

2007-18498

## LEGAL DESCRIPTION

A REPLAT OF LOTS 152 AND 153, HIGHVIEW ADDITION, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 24; AND ALSO TOGETHER WITH PART OF PARK DRIVE RIGHT-OF-WAY; AND ALSO TOGETHER WITH LOTS 1 AND 2, HIGHVIEW ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 24; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, HIGHVIEW ADDITION REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 152, HIGHVIEW ADDITION, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 50; THENCE N02°39'13"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOTS 2 AND 1, HIGHVIEW ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 50, A DISTANCE OF 675.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, HIGHVIEW ADDITION REPLAT ONE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 50, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD; THENCE N64°02'21"E ALONG THE NORTHERLY LINE OF SAID LOT 1, HIGHVIEW ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD, A DISTANCE OF 114.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, HIGHVIEW ADDITION REPLAT ONE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD, AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK DRIVE; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, HIGHVIEW ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PARK DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 290.00 FEET, A DISTANCE OF 185.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S24°17'51"E, A DISTANCE OF 182.66 FEET; THENCE S42°39'13"E ALONG SAID EASTERLY LINE OF LOT 1, HIGHVIEW ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PARK DRIVE, A DISTANCE OF 88.64 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LOT 1, HIGHVIEW ADDITION REPLAT ONE, AND ALSO THE EASTERLY LINE OF SAID LOT 2, HIGHVIEW ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PARK DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 209.44 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S22°39'13"E, A DISTANCE OF 205.21 FEET; THENCE S02°39'13"E ALONG SAID EASTERLY LINE OF LOT 2, HIGHVIEW ADDITION REPLAT ONE, AND ALSO THE EASTERLY LINE OF SAID LOT 152, HIGHVIEW ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF PARK DRIVE, A DISTANCE OF 467.70 FEET; THENCE N87°20'47"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID PARK DRIVE, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 154, SAID HIGHVIEW ADDITION; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PARK DRIVE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 154, HIGHVIEW ADDITION ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°39'13"E, A DISTANCE OF 72.66 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 185.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°33'48"W, A DISTANCE OF 183.73 FEET; THENCE S27°46'48"W, A DISTANCE OF 61.82 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DISTANCE OF 158.71 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S58°05'30"W, A DISTANCE OF 151.41 TO THE SOUTHWEST CORNER OF SAID LOT 154, HIGHVIEW ADDITION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF PARK DRIVE, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK DRIVE; THENCE S87°46'49"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK DRIVE, A DISTANCE OF 128.36 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK DRIVE, AND SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 50; THENCE N02°39'12"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 50, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 153, HIGHVIEW ADDITION, A DISTANCE OF 221.47 FEET; THENCE N08°21'49"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 50, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 153, HIGHVIEW ADDITION, A DISTANCE OF 100.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 153, HIGHVIEW ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 152, HIGHVIEW ADDITION; THENCE N02°39'13"W ALONG THE WESTERLY LINE OF SAID LOT 152, HIGHVIEW ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 50, A DISTANCE OF 232.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 341,379 SQUARE FEET OR 7.837 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, Jason Headley, hereby certify that I am a professional land surveyor registered in compliance with the laws of the State of Nebraska that this plat correctly represents a survey conducted by me or under my direct supervision on January 16, 2007, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

Jason Headley  
E&A Consulting Group, Inc.  
330 North 117th Street  
Omaha, NE 68154

## OWNERS CERTIFICATE

I/We the undersigned, RTR Enterprises, Inc., owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and hereby lay out, plat and subdivided, said real estate in accordance with this plat.

This subdivision shall be know and designated as "HIGHVIEW ADDITION REPLAT TWO", and addition to the City of Springfield, Nebraska. All streets and alleys shown and not heretofore dedicated to the public unless specifically noted herein. Other public lands shown and not hereto fore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: None.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or city to install, repair, replace and maintain its installations.

Witness our Hands this 19<sup>th</sup> day of June, 2007.

Randy Sump  
President  
RTR Enterprises, Inc.  
23212 West Angus Road  
Gretna, NE 68028

## ACKNOWLEDGEMENT OF NOTARY

State of Nebraska  
County of Sarpy

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Randy Sump and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my Hand and Notarial Seal this 14 day of June, 2007.

Date: 6/14/07

Notary Public

## DEDICATION

Know all men by these presents that We, RTR Enterprises, Inc., owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as HIGHVIEW ADDITION REPLAT TWO (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to the City of Springfield, Metropolitan Utilities District of Omaha and Aquila, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

RTR ENTERPRISES, INC.

By: Randy Sump  
President

## SPRINGFIELD CITY ENGINEER APPROVAL

This plat of "HIGHVIEW ADDITION REPLAT TWO" was approved by the Springfield City Engineer this 19<sup>th</sup> day of June, 2007.

By: Angela M. Jones, JTC Consulting Group, Inc.  
Springfield City Engineer

## SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that there are no taxes due or delinquent against the property described within the surveyor's certificate or embraced within this plat as shown by the records of this office.

Date: 6-12-2007

By: Rich Jones by Nancy Dunsick  
Sarpy County Treasurer

## PLANNING COMMISSION CERTIFICATION

This plat of "HIGHVIEW ADDITION REPLAT TWO" has been submitted to and approved by the Springfield City Planning Commission this 12<sup>th</sup> day of June, 2007.

Chairperson

ATTEST: Quinty Richards  
Secretary of Planning Commission

## CITY COUNCIL CERTIFICATION

This plat approved by the city council of Springfield, Nebraska, this 19 day of June, 2007.

Mayor

ATTEST: Kathleen R. Farnum  
City Clerk

## COUNTY REGISTER OF DEEDS

This plat approved by the County Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Register of Deeds

## REVIEW OF SARPY COUNTY SURVEYOR

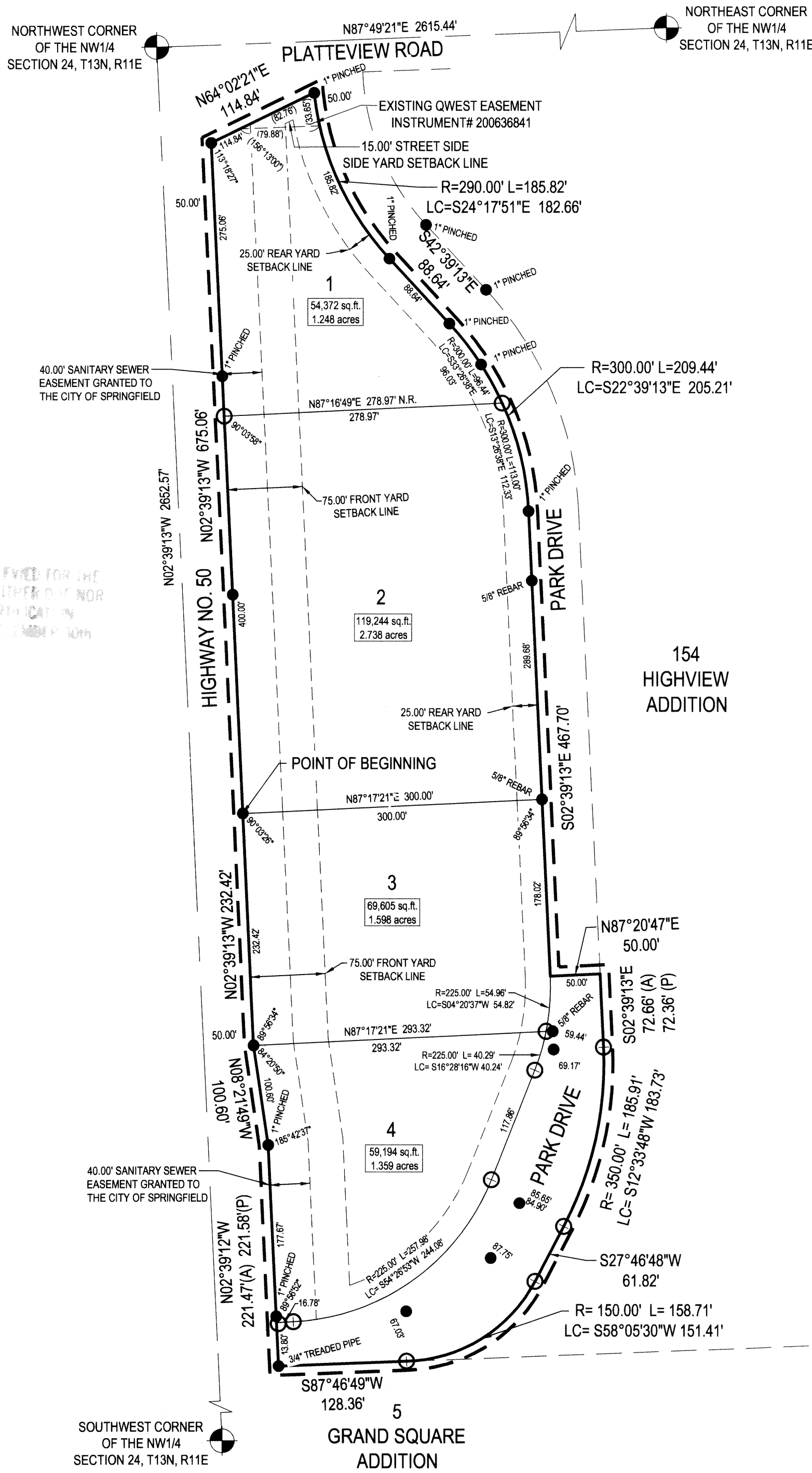
I have reviewed this plat of "HIGHVIEW ADDITION REPLAT ONE" on this 12<sup>th</sup> day of June, 2007.

Sarpy County Surveyor

# HIGHVIEW ADDITION REPLAT TWO

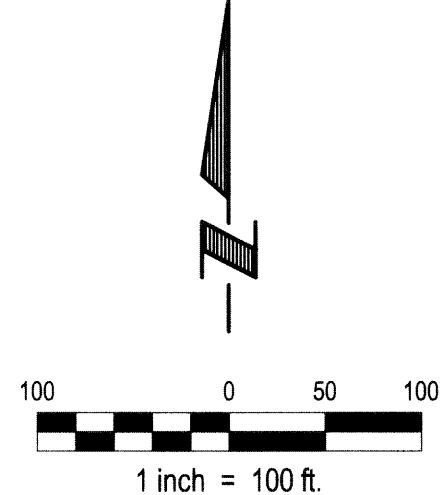
## LOTS 1 THRU 4 INCLUSIVE

A REPLATING OF LOTS 152 AND 153, HIGHVIEW ADDITION, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 24; AND ALSO LOTS 1 AND 2, HIGHVIEW ADDITION REPLAT ONE, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 24; AND ALSO PART OF PARK DRIVE RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



Filed for Record 6-21-07 at 2:34 PM  
Instrument # 2007-18498  
Lloyd J. Dowling, Register of Deeds Sarpy Co., NE

COUNTER LM  
RECORD LM  
PROOF LM  
FEES 19.50  
CHECK # 51648  
CITY SPRINGFIELD  
RECORD SPRINGFIELD  
BY SPRINGFIELD



## LEGEND

- P PLAT DISTANCE
- A ACTUAL DISTANCE
- PINS FOUND
- 5/8" REBAR CAPPED #421 UNLESS NOTED
- PINS SET
- 5/8" REBAR CAPPED #604 UNLESS NOTED

## FLOOD PLAIN STATEMENT:

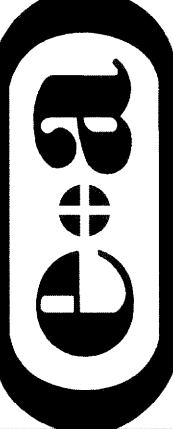
SUBJECT PROPERTY IS LOCATED IN ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP, SARPY COUNTY, NEBRASKA AND INCORPORATED AREAS PANEL 160 OF 255, (CONTAINS COMMUNITY, SPRINGFIELD, CITY OF, 310194 0180 G, MAP EFFECTIVE DATE DECEMBER 2, 2005.

## BASE FLOOD ELEVATIONS

LOT	ELEVATION
LOT 1	1157.5
LOT 2	1157.0
LOT 3	1156.5
LOT 4	1156.0

LOT	AREA (acres)	PRE-DEVELOPED 10 YR PEAK FLOW	
		acres	cfs
LOT 1	1.25	2.91	
LOT 2	2.74	6.39	
LOT 3	1.6	3.73	
LOT 4	1.36	3.17	

E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



HIGHVIEW ADDITION REPLAT TWO  
LOTS 1 THRU 4 INCLUSIVE  
SPRINGFIELD, NEBRASKA

FINAL PLAT

Proj No:	Date:	Designed By:	Drawn By:	Scale:	Sheet
P2006-450-001	04/28/2007	1	JNTDAS	1" = 50'	1 of 1