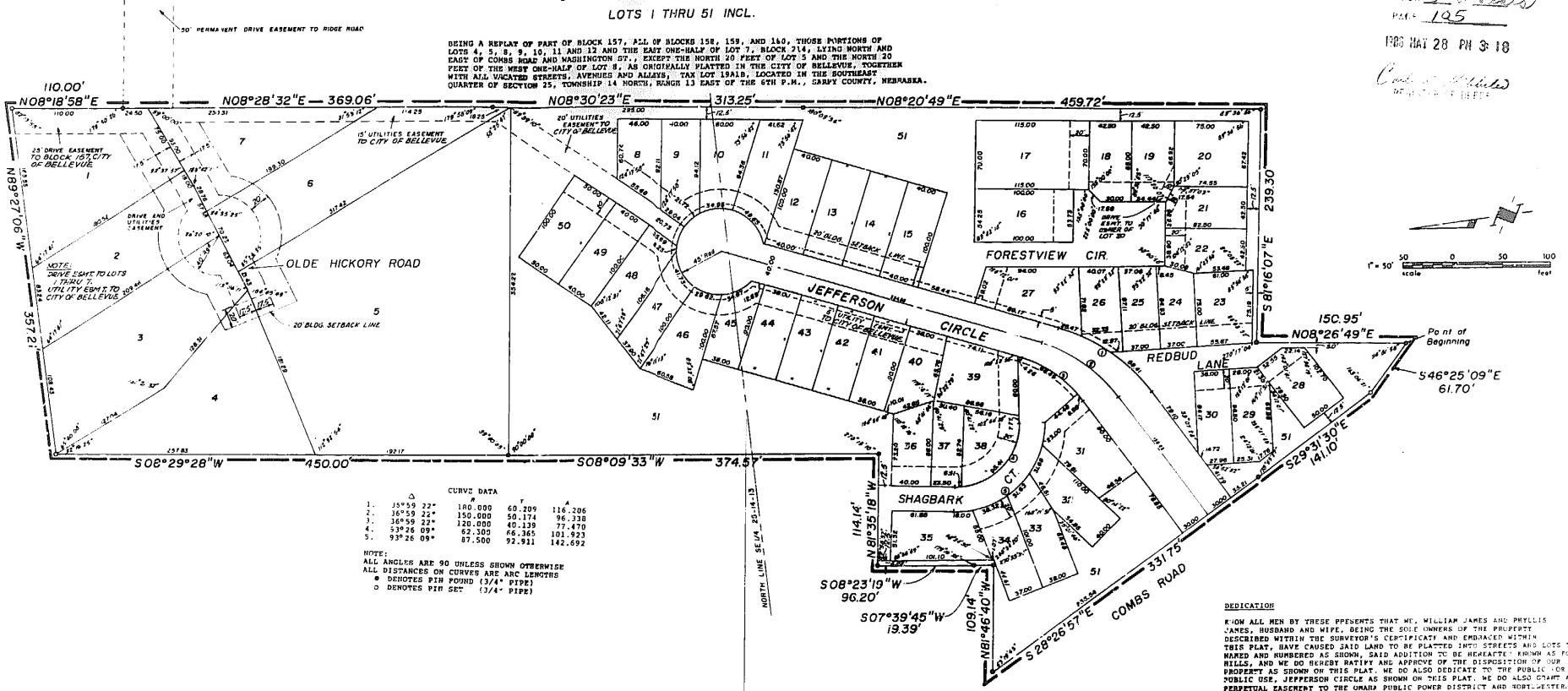
FOREST HILLS

LOTS 1 THRU 51 INCL.

8-105

FILED [illegible] 59.00
BOOK 8 of Plats
PAGE 105
1986 MAY 28 PM 3:18
[illegible] of Deeds

BEING A REPLAT OF PART OF BLOCK 157, ALL OF BLOCKS 158, 159, AND 160, THOSE PORTIONS OF LOTS 4, 5, 8, 9, 10, 11 AND 12 AND THE EAST ONE-HALF OF LOT 7, BLOCK 214, LYING NORTH AND EAST OF COMBS ROAD AND WASHINGTON ST., EXCEPT THE NORTH 20 FEET OF LOT 5 AND THE NORTH 20 FEET OF THE WEST ONE-HALF OF LOT 8, AS ORIGINALLY PLATTED IN THE CITY OF BELLEVUE, TOGETHER WITH ALL VACATED STREETS, AVENUES AND ALLEYS, TAX LOT 19A1B, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



CURVE DATA

	Δ	R	T	A
1.	35°59 22"	180.000	60.209	116.206
2.	36°59 22"	150.000	50.174	96.338
3.	36°59 22"	120.000	40.139	77.470
4.	53°26 09"	62.300	66.365	101.923
5.	93°26 09"	87.500	92.911	142.692

NOTE:
ALL ANGLES ARE 90 UNLESS SHOWN OTHERWISE
ALL DISTANCES ON CURVES ARE ARC LENGTHS
● DENOTES PIN FOUND (3/4" PIPE)
○ DENOTES PIN SET (3/4" PIPE)

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND END OF CURVES IN FOREST HILLS, BEING A REPLAT OF PART OF BLOCK 157, ALL OF BLOCKS 158, 159, AND 160, THOSE PORTIONS OF LOTS 4, 5, 8, 9, 10, 11 AND 12 AND THE EAST ONE-HALF OF LOT 7, BLOCK 214, LYING NORTH AND EAST OF COMBS ROAD AND WASHINGTON ST., EXCEPT THE NORTH 20 FEET OF LOT 5 AND THE NORTH 20 FEET OF THE WEST ONE-HALF OF LOT 8, AS ORIGINALLY PLATTED IN THE CITY OF BELLEVUE, TOGETHER WITH ALL VACATED STREETS, AVENUES AND ALLEYS & TAX LOT 19A1B, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TAX19A1B, THENCE N 08°26' 49" E (ASSUMED BEARING) ALONG THE EAST LINE OF TAX LOT 19A1B, 150.95 FEET, THENCE S 81°16'07" E 239.30 FEET TO A POINT ON THE WEST LINE OF RIVERVIEW HEIGHTS SUB., THENCE NORTHERLY ALONG THE WEST LINE OF RIVERVIEW HEIGHTS SUB. ALONG THE FOLLOWING 4 COURSES, 1.) N 08°20'49" E 459.72 FEET, 2.) N 08°16'23" E 313.25 FEET, 3.) N 08°28'32" E 369.06 FEET, 4.) N 08°18'58" E 110.00 FEET, THENCE N 89°27'06" W 357.21 FEET, THENCE S 08°29'28" W 450.00 FEET, THENCE S 08°09'33" W 374.57 FEET, THENCE N 81°35'18" W 114.14 FEET, THENCE S 08°23'19" W 96.20 FEET, THENCE S 07°39' 45" W 19.39 FEET, THENCE N 81°46'40" W 109.14 FEET TO A POINT ON THE EAST R.O.W. OF COMBS ROAD, THENCE CONTINUING ALONG SAID EAST R.O.W. OF COMBS ROAD ALONG THE FOLLOWING 3 COURSES, 1.) S 28°26' 57" E 331.75 FEET, 2.) S 29°31'30" E 141.10 FEET, 3.) S 46°25' 09" E 61.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.28 ACRES, MORE OR LESS.

RONALD D. HILL, L.S. NO. 577 — DATE MAY 2, 1986

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE [illegible] SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF "FOREST HILLS", THIS 9th DAY OF May, 1986.

Norman Whitney
SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "FOREST HILLS" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THE 1st DAY OF May, 1986.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "FOREST HILLS" WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THE [illegible] DAY OF [illegible], 1986.

ATTEST: CITY CLERK — MAYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM JAMES AND PHYLLIS JAMES, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS FOREST HILLS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE, JEFFERSON CIRCLE AS SHOWN ON THIS PLAT. WE DO ALSO 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 RENEW, POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND OVERHEAD 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 ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT BOUNDARY LOT LINES. 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 AFORE' ID USES OR RIGHTS HEREIN CRANTED.

IN WITNESS HEREOF, WE DO HEREBY SET OUR HANDS THIS ___ DAY OF _____, 1986.

WILLIAM JAMES — PHYLLIS JAMES

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS ___ DAY OF _____, 19__, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED WILLIAM JAMES AND PHYLLIS JAMES, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC