FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-020459

98 JUL 28 PM 2:43

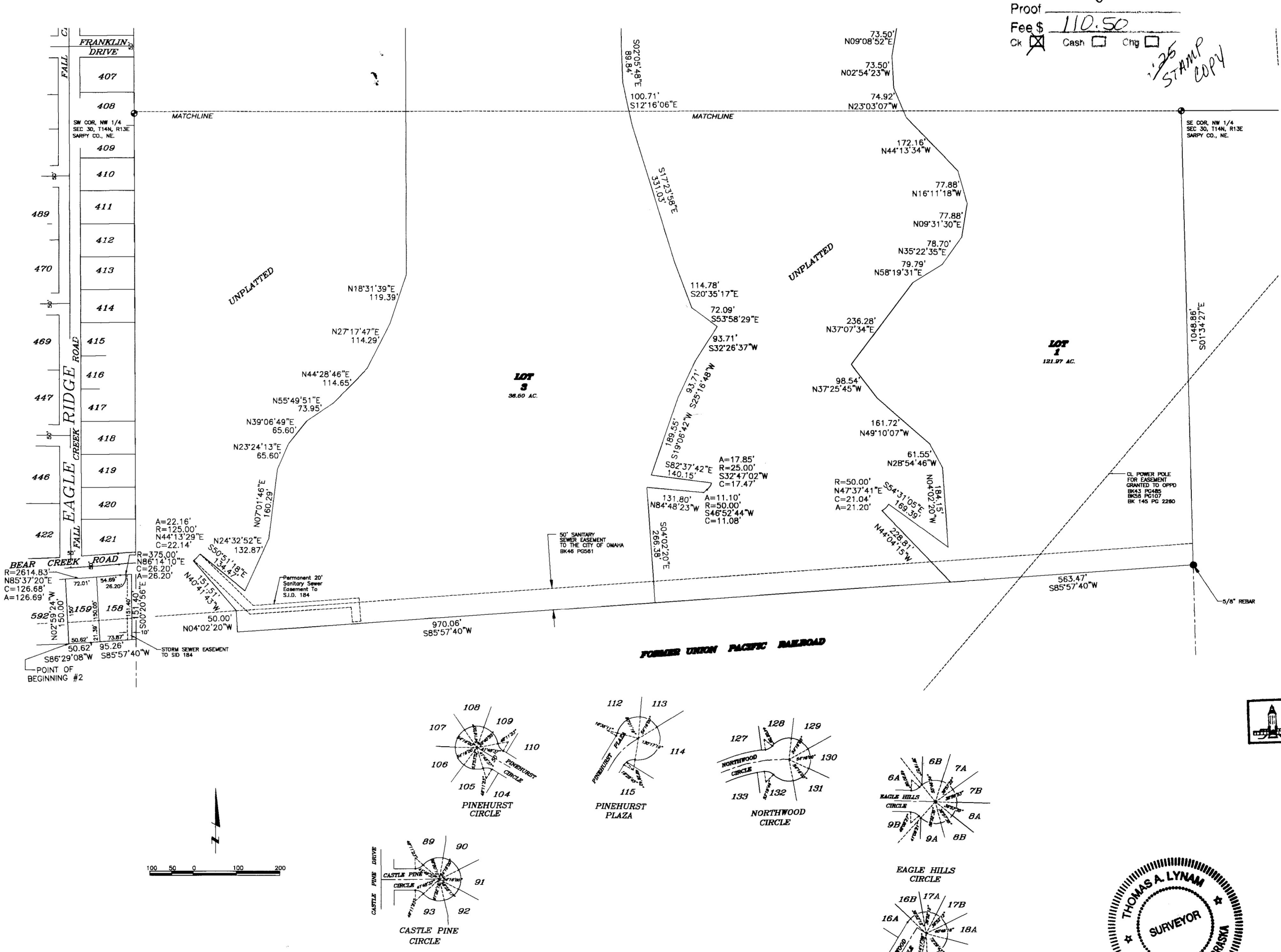
REGISTER OF DEEDS

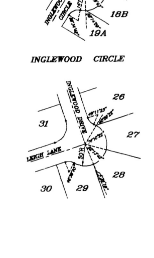
Counter SS
Verify DY
D.E. ____
Proof ____
Fee $ 110.50
Ck ☒ Cash ☐ Chg ☐

:25 STAMP COPY

EAGLE HILLS

LOTS 1 THROUGH 157, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 2, 3A, 4, 5A AND 5B TOGETHER WITH LOT 1 HEINEN ADDITION A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL IN SECTION 30, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY NEBRASKA, AND LOTS 158 AND 159, INCLUSIVE, BEING A REPLATTING OF LOT 593 AND PART OF LOT 594, EAGLE RIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING IN THE EAST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA





NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of all curves on the boundary of the subdivision and that a bond has been posted with the City of Papillion, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of all curves on all lots and streets in said subdivision to be known as EAGLE HILLS being a platting of that part of Tax Lots 2, 3A, 4, 5A and 5B TOGETHER WITH Lot 1, HEINEN ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, all in Section 30, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described by metes and bounds as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 30; Thence South 00°14'35" East (bearings referenced to the Final Plat of EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 51.20 feet along the west line of the said Northwest Quarter of Section 30 to the south right of way line of Cornhusker Road and the TRUE POINT OF BEGINNING; Thence along said south right of way line of Cornhusker Road for the next 13 courses: (1) Thence North 89°41'11" East for 1015.80 feet; (2)Thence South 89°43'45" East for 900.04 feet; (3) Thence North 88°52'33" East for 335.60 feet; (4) Thence South 51°00'57" East for 98.49 feet; (5) Thence North 88°16'56" East for 48.52 feet; (6) Thence North 41°34'50" East for 60.11 feet; (7) Thence South 83°55'35" East for 200.86 feet; (8) Thence North 84°22'04" East for 301.81 feet; (9) Thence North 89°32'15" East for 775.22 feet; (10) Thence North 89°41'51" East for 124.72 feet; (11) Thence South 85°09'35" East for 200.81 feet; (12) Thence South 76°15'59" East for 103.08 feet; (13) Thence South 86°09'24" East for 239.54 feet to the west right of way line of 48th Street; Thence South 01°18'07" East for 2538.07 feet along said west right of way line to the south line of the Northeast Quarter of Section 30; Thence along said south line of the Northeast Quarter of Section 30 for the next 2 courses: (1) Thence South 89°33'11" West for 644.32 feet; (2) Thence South 89°58'17" West for 1330.62 feet to the southeast corner of the Northwest Quarter of Section 30; Thence South 01°34'27" East for 1048.86 feet to the north line of the former Union Pacific Railroad; Thence South 85°57'40" West for 563.47 feet along said north line; Thence North 44°04'15" West for 228.81 feet; Thence along a curve to the left (having a radius of 50 feet and a long chord bearing North 47°37'41" East for 21.04 feet) for an arc length of 21.20 feet; Thence South 54°31'05" East for 169.39 feet; Thence North 04°02'20" West for 184.15 feet; Thence North 28°54'46" West for 61.55 feet; Thence North 49°10'07" West for 161.72 feet; Thence North 37°25'45" West for 98.54 feet; Thence North 37°07'34" East for 236.28 feet; Thence North 58°19'31" East for 79.79 feet; Thence North 35°22'35" East for 78.70 feet; Thence North 09°31'30" East for 77.88 feet; Thence North 16°11'18" West for 77.88 feet; Thence North 44°13'34" West for 172.16 feet; Thence North 23°03'07" West for 74.92 feet; Thence North 02°54'23" West for 73.50 feet; Thence North 09°08'52" East for 73.50 feet; Thence North 21°03'30" East for 71.75 feet; Thence North 32°49'28" East for 71.75 feet; Thence North 44°44'05" East for 73.50 feet; Thence North 55°12'55" East for 76.96 feet; Thence North 56°32'19" East for 164.00 feet; Thence North 57°49'55" East for 79.95 feet; Thence North 65°05'57" East for 75.17 feet; Thence North 73°10'36" East for 79.78 feet; Thence North 16°09'48" West for 126.03 feet; Thence South 73°50'12" West for 33.57 feet; Thence along a curve to the left (having a radius of 675 feet and a long chord bearing South 73°04'52" West for 17.80 feet) for an arc length of 17.80 feet; Thence North 17°40'27" West for 50.00 feet; Thence North 23°25'57" West for 78.37 feet; Thence North 28°05'43" West for 68.68 feet; Thence North 38°40'53" West for 63.61 feet; Thence North 54°02'21" West for 71.42 feet; Thence North 58°53'35" West for 732.71 feet; Thence North 64°57'29" West for 67.89 feet; Thence North 72°28'31" West for 126.00 feet; Thence North 17°33'29" East for 37.45 feet; Thence North 72°26'31" West for 125.00 feet; Thence South 17°33'29" West for 92.68 feet; Thence South 02°02'31" West for 101.84 feet; Thence South 01°04'15" East for 167.96 feet; Thence South 02°25'05" East for 91.12 feet; Thence South 05°41'21" East for 158.44 feet; Thence South 04°10'48" East for 79.18 feet; Thence South 01°04'15" East for 656.00 feet; Thence South 02°05'48" East for 89.84 feet; Thence South 12°16'06" East for 100.71 feet; Thence South 17°23'58" East for 331.03 feet; Thence South 20°35'17" East for 114.78 feet; Thence South 53°58'29" East for 72.09 feet; Thence South 32°26'37" West for 93.71 feet; Thence South 25°16'48" West for 93.71 feet; Thence South 19°06'42" West for 189.55 feet; Thence South 82°37'42" East for 140.15 feet; Thence along a curve to the right (having a radius of 25 feet and a long chord bearing South 32°47'02" West for 17.47 feet) for an arc length of 17.85 feet; Thence along a curve to the left (having a radius of 50 feet and a long chord bearing South 46°52'44" West for 11.08 feet) for an arc length of 11.10 feet; Thence North 84°48'23" West for 131.80 feet; Thence South 04°02'20" East for 266.38 feet to the north line of the former Union Pacific Railroad; Thence South 85°57'40" West for 970.06 feet along said north line; Thence North 04°02'20" West for 50.00 feet; Thence North 40°41'43" West for 151.51 feet; Thence along a curve to the left (having a radius of 125 feet and a long chord bearing North 44°13'29" East for 22.14 feet) for an arc length of 22.16 feet; Thence South 50°51'18" East for 134.47 feet; Thence North 24°32'52" East for 132.87 feet; Thence North 07°01'46" East for 160.29 feet; Thence North 23°24'13" East for 65.60 feet; Thence North 39°06'49" East for 65.60 feet; Thence North 55°49'51" East for 73.95 feet; Thence North 44°28'46" East for 114.65 feet; Thence North 27°17'47" East for 114.29 feet; Thence North 18°31'39" East for 119.39 feet; Thence North 00°14'35" West for 1558.00 feet; Thence North 01°26'46" East for 82.04 feet; Thence South 89°45'25" West for 142.42 feet; Thence South 00°14'35" East for 12.22 feet; Thence South 89°45'25" West for 490.00 feet to the west line of the Northwest Quarter of Section 30; Thence North 00°14'35" West for 1336.13 feet along said west line to the Point of Beginning. Contains 250.90 acres

AND

A REPLATTING of Lot 593 and part of Lot 594, EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described by metes and bounds as follows: Beginning at the southeast corner of Lot 592; Thence North 02°59'24" West (bearings referenced to the Final Plat of EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) a distance of 150.00 feet to the northeast corner of said Lot 592 to the south right of way line of Bear Creek Road; Thence along a curve to the left (having a radius of 2614.83 feet and a long chord bearing North 85°37'20" East for 126.68 feet) for an arc length of 126.69 feet along said south right of way line; Thence along a curve to the right (having a radius of 374.99 feet and a long chord bearing North 86°14'06" East for 26.20 feet) for an arc length of 26.20 feet along said south right of way line; Thence South 00°21'28" East for 151.37 feet to the north right of way line of the former Union Pacific Railroad; Thence South 85°57'40" West for 95.29 feet along said north line; Thence along a curve to the left (having a radius of 2764.83 feet and a long chord bearing North 86°29'08" West for 50.62 feet) for an arc length of 50.62 feet along said north right of way line to the Point of Beginning. Contains 0.52 acres. Total platting contains 251.42 acre.

Robert D. Proett, L.S. 379 — May 12, 1997
Date

NEBRASKA REGISTERED LS-379 LAND SURVEYOR ROBERT D. PROETT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska Corporation, being the sole OWNER and NORWEST BANK NEBRASKA, N.A., MORTGAGEE, of the land described within the Land 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 hereon, said subdivision to be hereafter known as EAGLE HILLS; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Papillion, Nebraska, 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, downguys 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 including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Papillion and Peoples Natural Gas Company, 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 and cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

EAGLE RIDGE DEVELOPMENT COMPANY
a Nebraska corporation, OWNER

By: ____ Michael F. Rogers, President

By: ____ Joseph P. Rogers, Secretary

Norwest Bank Nebraska, N.A.
MORTGAGEE

By: ____ James K. Sterling, Vice President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska } SS
County of Douglas }

On this 12th day of May, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

____ Notary Public

GENERAL NOTARY-State of Nebraska
VERONICA A. BUCHMAN
My Comm. Exp. Oct. 11, 1999

State of Nebraska } SS
County of Douglas }

On this 12th day of May, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Joseph P. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as Secretary of EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

____ Notary Public

GENERAL NOTARY-State of Nebraska
VERONICA A. BUCHMAN
My Comm. Exp Oct. 11, 1999

State of Nebraska } SS
County of Douglas }

On this 12th day of May, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared James K. Sterling, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of Norwest Bank Nebraska, N.A. and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

____ Notary Public

GENERAL NOTARY-State of Nebraska
VERONICA A. BUCHMAN
My Comm. Exp Oct. 11, 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.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY SURVEYOR'S CERTIFICATE

This plat of EAGLE HILLS was reviewed by the Sarpy County Surveyor's Office this 5th day of JAN., 1998

____ Sarpy County Surveyor

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office on this 23rd day of July, 1998

____ DEPUTY
Sarpy County Treasurer

APPROVAL OF CITY PLANNING COMMISSION

This plat of EAGLE HILLS was approved and accepted by the City Planning Commission on this 20th day of May, 1997

Susan Stockwell
Chairman, City Planning Commission

CITY ENGINEER'S CERTIFICATE

This plat of EAGLE HILLS was approved and accepted by the City Engineer of Papillion, Nebraska on this 24 day of July, 1998

____ City Engineer

APPROVAL OF CITY COUNCIL

This plat of EAGLE RIDGE was approved by the City Council of Papillion, Nebraska, on this 27th day of July, 1998

____ Mayor

Christine L. Myers
City Clerk

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

drawn by	AET
designed by	RDP
reviewed by	
revisions	
path\filename	96081\9681F102
references	

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402-496-2498
fax 402-496-2730

EAGLE HILLS
PAPILLION, SARPY COUNTY, NEBRASKA

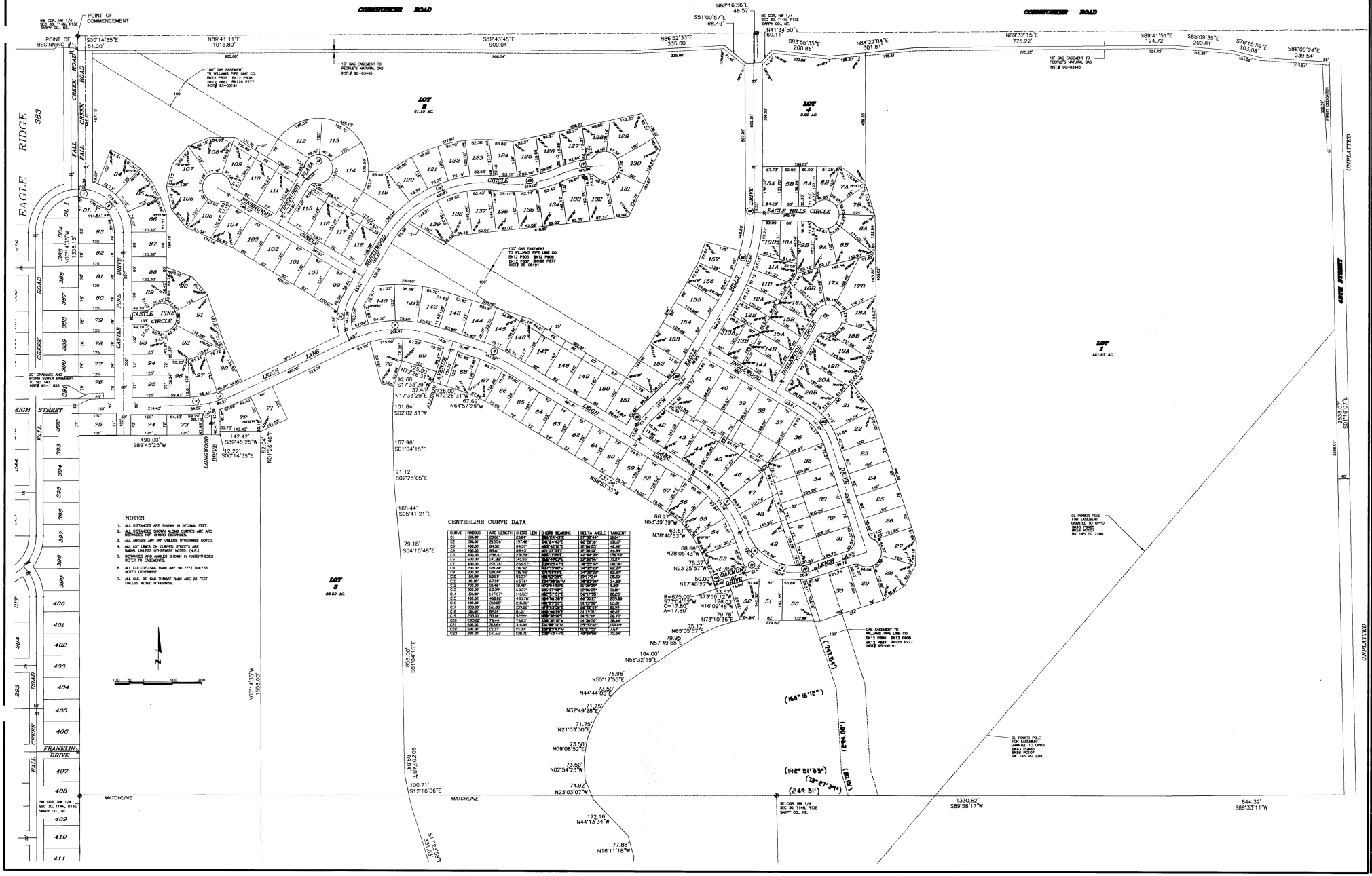
FINAL PLAT

job number-phases	96081-3475
book	page
date	MAY 12, 1997
sheet	2 of 2

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-20459A
98 JUL 28 PM 2:43
REGISTER OF DEEDS

EAGLE HILLS

LOTS 1 THROUGH 157, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 2, 3A, 4, 5A AND 5B TOGETHER WITH LOT 1 HEINEN ADDITION A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL IN SECTION 30, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY NEBRASKA, AND LOTS 158 AND 159, INCLUSIVE, BEING A REPLATTING OF LOT 593 AND PART OF LOT 594, EAGLE RIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING IN THE EAST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1250.00'	20.00'	20.00'	S86°18'43"E	0°55'00"	10.00'
C2	1250.00'	210.04'	197.48'	S81°41'43"E	9°37'51"	105.27'
C3	1450.00'	84.36'	84.27'	N87°48'18"E	3°20'09"	42.20'
C4	1450.00'	89.61'	89.59'	N91°12'26"E	3°32'39"	44.82'
C5	1450.00'	298.41'	297.94'	N84°11'09"E	11°47'29"	149.59'
C6	1450.00'	141.88'	141.82'	N76°39'54"E	5°36'30"	71.01'
C7	1450.00'	271.76'	266.52'	N67°02'47"E	10°44'23"	136.26'
C8	1250.00'	245.74'	245.37'	S67°02'47"W	11°15'59"	123.23'
C9	1250.00'	320.74'	319.90'	S81°41'53"W	14°42'05"	161.07'
C10	1250.00'	58.01'	58.01'	S89°13'56"W	2°39'30"	29.01'
C11	1250.00'	67.46'	65.74'	S87°34'38"W	3°05'34"	33.75'
C12	1250.00'	67.46'	65.74'	S84°29'04"W	3°05'34"	33.75'
C13	1250.00'	63.39'	63.39'	S80°57'48"W	2°54'25"	31.70'
C14	1250.00'	147.27'	145.82'	S86°13'31"W	6°45'00"	80.00'
C15	450.00'	468.82'	435.76'	S64°56'39"W	59°41'27"	259.08'
C16	488.00'	258.02'	255.06'	N81°53'39"W	30°17'56"	131.95'
C17	350.00'	162.09'	160.62'	N74°43'39"W	26°32'24"	82.55'
C18	150.00'	80.88'	79.89'	N89°19'51"W	30°53'31"	41.41'
C19	200.00'	53.14'	52.99'	N74°52'19"W	15°13'19"	26.70'
C20	295.00'	76.44'	76.23'	S36°36'15"W	14°50'56"	38.44'
C21	650.00'	318.64'	315.39'	S29°57'16"E	28°05'27"	162.69'
C22	650.00'	75.73'	75.69'	S42°15'11"E	6°40'34"	37.91'
C23	650.00'	143.82'	143.51'	S52°43'44"E	12°40'50"	72.24'

lamp, rynearson & associates, inc.
surveying
13710 west center road, suite 100
omaha, nebraska 68144-3326
ph. 402 496 2498
fax 402 496 2790

EAGLE HILLS
PAPILLION, SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by AET
designed by RDP
reviewed by
revisions
path\filename 96081\96081101
references

job number-phase 96081-3475
book page
date MAY 12, 1997
sheet 1 of 2