

2003-02594

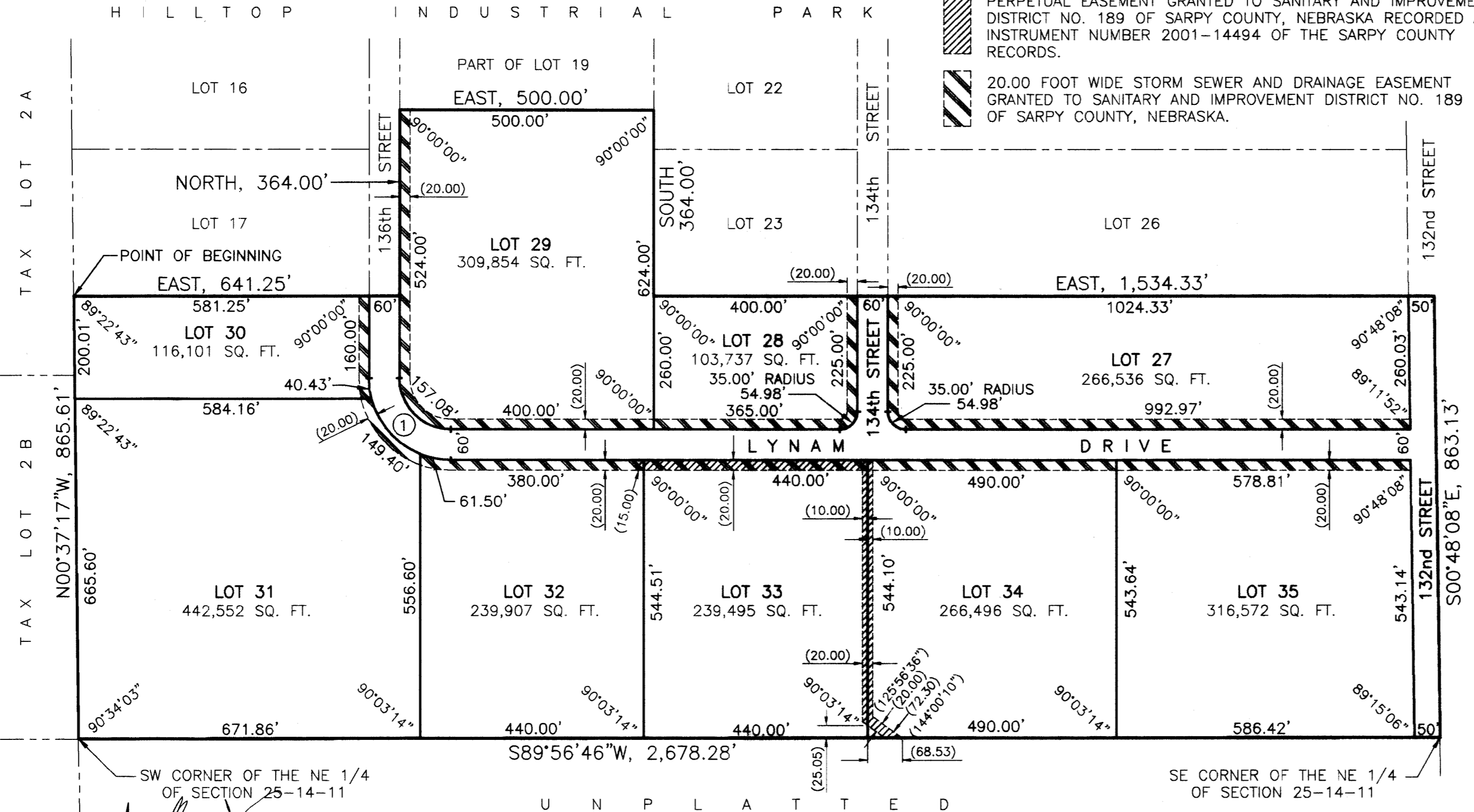
# HILLTOP INDUSTRIAL PARK

LOTS 27 THRU 35, INCLUSIVE

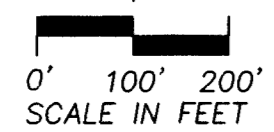
BEING A REPLATING OF THE SOUTH 76.00 FEET OF LOT 19, AND ALL OF LOT 20, HILLTOP INDUSTRIAL PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF THE NE 1/4 OF SECTION 25, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY.

**NOTE:**  
ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

PERPETUAL EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 189 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 2001-14494 OF THE SARPY COUNTY RECORDS.  
 20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 189 OF SARPY COUNTY, NEBRASKA.



Counter  
Verify  
D.E.  
Proof  
Fees  
Cash  Chg



CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	90°00'00"	130.00'	204.20'	130.00'

**APPROVAL OF SARPY COUNTY BUILDING INSPECTOR**  
THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 14 DAY OF JAN, 2002.

**APPROVAL OF SARPY COUNTY SURVEYOR**  
THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 21st DAY OF Nov., 2002.

**APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS**  
THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 14 DAY OF JAN, 2002.

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 18 DAY OF DEC, 2002.

**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 15 DAY OF Jan, 2003. TAXES ASSESSED AND LEVIED FOR CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION AND THAT PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLTOP INDUSTRIAL PARK, LOTS 27 THRU 35, INCLUSIVE, BEING A REPLAT OF THE SOUTH 76.00 FEET OF LOT 19, AND ALL OF LOT 20, HILLTOP INDUSTRIAL PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF THE NE 1/4 OF SECTION 25, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 17, SAID HILLTOP INDUSTRIAL PARK; THENCE EAST (ASSUMED BEARING) 641.25 FEET ON THE SOUTH LINE OF LOT 17 AND ITS EASTERLY EXTENSION TO THE SW CORNER OF SAID LOT 20; THENCE NORTH 364.00 FEET ON THE WEST LINES OF SAID LOTS 19 AND 20 TO THE NW CORNER OF THE SOUTH 76.00 FEET OF SAID LOT 19; THENCE EAST 500.00 FEET ON THE NORTH LINE OF THE SOUTH 76.00 FEET OF SAID LOT 19 TO THE NE CORNER OF THE SOUTH 76.00 FEET OF SAID LOT 19; THENCE SOUTH 364.00 FEET ON THE EAST LINES OF SAID LOTS 19 AND 20 TO THE SE CORNER OF SAID LOT 20; THENCE EAST 1534.33 FEET ON THE SOUTH LINES OF LOTS 23 AND 26, SAID HILLTOP INDUSTRIAL PARK AND THEIR EASTERLY EXTENSION TO THE EAST LINE OF SAID NE 1/4; THENCE S00°48'08"E 863.13 FEET ON THE EAST LINE OF SAID NE 1/4 TO THE SE CORNER THEREOF; THENCE S89°56'46"W 2678.28 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF; THENCE N00°37'17"W 865.61 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.



NOVEMBER 18, 2002  
DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HILLTOP INDUSTRIAL PARK LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND AMERICAN NATIONAL BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLTOP INDUSTRIAL PARK, 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 ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, 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, 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; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES AND WE DO FURTHER GRANT A PERPETUAL STORM SEWER AND DRAINAGE EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 189 OVER A 20.00 FOOT WIDE STRIP OF LAND ABUTTING THE STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HILLTOP INDUSTRIAL PARK LLC  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: Rudy R. Mudra  
RUDY R. MUDRA, PRESIDENT

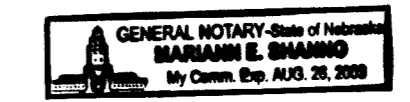
AMERICAN NATIONAL BANK  
BY: James W. Burns  
JAMES W. BURNS, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS) SS



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, 2002 BY RUDY R. MUDRA, PRESIDENT OF HILLTOP INDUSTRIAL PARK LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

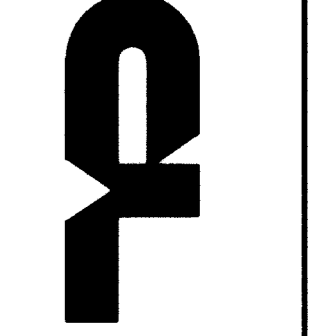
**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS) SS



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF November, 2002 BY JAMES W. BURNS, VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

HILLTOP INDUSTRIAL PARK  
DATE: NOV. 18, 2002  
DRAWN BY: RJR  
CHECKED BY: JDW  
FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402) 330-8860 FAX: (402) 330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



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