

2003-61606

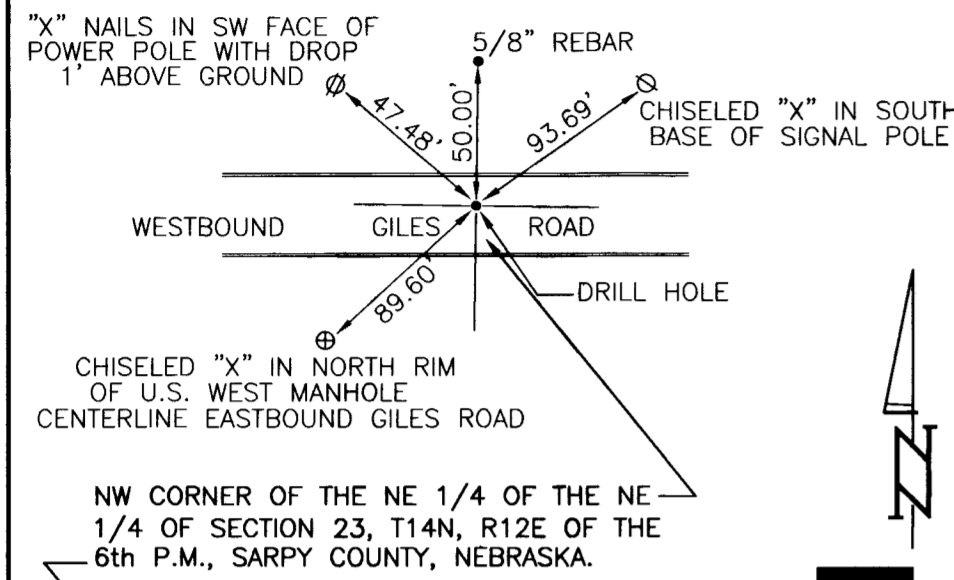
# HICKORY HILL PLAZA REPLAT

## AN ADMINISTRATIVE SUBDIVISION

LOTS 1 AND 2  
BEING A REPLAT OF LOTS 2, 3 AND 4, HICKORY HILL PLAZA,  
A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

### 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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HICKORY HILL PLAZA REPLAT, BEING A REPLAT OF LOTS 2, 3 AND 4, HICKORY HILL PLAZA, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



COUNTER SN C.E. LM  
VERIFY LM D.E. LM  
PROOF LM  
FEES \$ 17.50  
CHECK# \_\_\_\_\_  
CHG. TD CASH \_\_\_\_\_  
REFUND \_\_\_\_\_  
SHORT \_\_\_\_\_

OCTOBER 2, 2003  
DATE

Filed for Record 10-23-2003 10:13 AM  
Instrument # 2003-61606  
Lloyd J. Dowling Registrar of Deeds Sarpy Co., NE



JAMES D. WARNER  
NEBRASKA RLS 308

### NOTES:

1. ANGLES SHOWN ADJACENT TO CURVED LINES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
2. ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

### DEDICATION

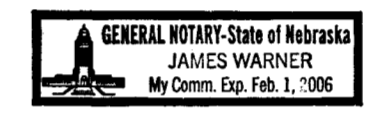
KNOW ALL MEN BY THESE PRESENTS: THAT WE, HICKORY HILL ASSOCIATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HICKORY HILL PLAZA REPLAT, 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, 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 ERCT, 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 THE 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.

HICKORY HILL ASSOCIATES, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: Salvatore Carta  
SALVATORE CARTA, MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF OCTOBER, 2003 BY SALVATORE CARTA, MEMBER OF HICKORY HILL ASSOCIATES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



James Warner  
NOTARY PUBLIC

### SARPY COUNTY TREASURER'S CERTIFICATE

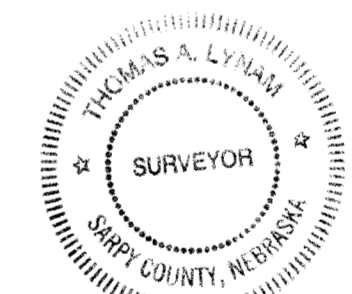
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES, DUE OR DELINQUENT, UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 8 DAY OF OCTOBER, 2003.



Bob J. J. J.  
SARPY COUNTY TREASURER  
TAXES ASSESSED TO  
CURRENT YEAR ARE NEITHER  
PAID. TREASURER'S CERTIFICATE  
IS ONLY VALID UNTIL DECEMBER 31st  
OF THIS YEAR.

### REVIEW BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS PLAT OF HICKORY HILL PLAZA REPLAT WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 22 DAY OF OCTOBER, 2003.



Thomas A. Lynam  
SARPY COUNTY SURVEYOR

### APPROVAL BY PAPIILLION CITY ENGINEER

THIS PLAT OF HICKORY HILL PLAZA REPLAT WAS APPROVED BY THE PAPIILLION CITY ENGINEER, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 22 DAY OF October, 2003.

James Allen  
CITY ENGINEER

### APPROVAL BY PAPIILLION PLANNING DIRECTOR

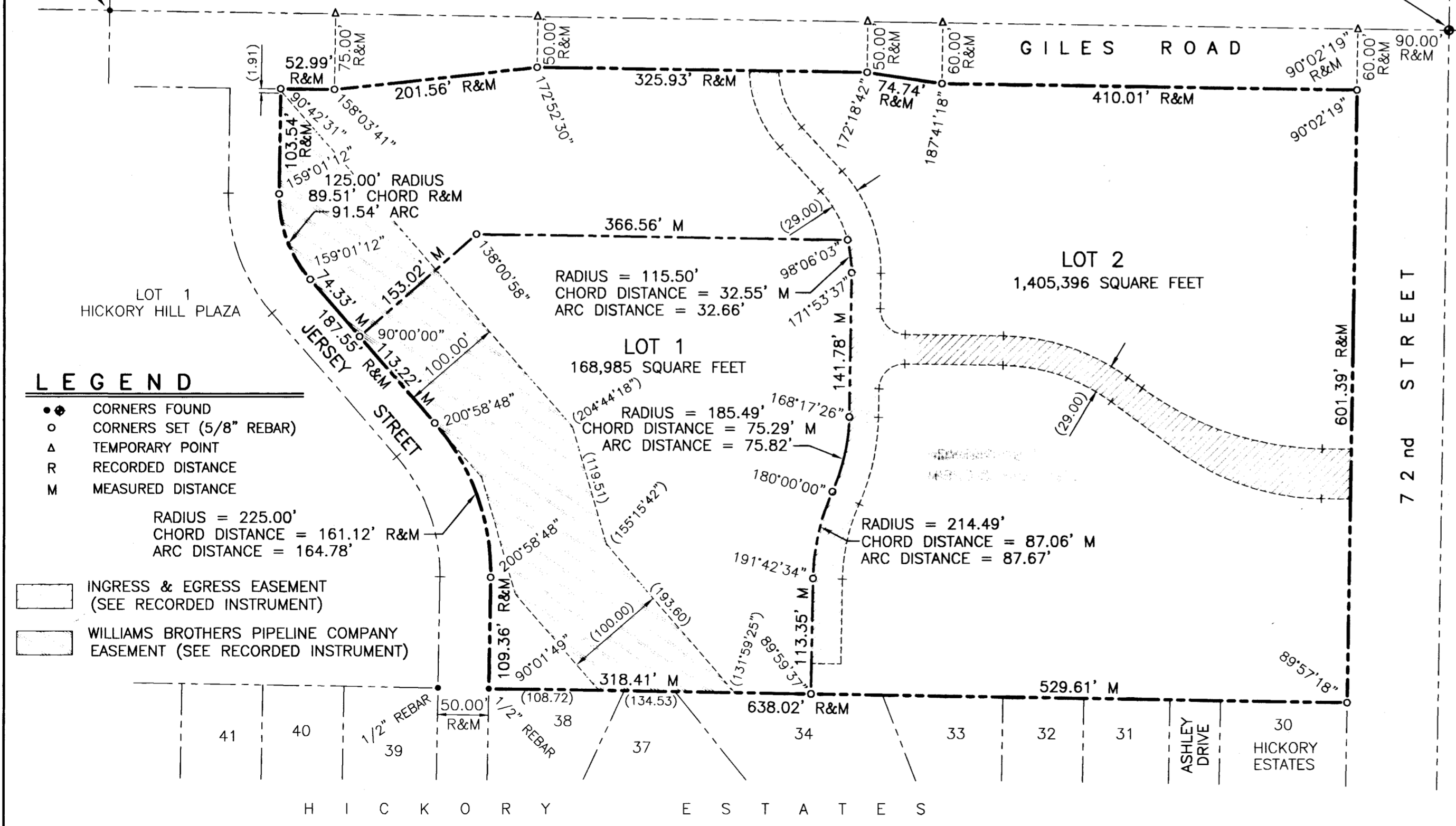
THIS PLAT OF HICKORY HILL PLAZA REPLAT WAS APPROVED BY THE PAPIILLION PLANNING DIRECTOR, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 22 DAY OF October, 2003.

Jennifer L. Dam  
JENNIFER L. DAM, AICP

### APPROVAL BY PAPIILLION CITY ADMINISTRATOR

THIS PLAT OF HICKORY HILL PLAZA REPLAT WAS APPROVED BY THE PAPIILLION CITY ADMINISTRATOR, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 22 DAY OF October, 2003.

Dan Hoins  
DAN HOINS



### LEGEND

- CORNERS FOUND
  - CORNERS SET (5/8" REBAR)
  - △ TEMPORARY POINT
  - R RECORDED DISTANCE
  - M MEASURED DISTANCE
- RADIUS = 225.00'  
CHORD DISTANCE = 161.12' R&M  
ARC DISTANCE = 164.78'
- INGRESS & EGRESS EASEMENT  
(SEE RECORDED INSTRUMENT)
- WILLIAMS BROTHERS PIPELINE COMPANY  
EASEMENT (SEE RECORDED INSTRUMENT)

HICKORY HILL PLAZA REPLAT  
AN ADMINISTRATIVE SUBDIVISION  
DATE: SEPT. 15, 2003  
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

738-118  
A738118A.DWG