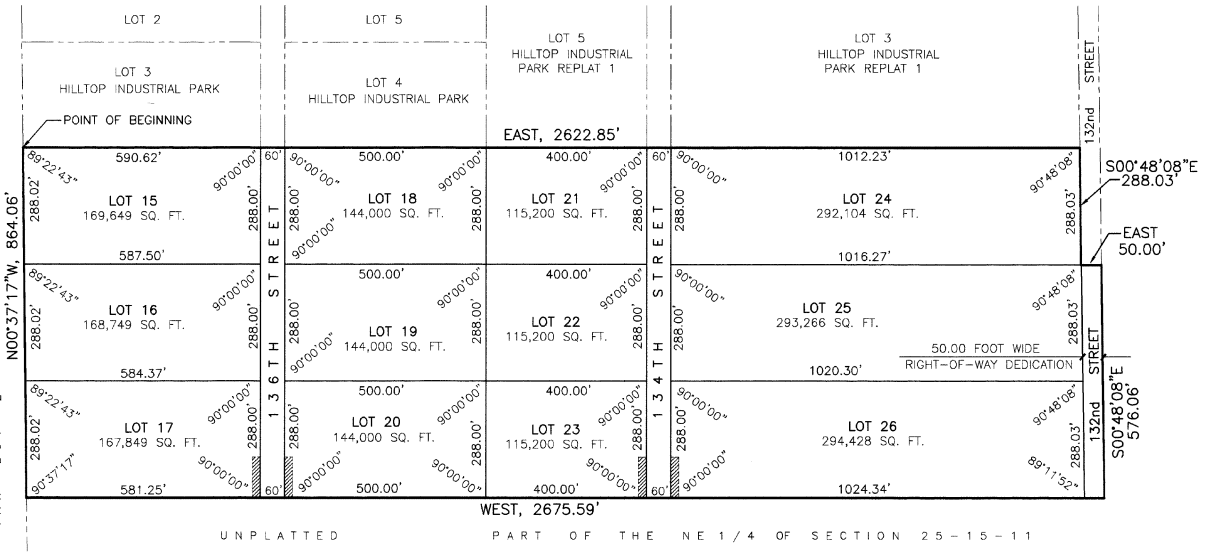
1999-19753

HILLTOP INDUSTRIAL PARK

LOTS 15 THRU 26, INCLUSIVE

BEING A REPLATTING OF LOT 4, HILLTOP INDUSTRIAL PARK REPLAT 1, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA AND A PLATTING OF PART OF THE NE 1/4 OF SECTION 25, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY.



20' X 100' TEMPORARY TURN-AROUND EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 189 (SEE RECORDED INSTRUMENT)

0' 100' 200' 400'
SCALE IN FEET

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 13 DAY OF April, 1999.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 21 DAY OF March, 1999.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

Filed For Record 6-22-99 at 2:25 P M
Instrument # 99-019753
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

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 22nd DAY OF June, 1999.

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 13 DAY OF April, 1999.

SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF HILLTOP INDUSTRIAL PARK WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 10th DAY OF February, 1999.

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

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, LOTS 15 THRU 26, INCLUSIVE, BEING A REPLATTING OF LOT 4, HILLTOP INDUSTRIAL PARK REPLAT 1, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY AND A PLATTING OF PART OF SAID NE 1/4 ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 3, HILLTOP INDUSTRIAL PARK, LOTS 1 THRU 14, INCLUSIVE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY;

THENCE EAST (ASSUMED BEARING) 2622.85 FEET ON THE SOUTH LINES OF LOTS 3 AND 4 OF SAID HILLTOP INDUSTRIAL PARK AND ON THE SOUTH LINES OF LOTS 3 AND 5 OF SAID HILLTOP INDUSTRIAL PARK REPLAT 1 TO THE NE CORNER OF SAID LOT 4, HILLTOP INDUSTRIAL PARK REPLAT 1;

THENCE S00°48'08"E 288.03 FEET ON THE EAST LINE OF SAID LOT 4 TO THE SE CORNER THEREOF;

THENCE EAST 50.00 FEET ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4 TO THE EAST LINE OF SAID NE 1/4;

THENCE S00°48'08"E 576.06 FEET ON THE EAST LINE OF SAID NE 1/4;

THENCE WEST 2675.59 FEET TO THE WEST LINE OF SAID NE 1/4;

THENCE N00°37'17"W 864.06 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED James Warner L.S.-308 LAND SURVEYOR JAMES D. WARNER

JANUARY 25, 1999
DATE

JAMES D. WARNER
NEBRASKA RLS 308

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 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 AND 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, PRESIDENT

AMERICAN NATIONAL BANK
BY:
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS))SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF February, 1999 BY RUDY R. MUDRA, PRESIDENT OF HILLTOP INDUSTRIAL PARK LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS))SS

GENERAL NOTARY State of Nebraska PAT A. GUTIERREZ My Comm. Exp. Sept. 11, 2002
NOTARY PUBLIC

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF February, 1999 BY
OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY State of Nebraska PAT A. GUTIERREZ My Comm. Exp. Sept. 11, 2002
NOTARY PUBLIC

019753

HILLTOP INDUSTRIAL PARK
FINAL PLAT
DATE: JAN. 25, 1999
DRAWN BY: RJR
CHECKED BY: JDW

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

646-119

B646119B.DWG