

2007-07056

# HICKORY HILL PLAZA REPLAT 4

## AN ADMINISTRATIVE SUBDIVISION, LOTS 1 AND 2

BEING A REPLAT OF LOT 3, HICKORY HILL PLAZA REPLAT 2, AND OF LOT 1, HICKORY HILL PLAZA REPLAT 3, SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

NE CORNER OF THE NE 1/4 OF SECTION 23, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

### NOTES:

- ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
- ANGLES SHOWN ADJACENT TO CURVED LINES ARE MEASURED TO THE CHORD LINES OF SAID CURVES.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 72nd STREET FROM LOT 2.

### ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER P C.E. P FILED FOR RECORD 3-13-07 AT 9:04 AM  
 VERIFY JS+P D.E. CM INSTRUMENT # 2007-07056  
 PROOF D  
 FEES \$ 17.00  
 CHECK # \_\_\_\_\_  
 CHARGE TD CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_

*Lloyd J. Dowding*  
LLOYD J. DOWDING  
REGISTER OF DEEDS SARPY COUNTY, NE

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



JANUARY 25, 2007  
DATE

### 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 4, 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 ERRECT, 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.

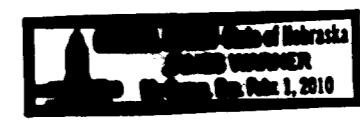
HICKORY HILL ASSOCIATES, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Salvadore Carta*  
SALVADORE CARTA, MEMBER

### ACKNOWLEDGEMENT OF NOTARY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF MARCH, 2007 BY SALVADORE 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 6th DAY OF MARCH, 2007.

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



*Donna Deery*  
SARPY COUNTY TREASURER

### APPROVAL BY PAPIILLION CITY ENGINEER

THIS PLAT OF HICKORY HILL PLAZA REPLAT 4 WAS APPROVED BY THE PAPIILLION CITY ENGINEER, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 6th DAY OF MARCH, 2007.

*John P. Allen*  
CITY ENGINEER

### APPROVAL BY PAPIILLION PLANNING DIRECTOR

THIS PLAT OF HICKORY HILL PLAZA REPLAT 4 WAS APPROVED BY THE PAPIILLION PLANNING DIRECTOR, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 6th DAY OF MARCH, 2007.

*Mark A. Spursma*  
MARK A. SPURSMAN, AICP

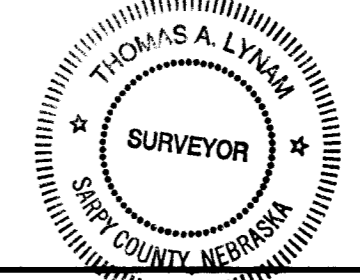
### APPROVAL BY PAPIILLION CITY ADMINISTRATOR

THIS PLAT OF HICKORY HILL PLAZA REPLAT 4 WAS APPROVED BY THE PAPIILLION CITY ADMINISTRATOR, OF THE CITY OF PAPIILLION, NEBRASKA, ON THIS 12th DAY OF MARCH, 2007.

*Dan Hoins*  
DAN HOINS

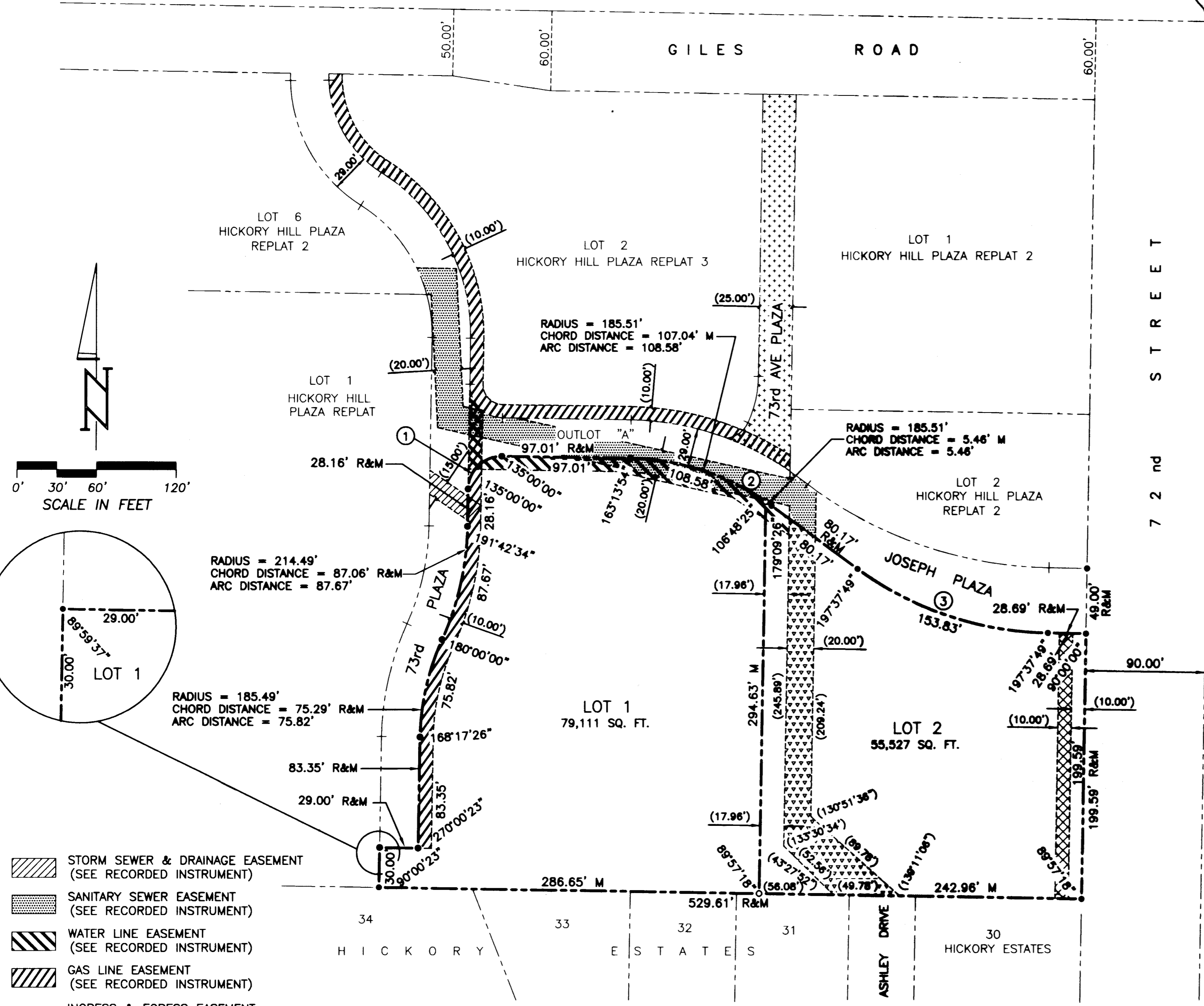
### REVIEW BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS PLAT OF HICKORY HILL PLAZA REPLAT 4 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE.



*Thomas A. Lynn*  
SARPY COUNTY SURVEYOR

MARCH 6, 2007  
DATE



- STORM SEWER & DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- SANITARY SEWER EASEMENT (SEE RECORDED INSTRUMENT)
- WATER LINE EASEMENT (SEE RECORDED INSTRUMENT)
- GAS LINE EASEMENT (SEE RECORDED INSTRUMENT)
- INGRESS & EGRESS EASEMENT (SEE RECORDED INSTRUMENT)
- WATER LINE EASEMENT (SEE RECORDED INSTRUMENT)
- EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN MISC. BOOK 46 AT PAGE 768 OF THE DOUGLAS COUNTY RECORDS.

### LEGEND

- CORNERS FOUND (5/8" REBAR UNLESS NOTED)
- CORNERS SET (5/8" REBAR W/ CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE

- RADIUS = 25.00'  
① CHORD DISTANCE = 35.36' R&M  
ARC DISTANCE = 39.27'
- RADIUS = 185.51'  
② CHORD DISTANCE = 112.25' R&M  
ARC DISTANCE = 114.04'
- RADIUS = 249.97'  
③ CHORD DISTANCE = 151.42' R&M  
ARC DISTANCE = 153.83'

1" = 60'

JAN. 25, 2007

RJR

JDW

REVISION

HICKORY HILL PLAZA REPLAT 4

AN ADMINISTRATIVE SUBDIVISION

2 THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10636 OLD MILL ROAD OMAHA, NEBRASKA 68154  
PHONE: 402.330.8860 FAX: 402.330.5886 EMAIL: TD2MAIL@TD2CO.COM  
WEBSITE: WWW.TD2CO.COM

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