

H A R P E R V A L L E Y

Lots 1 thru 65 Inclusive. A replat of tax lots 8, 9, & 10 located in the West Half of the SE ½ - SEC - 7-14-13 Douglas County, Nebraska.

DEED INDEX 86/155

MTG. INDEX 86/155

PLAT 1628/463

PLAT IN BACK OF BOOK

#55

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
11 DAY OF July 1979 AT 2:34 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS \$19.50

HARPER VALLEY

BOOK 1628 PAGE 463



LOTS 1 THRU 65 INCL.

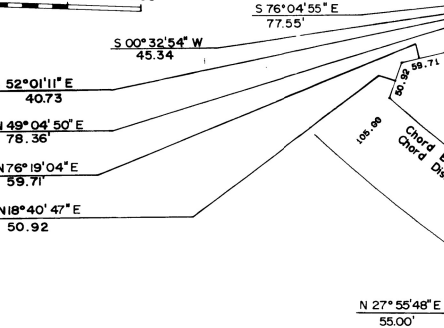
A REPLAT OF TAX LOTS 8, 9 & 10, LOCATED IN THE WEST HALF OF THE S.E. 1/4 - SEC. 7-14-13, DOUGLAS COUNTY, NEBRASKA.

CURVE DATA

Δ	RADIUS	TANGENT	ARC	D
1. 24°37'12"	145.00	31.64	62.30	39.5143
2. 24°37'12"	130.00	28.36	55.86	44.0737
3. 20°44'44"	400.00	73.21	144.83	14.3240
4. 14°37'26"	400.00	51.32	102.09	14.3240
5. 90°00'00"	75.00	75.00	117.81	76.3944
6. 15°35'15"	300.00	41.06	81.62	19.0986
7. 90°00'00"	75.00	75.00	117.81	76.3944
8. 104°28'39"	35.00	45.19	63.82	163.7023



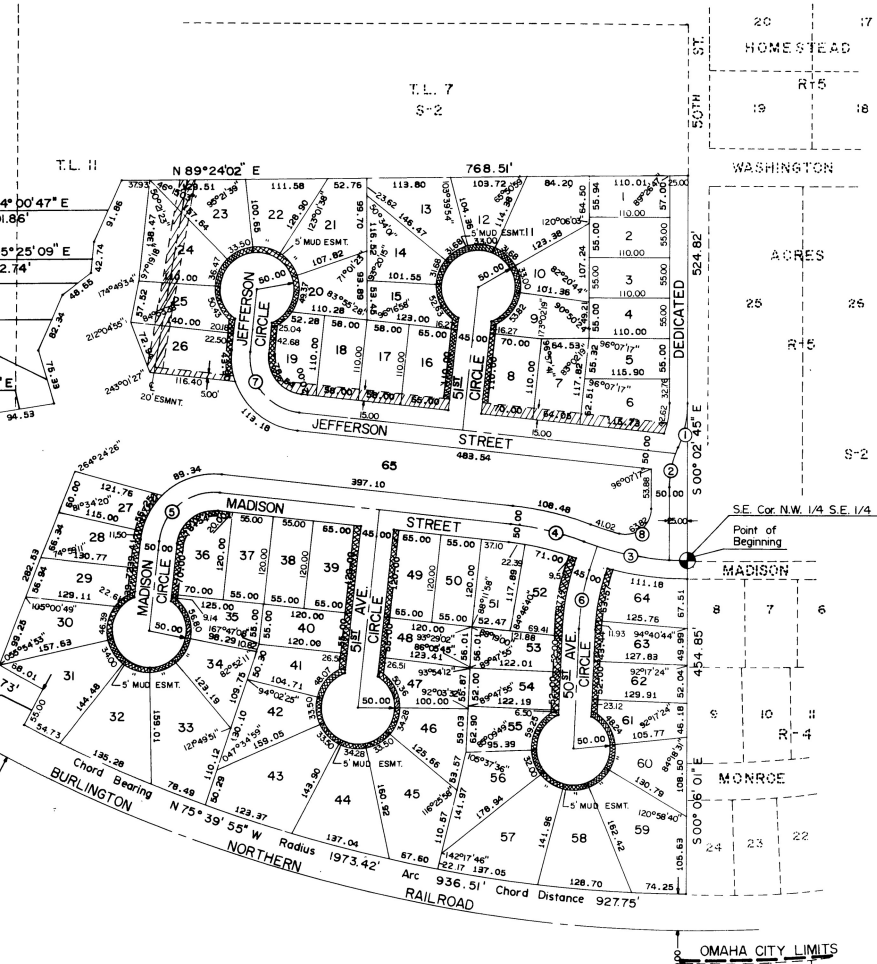
SCALE IN FEET
0 100 200



PERPETUAL UNDERGROUND UTILITY EASEMENT GRANTED TO M.U.D., RESERVING TO OWNER THE RIGHT PAVE, LANDSCAPE OR OTHERWISE USE THE SURFACE AREA EXCEPT FOR BUILDINGS OR TREES. SECTION 56.04.070(5) OMAHA MUNICIPAL CODE

PERPETUAL SANITARY EASEMENT TO CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

NOTES:
1.) ALL ANGLES 90° UNLESS OTHERWISE NOTED.
2.) ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT URBAN LAND INVESTMENT, INC., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS 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 ADDITION TO BE HEREAFTER KNOWN AS HARPER VALLEY, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTH-WESTERN 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 THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SIGNALS OF ALL KINDS AND THE RECEIPTION ON, 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 LINE OF ALL INTERIOR LOTS "LINES" AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY 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 EASEMENT WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 HEREBY GRANTED.

IN WITNESS WHEREOF I DO SET MY NAME THIS 10TH DAY OF APRIL 1979.

Ronald D Hill
RONALD D. HILL, VICE PRESIDENT
URBAN LAND INVESTMENT, INC.

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 ENDS OF CURVES IN HARPER VALLEY, A REPLAT OF TAX LOTS 8, 9 AND 10, LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P. M., DOUGLAS COUNTY, NEBRASKA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, TOWNSHIP 14 NORTH, RANGE 13 EAST, DOUGLAS COUNTY, NEBRASKA; THENCE S 00°06'01" E (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 454.85 FEET TO A POINT ON THE NORTH R.O.W. OF BURLINGTON NORTHERN RAILROAD, THENCE NORTHWESTERLY ALONG SAID R.R. R.O.W. ALONG A CURVE TO THE RIGHT, CHORD BEARING N 75°39'55" W CHORD DISTANCE 927.75 FEET, RADIUS 1973.42 FEET AN ARC DISTANCE OF 936.51 FEET, THENCE N 27°55'48" E CONTINUING ALONG SAID R.R. R.O.W. A DISTANCE OF 55.00 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT CONTINUING ALONG SAID R.R. R.O.W. (CHORD BEARING N 55°00'30" W, CHORD DISTANCE 471.53 FEET, RADIUS 1918.42 FEET) AN ARC DISTANCE OF 472.73 FEET, THENCE N 18°40'47" E A DISTANCE OF 50.92 FEET, THENCE N 76°19'04" E A DISTANCE OF 59.71 FEET, THENCE N 49°04'50" E A DISTANCE OF 78.36 FEET, THENCE S 52°01'11" E A DISTANCE OF 40.73 FEET, THENCE S 00°32'54" W A DISTANCE OF 45.34 FEET, THENCE S 76°04'55" E A DISTANCE OF 42.74 FEET, THENCE N 24°00'47" E A DISTANCE OF 91.86 FEET TO THE NORTHWEST CORNER OF AFORESAID TAX LOT 8, THENCE N 89°24'02" E ALONG THE NORTH LINE OF SAID TAX LOT 8 A DISTANCE OF 768.51 FEET TO THE NORTHEAST CORNER OF TAX LOT 8, THENCE S 00°02'45" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING ALSO THE CENTERLINE OF 50TH STREET A DISTANCE OF 524.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.78 ACRES MORE OR LESS.

COUNTY TREASURERS CERTIFICATE

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

DATE 5/12/79

Small
DOUGLAS COUNTY TREASURER

APPROVAL OF DOUGLAS COUNTY SURVEYOR
I HEREBY REVIEW THIS PLAT OF HARPER VALLEY (LOTS 1 THRU 65, INCLUSIVE)
THIS 10 TH DAY July 1979.

Laura J. ...
DOUGLAS COUNTY SURVEYOR

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA

DATE APRIL 5, 1979

Ronald D Hill
RONALD D. HILL L.S. NO. 373

REGISTERED LAND SURVEYOR
RONALD D.

