

# HILLTOP INDUSTRIAL PARK REPLAT 1

LOTS 1 THRU 5, INCLUSIVE

BEING A REPLAT OF LOTS 8 THRU 14, INCLUSIVE, HILLTOP INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

Counter 2100  
Verify OK  
D.E. OK  
Proof OK  
Fee \$ 2100  
Chk ☒ Cash ☐ Chg ☐

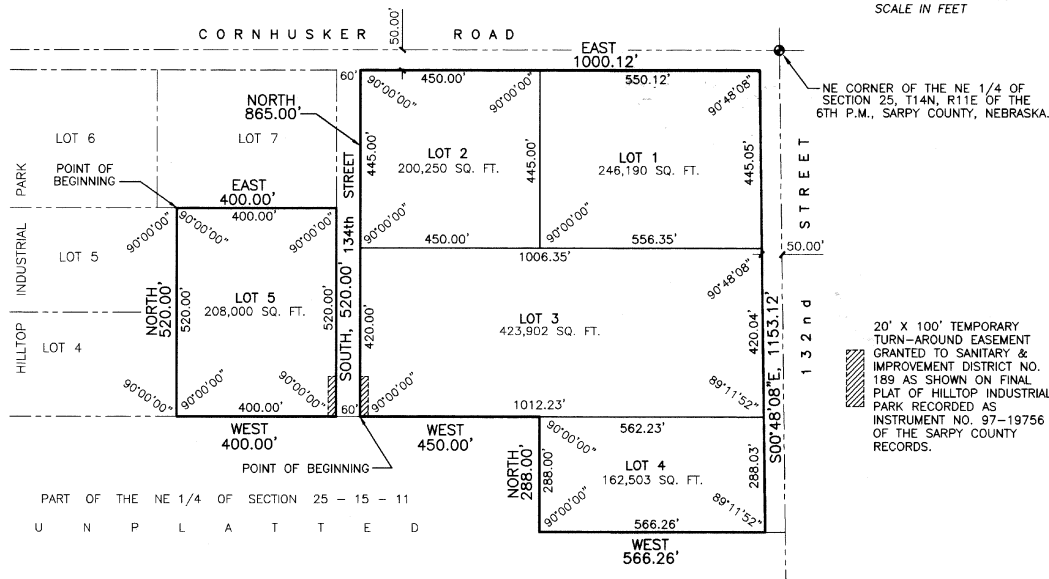
FILED SARPY CO. NE.

INSTRUMENT NUMBER  
**98-022866**

98 AUG 17 PM 2:15

REGISTER OF DEEDS

0' 100' 200' 400'  
SCALE IN FEET



20' X 100' TEMPORARY TURN-AROUND EASEMENT GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 189 AS SHOWN ON FINAL PLAT OF HILLTOP INDUSTRIAL PARK RECORDED AS INSTRUMENT NO. 97-19756 OF THE SARPY COUNTY RECORDS.

## 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 IT APPEARS ON THIS PLAT AS OF THIS 14th DAY OF August, 1998.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

## APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF HILLTOP INDUSTRIAL PARK REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 13 DAY OF Aug, 1998.

SARPY COUNTY BUILDING INSPECTOR

## APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF HILLTOP INDUSTRIAL PARK REPLAT 1 WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 13th DAY OF Aug, 1998.



SARPY COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NE 1/4 OF SECTION 25, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WHOLLY WITHIN SAID NE 1/4 AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HILLTOP INDUSTRIAL PARK REPLAT 1, LOTS 1 THRU 5, INCLUSIVE, BEING A REPLAT OF LOTS 8 THRU 14, INCLUSIVE, HILLTOP INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 8;

THENCE EAST (ASSUMED BEARING) 400.00 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE NE CORNER THEREOF;  
THENCE SOUTH 520.00 FEET ON THE EAST LINES OF SAID LOTS 8 AND 9 TO THE SE CORNER OF SAID LOT 9;  
THENCE WEST 400.00 FEET ON THE SOUTH LINE OF SAID LOT 9 TO THE SW CORNER THEREOF;  
THENCE NORTH 520.00 FEET ON THE WEST LINES OF SAID LOTS 8 AND 9 TO THE POINT OF BEGINNING.

BEGINNING AT THE SW CORNER OF SAID LOT 10;  
THENCE NORTH (ASSUMED BEARING) 865.00 FEET ON THE WEST LINES OF SAID LOTS 10, 11 AND 12 TO THE NW CORNER OF SAID LOT 12;  
THENCE EAST 1000.12 FEET ON THE NORTH LINES OF SAID LOTS 12 AND 13 TO THE NE CORNER OF SAID LOT 13;  
THENCE SOUTH 400.00 FEET ON THE SOUTH LINES OF SAID LOTS 13 AND 14 TO THE SE CORNER OF SAID LOT 14;  
THENCE WEST 566.26 FEET ON THE SOUTH LINE OF SAID LOT 14 TO THE SW CORNER THEREOF;  
THENCE NORTH 288.00 FEET ON THE WEST LINE OF SAID LOT 14 TO THE SE CORNER OF SAID LOT 10;  
THENCE WEST 450.00 FEET ON THE SOUTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

AUGUST 4, 1998  
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 HOLDERS 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 HILLTOP INDUSTRIAL PARK REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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 ABUTTING ALL REAR BOUNDARY LINES. 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

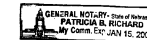
BY: Rudy R. Mudra  
RUDY R. MUDRA, PRESIDENT

AMERICAN NATIONAL BANK  
NEBRASKA RLS 308

BY: Donald R. Loehr  
DONALD R. LOEHR,  
ASSISTANT VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF August, 1998 BY RUDY R. MUDRA, PRESIDENT OF HILLTOP INDUSTRIAL PARK, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF SAID COMPANY.



NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF August, 1998 BY DONALD R. LOEHR, ASSISTANT VICE PRESIDENT OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.



NOTARY PUBLIC



JAMES D. WARNER  
NEBRASKA RLS 308

HILLTOP INDUSTRIAL PARK REPLAT 1

THOMPSON, DREESSEN & DORNER, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS

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OMAHA, NE 68154  
(402) 330-8860

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