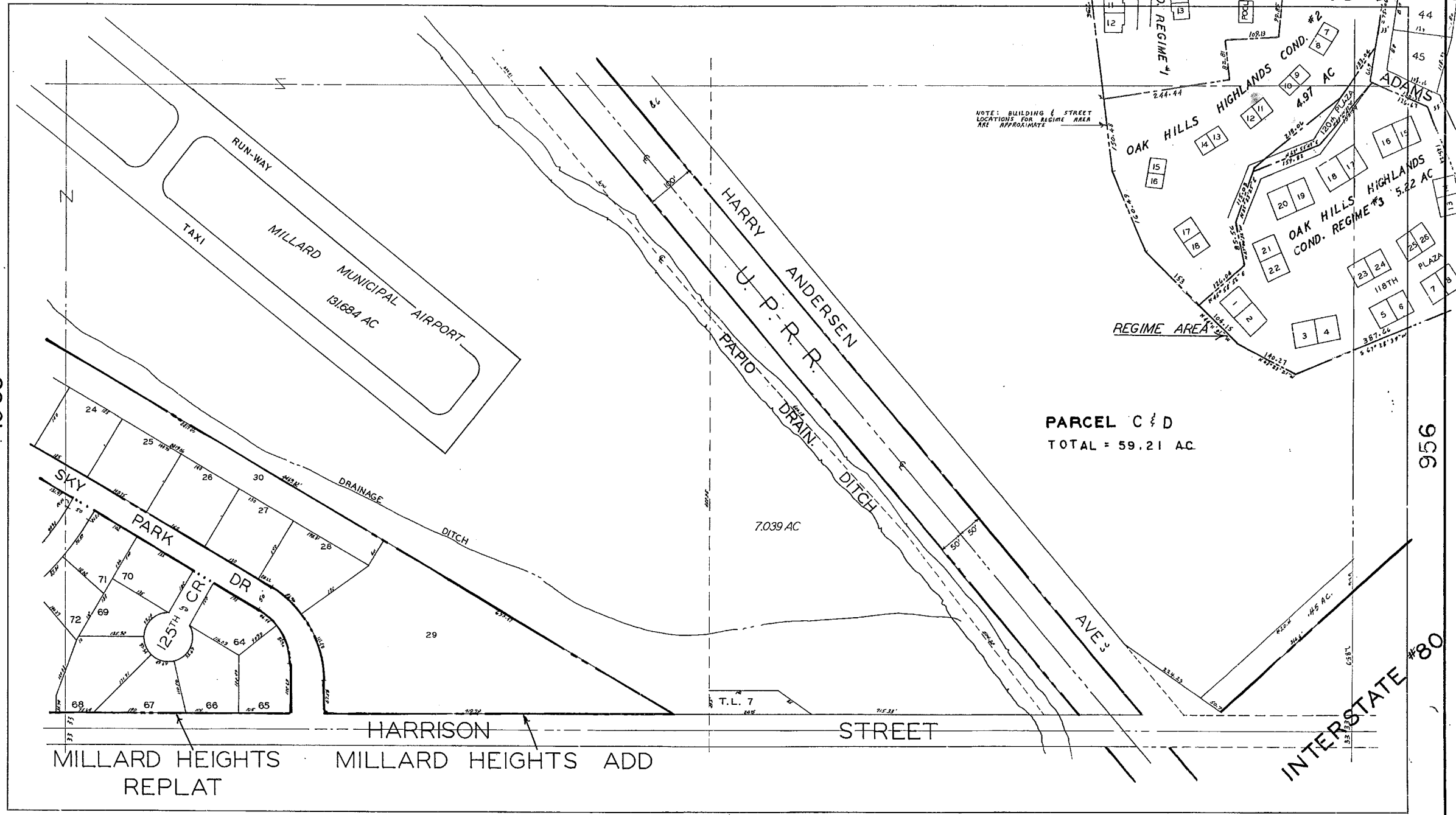
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956

INTERSTATE #80



NOTE: BUILDING & STREET LOCATIONS FOR REGIME AREA ARE APPROXIMATE

PARCEL C & D
TOTAL = 59.21 AC

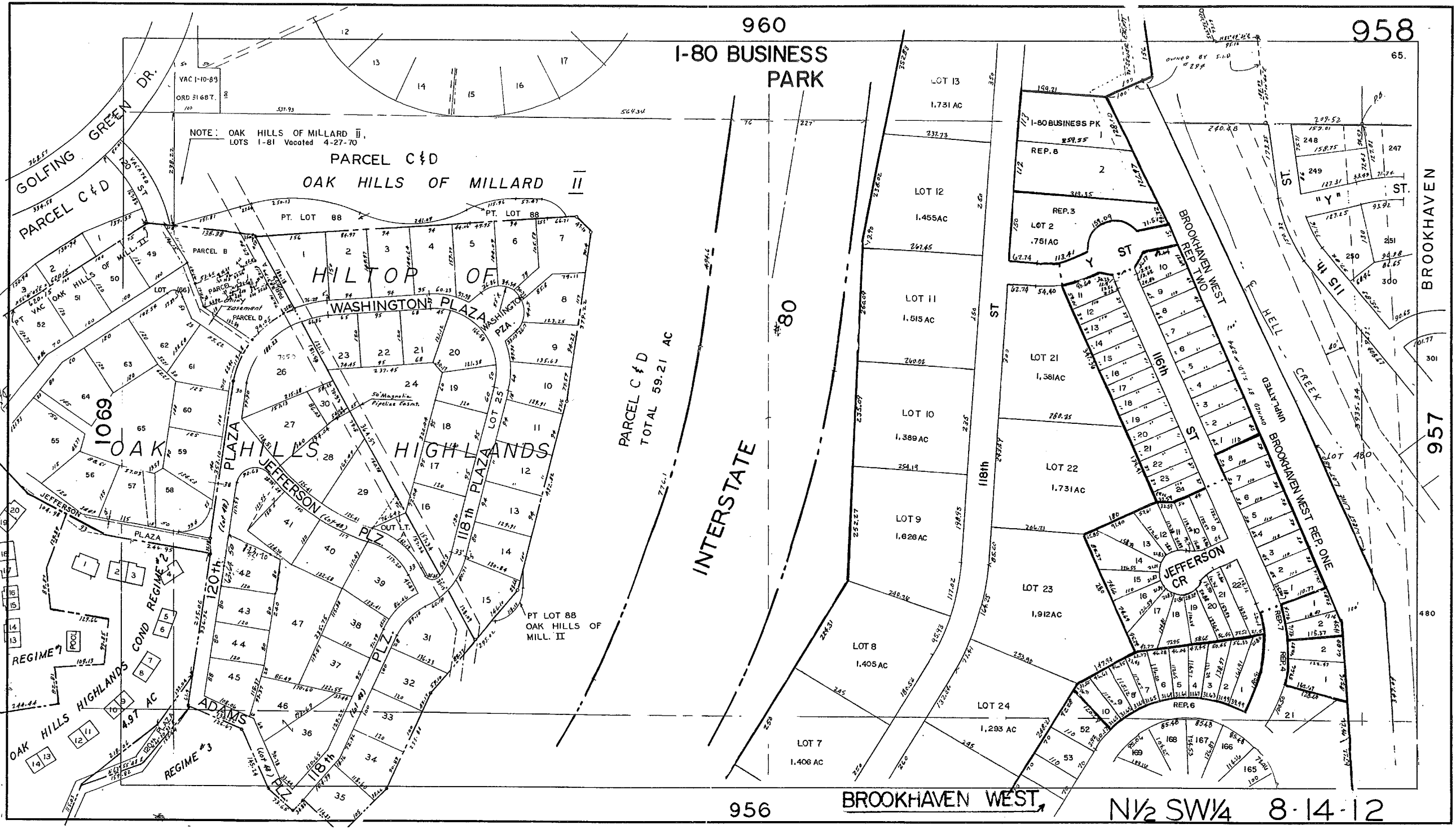
7.039 AC

MILLARD HEIGHTS REPLAT

MILLARD HEIGHTS ADD

SARPY COUNTY

S 1/2 SE 1/4 7-14-12



960

I-80 BUSINESS PARK

958

GOLFING GREEN DR.
PARCEL C & D

NOTE: OAK HILLS OF MILLARD II,
LOTS 1-81 VACATED 4-27-70

PARCEL C & D
OAK HILLS OF MILLARD II

HILTOP OF
WASHINGTON PLAZA

OAK HILLS HIGHLANDS

PARCEL C & D
TOTAL 59.21 AC

INTERSTATE
80

BROOKHAVEN WEST

N 1/2 SW 1/4 8-14-12

BROOKHAVEN

957

1069
OAK

OAK HILLS HIGHLANDS
COND REGIME #2
4.97 AC

REGIME #1

REGIME #3

LOT 7
1.406 AC

LOT 8
1.405 AC

LOT 9
1.628 AC

LOT 10
1.389 AC

LOT 11
1.515 AC

LOT 12
1.455 AC

LOT 13
1.731 AC

LOT 24
1.293 AC

LOT 23
1.912 AC

LOT 22
1.731 AC

LOT 21
1.381 AC

LOT 2
.751 AC

REGIME #3

COND REGIME #2

REGIME #1

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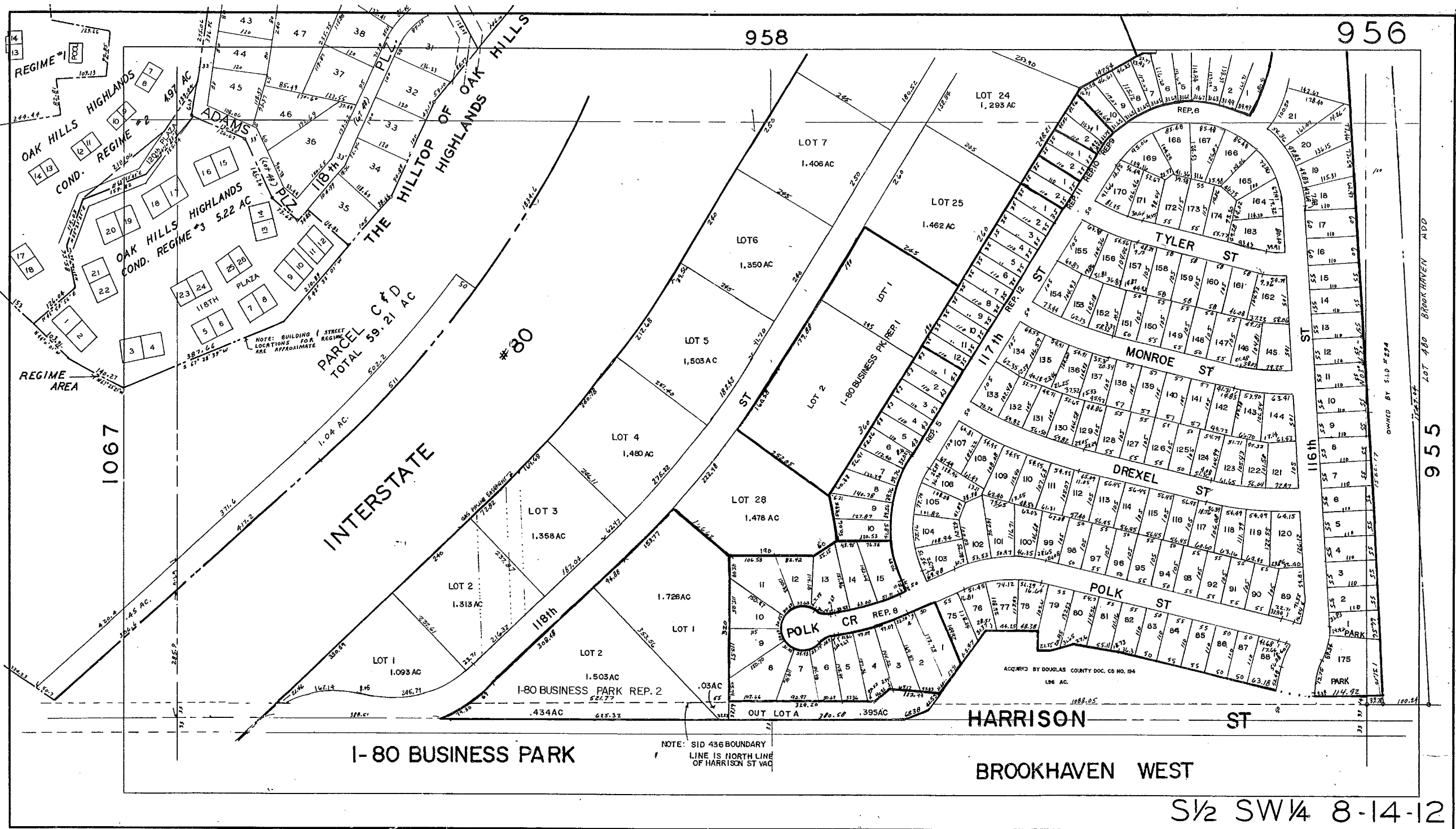
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S 1/2 SW 1/4 8-14-12

