



DEED 2003148151



AUG 07 2003 10:05 P ?

Not Rec Stamp Tax
8-7-03
Date
\$ ex 04
By <i>[Signature]</i>

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*[Handwritten notes and signatures]*

new OE-116222 new  
 FB-101-60000  
 FEE 45.50  
 BKP 25-16-10 CIO  COMP *[initials]*  
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 21 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
 BKPA 3-12-3 WM

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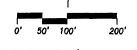
RETURN: THOMPSON DREBSEN DORNER INC  
10836 Old Mill Road  
OMAHA, NE 68154  
330-8860

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HIDDEN HILLS, LOTS 1 TO 18, INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A PLATTING OF THAT OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 25, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SOUTH 1/2; THENCE S89°58'32"W (ASSUMED BEARING) 850.71 FEET ON THE SOUTH LINE OF SAID SOUTH 1/2 TO THE POINT OF BEGINNING, SAID POINT BEING THE SE CORNER OF A TRACT OF LAND DESCRIBED ON A DEED RECORDED IN BOOK 2226 AT PAGE 335 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE CONTINUING S89°58'32"W 1008.89 FEET ON THE SOUTH LINE OF SAID SOUTH 1/2 AND ON THE SOUTH LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF; THENCE N02°02'28"W 1320.61 FEET ON THE WEST LINE OF SAID SOUTH 1/2 AND ON THE WEST LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF; THENCE S89°57'19"E 2232.78 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 AND ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER OF SAID TRACT "A"; THENCE S02°07'10"W 233.29 FEET ON THE EAST LINE OF SAID TRACT "A"; THENCE S89°59'00"E 372.97 FEET ON THE EAST LINE OF SAID TRACT "A"; THENCE S02°07'10"W 148.88 FEET ON THE EAST LINE OF SAID TRACT "A" AND ON THE WEST LINE OF HIGHWAY 31; THENCE S02°07'10"W 148.23 FEET; THENCE S27°38'31"E 99.49 FEET; THENCE S04°36'41"E 119.85 FEET; THENCE S08°31'58"W 101.63 FEET; THENCE S38°07'49"W 121.58 FEET; THENCE S54°19'50"W 145.24 FEET; THENCE S10°52'44"W 16.41 FEET TO THE POINT OF BEGINNING.



JANUARY 25, 2003



# HIDDEN HILLS

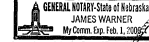
LOTS 1 TO 18, INCLUSIVE, OUTLOT A AND OUTLOT B

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 25, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, FRANK R. KREJCI AND VERA JANE KREJCI, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIDDEN HILLS AND WE DO HEREBY RAITLY 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 ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OPEP CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, 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; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REQUIRED 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, REMAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT HINDER OR INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. WE DO HEREBY FURTHER GRANT A PERPETUAL 10.00 FOOT WIDE DRAINAGE AND MAINTENANCE EASEMENT TO DOUGLAS COUNTY, NEBRASKA AS SHOWN HEREON.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 I, \_\_\_\_\_, s.s.,  
 the foregoing DEDICATION was acknowledged before me this 29th day of January, 2003 by FRANK R. KREJCI and VERA JANE KREJCI, HUSBAND AND WIFE.



**DOUGLAS COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES, DUES OR DELINQUENT, UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 15th DAY OF JANUARY, 2003.

**APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION**

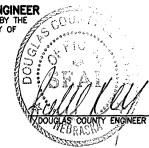
THIS PLAT OF HIDDEN HILLS WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION THIS 15th DAY OF JANUARY, 2003.

**APPROVAL OF DOUGLAS COUNTY BOARD**

THIS PLAT OF HIDDEN HILLS WAS APPROVED BY THE DOUGLAS COUNTY BOARD THIS 21st DAY OF JANUARY, 2003.

**REVIEW BY DOUGLAS COUNTY ENGINEER**

THIS PLAT OF HIDDEN HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER THIS 17th DAY OF FEBRUARY, 2003.

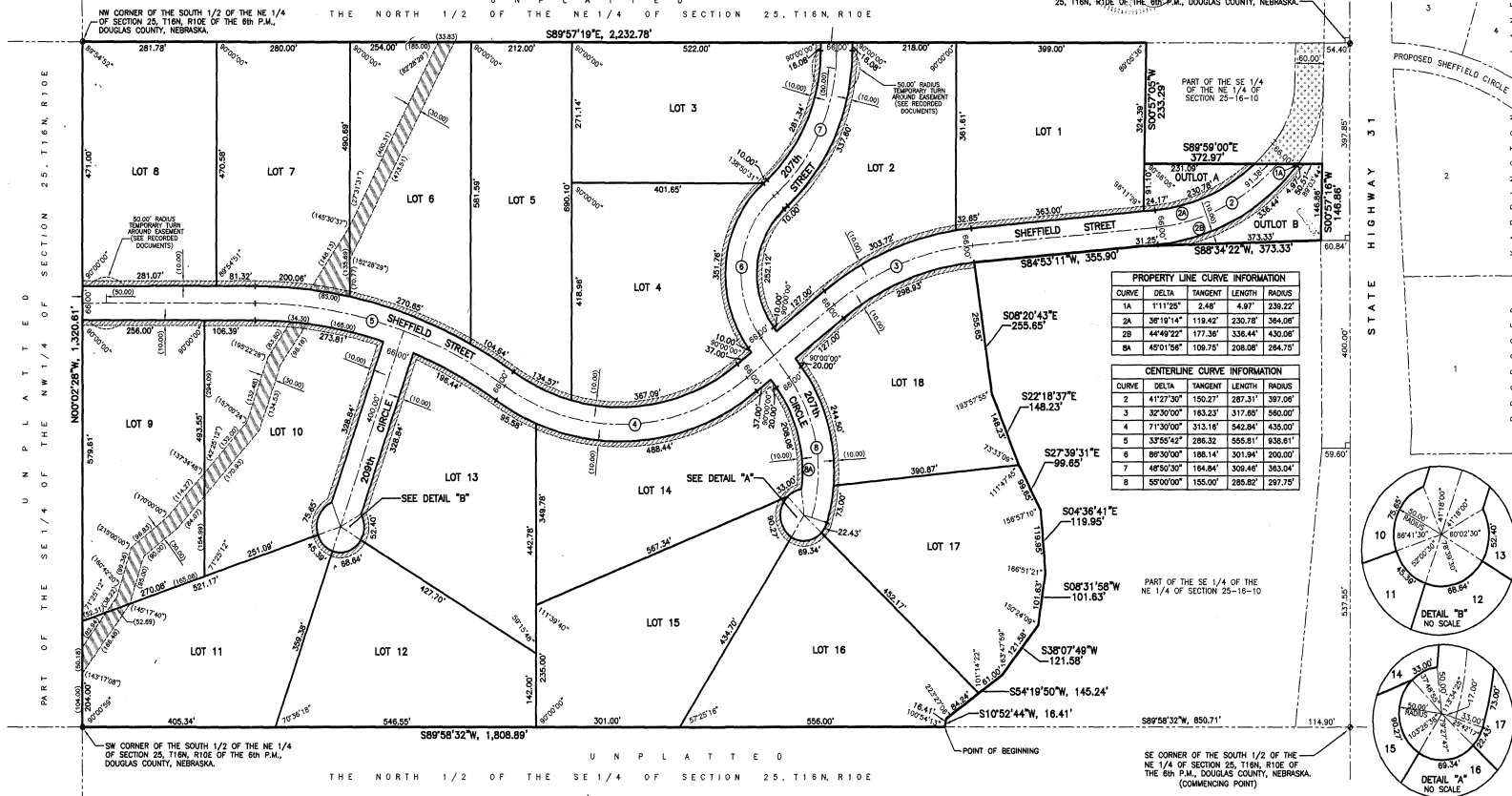


**NOTES:**

- 1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ON TO HIGHWAY NO. 31 FROM OUTLOT B.
- 2. ALL DIMENSIONS AND ANGLES IN PARENTHESS PERTAIN TO EASEMENTS.

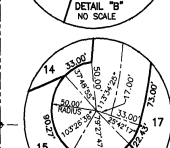
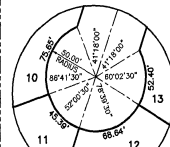
- RIGHT-OF-WAY DEDICATION BY OTHERS
- 10.00 FOOT WIDE PERMANENT DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO DOUGLAS COUNTY, NEBRASKA.
- STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)

NE CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 25, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



PROPERTY LINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1A	111°25'	2.48'	4.97'	238.22'
2A	36°19'14"	119.42'	230.78'	364.06'
2B	44°49'22"	177.36'	336.44'	430.06'
8A	45°01'58"	109.75'	208.08'	284.75'

CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
2	41°27'30"	150.27'	287.31'	397.06'
3	32°30'00"	163.23'	317.69'	560.00'
4	71°30'00"	313.16'	542.84'	435.00'
5	33°50'42"	286.32'	555.81'	938.61'
6	86°30'00"	188.14'	301.94'	200.00'
7	48°50'30"	164.84'	308.46'	363.04'
8	55°00'00"	155.00'	286.82'	287.75'



SCALE	1" = 100'
DATE	JAN. 25, 2003
DRAWN BY	JDW
CHECKED BY	
REVISIONS	

HIDDEN HILLS  
 FINAL PLAT

**THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD HILL ROAD  
 OMAHA, NEBRASKA 68164  
 TEL: 402-491-2200 FAX: 402-491-2202  
 E-MAIL: TD2@MAILTDS.CO.COM WEB: WWW.TDS.CO.COM

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