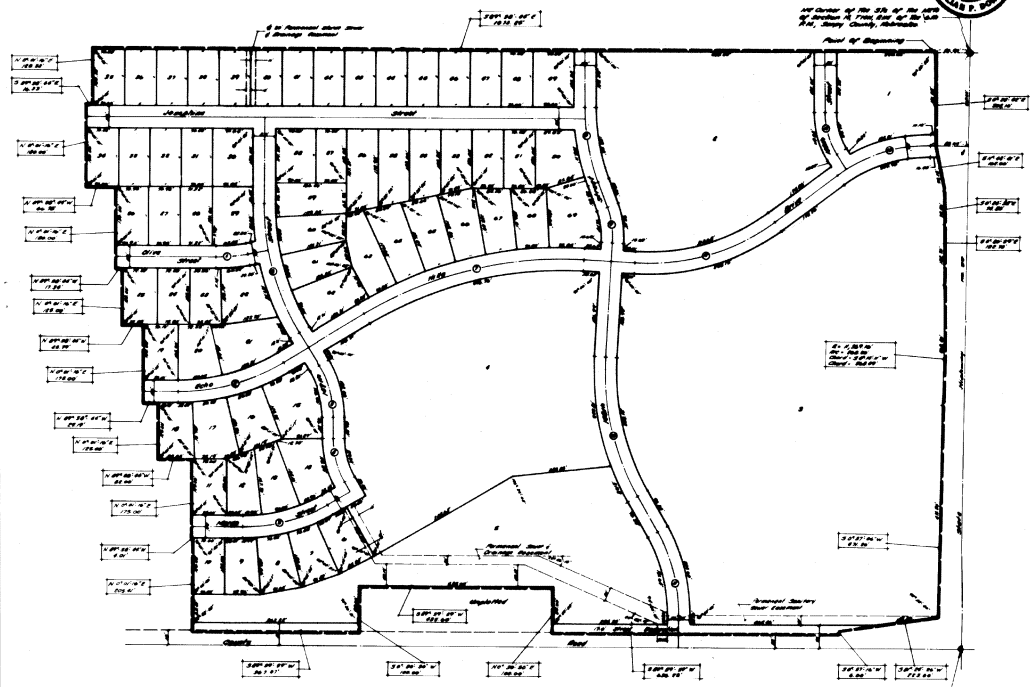
• ECHO HILLS •

Lots 1 thru 69, Inclusive

Being A Platting of Part of The South East Half of The NE¼ of Section 14, T14N, R1E of the 6th P.M., Sarpy County, Nebraska.



Curve Data				
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15

Note: Distances Shown On Curves Are Arc Distances Not Chord Distances.

SURVEYOR'S CERTIFICATE

I, WILLIAM P. DOWNES, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PIPE, ALL CORNERS OF ALL OF THE LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN ECHO HILLS, LOTS 1 THRU 69, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TO WIT: COMMENCING AT THE NE CORNER OF THE S½ OF THE NE¼ OF SAID SECTION 14; THENCE N 89° 56' 44" W (ASSUMED BEARING) ON THE NORTH LINE OF THE S½ OF THE NE¼ OF SECTION 14, 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50; THENCE S 0° 34' 42" E ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 304.10 FEET; THENCE S 11° 42' 41" E ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 102.00 FEET; THENCE S 0° 34' 17" E ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 74.36 FEET; THENCE S 0° 30' 59" E, 60.00 THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 132.70 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50 ON A CURVE TO THE RIGHT (RADIUS BEING 11,369.16 FEET) FOR AN ARC DISTANCE OF 349.36 FEET TO A POINT OF TANGENCY; THENCE S 0° 57' 04" E ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 471.00 FEET; THENCE S 01° 34' 36" W ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 370, 223.00 FEET; THENCE S 0° 57' 16" W ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, 4.00 FEET; THENCE S 89° 59' 59" W ON A LINE 33.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE¼ OF SAID SECTION 14, 634.25 FEET; THENCE N 0° 00' 56" E ON A LINE 911.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NE¼ OF SAID SECTION 14, 100.00 FEET; THENCE S 89° 59' 59" W ON A LINE 133.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE¼ OF SAID SECTION 14, 635.66 FEET; THENCE S 0° 30' 56" W ON A LINE 1367.10 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NE¼ OF SAID SECTION 14, 100.00 FEET; THENCE S 89° 59' 59" W ON A LINE 33.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE¼ OF SAID SECTION14, 367.87 FEET; THENCE N 0° 01' 16" E, 205.41 FEET; THENCE N 89° 58' 44" W, 4.01 FEET; THENCE N 0° 01' 16" E, 175.00 FEET; THENCE N 89° 58' 44" W, 83.00 FEET; THENCE N 0° 01' 16" E, 125.00 FEET; THENCE N 89° 58' 44" W, 29.19 FEET; THENCE N 0° 01' 16" E, 175.00 FEET; THENCE N 89° 58' 44" W, 45.79 FEET; THENCE N 0° 01' 16" E, 125.00 FEET; THENCE N 89° 58' 44" W, 17.34 FEET; THENCE N 0° 01' 16" E, 100.00 FEET; THENCE N 89° 58' 44" W, 50.14 FEET; THENCE N 0° 01' 16" E, 100.00 FEET; THENCE S 89° 58' 44" E, 16.33 FEET; THENCE N 0° 01' 16" E, 125.33 FEET TO A POINT ON THE NORTH LINE OF THE S½ OF THE NE¼ OF SAID SECTION 14; THENCE S 89° 58' 44" E ON SAID NORTH LINE, 1873.25 FEET TO THE POINT OF BEGINNING.

June 19, 1970 — WILLIAM P. DOWNES — REGISTRATION NO. 217

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ECHO HILLS, INC., A NEBRASKA CORPORATION, BEING THE OWNER: EDNA KARLOFF AND ED KARLOFF, (FIRST AND REAL NAME UNKNOWN), HUSBAND OF EDNA KARLOFF, BEING THE MORTGAGEES OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS 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 ECHO HILLS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REMOVE, POLES, WIRES, CONDUCTORS, IRON 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. PROVIDED HOWEVER, SAID SIDE LOT EASEMENTS AND LEADER TYPE THE SPECIFIC CONDITION THAT IF EITHER OR BOTH UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT REMAIN REMOVED FROM SAID EASEMENTS WITHIN SIXTY (60) MONTHS FROM THE REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE THREE EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS BORDERING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LARGE ROCK 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 APPURTENANT USES OR RIGHTS HEREIN GRANTED.

ECHO HILLS, INC. — PRESIDENT — EDNA KARLOFF

ECHO HILLS, INC. — SECRETARY — ED KARLOFF (FIRST AND REAL NAME UNKNOWN)

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska) SS
COUNTY OF Douglas)

ON THIS 24th DAY OF January, 1973, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Edna Karloff AND Ed Karloff OF ECHO HILLS, INC., AND ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY DID ACKNOWLEDGE THE SIGNING OF SAME TO BE THEIR OWN VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL THE LAST DATE APPEARAID.

MY COMMISSION EXPIRES January 13 1975 — NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebr.) SS
COUNTY OF Douglas)

ON THIS 4th DAY OF June, 1973, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Edward A. Karloff AND Edna Karloff OF ECHO HILLS, INC., WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY DID ACKNOWLEDGE THE SIGNING OF SAME TO BE THEIR OWN VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL THE LAST DATE APPEARAID.

MY COMMISSION EXPIRES [illegible] — NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF ECHO HILLS WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 1 DAY OF July, 1973.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY ZONING COMMISSION

THIS PLAT OF ECHO HILLS WAS APPROVED BY THE SARPY COUNTY ZONING COMMISSION THIS 11 DAY OF July, 1973.

CHAIRMAN, SARPY COUNTY ZONING COMMISSION

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 THE _____ DAY OF _____, 1973.

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF ECHO HILLS WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 17th DAY OF July, 1973.

SARPY COUNTY SURVEYOR

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF ECHO HILLS WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 17th DAY OF July, 1973.

SARPY COUNTY BUILDING INSPECTOR

FILED FOR RECORD 10-12-73 AT 1:15 P.M. IN BOOK 6 OF PLATS 19 PAGE 1 Carl L Hibbeler REGISTER OF DEEDS, SARPY COUNTY, NEB.

(1)

Thompson Dreessen & Dorner — Consulting Engineers & Land Surveyors — 10836 Pacific St. Omaha, Nebraska 68114

ECHO HILLS — Drawn By: J.R. — Date: 6-20-70 — Final Plat

Rec # 031617