HERITAGE HILL

LOTS 1 THRU 37, INCLUSIVE

BEING A REPLATTING OF PART OF LOT G4, SOUTH PARK, AS SURVEYED, PLATTED AND RECORDED AND A PLATTING OF PARTS OF TAX LOT 3 AND TAX LOT 4A IN THE SW¼ OF SECTION 17, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

15' PERMANENT UTILITY EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT.

10' PERMANENT SANITARY SEWER & PEDESTRIAN ACCESS EASEMENT GRANTED TO S.I.D. NO. 132.

EASEMENT DETAIL

20' PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OMAHA.

20' PERMANENT DRAINAGE EASEMENT GRANTED TO S.I.D. NO. 132

10' PERMANENT UTILITY EASEMENT GRANTED TO UTILITY COMPANIES MENTIONED IN DEDICATION.

DETAIL SEWER EASEMENT

NW CORNER OF THE SW¼ OF SECTION 17, T14N, R13E OF THE 6th P.M., SARPY CO., NEBRASKA.

POINT OF BEGINNING

LOT G8 SOUTH PARK

BERNADETTE

AVENUE

Existing Pavement

SEE ENLARGEMENT BELOW

ENLARGEMENT OF R.O.W. CHANGE

NO SCALE

PERMANENT DRAINAGE EASEMENT GRANTED TO S.I.D. NO. 132

NEW R.O.W. LINE

PREVIOUS R.O.W. LINE

℄ EXISTING PAVEMENT

PERMANENT SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.

POINT OF BEGINNING

GRAPHIC SCALE

CENTERLINE CURVE DATA

1. Δ = 9°45'00"	2. Δ = 12°35'20"	3. Δ = 47°20'00"
D = 2.0561	D = 5.4295	D = 30.5739
T = 90.00'	T = 75.00'	T = 70.00'
L = 179.94'	L = 149.40'	L = 185.55'
R = 2,747.22'	R = 977.95'	R = 185.53'

CURVE DATA

4. Δ = 92°01'07"	5. Δ = 42°50'58"
D = 22.5145	D = 51.1901
T = 92.00'	T = 44.39'
L = 120.79'	L = 55.95'
R = 216.09'	R = 111.91'

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and that iron pipes will be placed at all lot corners, angle points and at the ends of all curves. Said subdivision to be known as Heritage Hill Lots 1 thru 37, inclusive, being a replatting of part of Lot 64, South Park, as surveyed, platted and recorded and a platting of parts of Tax Lot 3 and Tax Lot 4A located in the SW¼ of Section 17, T14N, R13E of the 6th P.M., all in Sarpy County, Nebraska, all more particularly described as follows: Beginning at the SW corner of Lot 63 said South Park; thence S89°59'47"E (assumed bearing) on the South line of Lot 63 said South Park, 372.28 feet to the SE corner of Lot 63 said South Park; thence N00°10'17"W on the East line of Lot 63, said South Park, 328.49 feet to the NE corner of Lot 63, said South Park said point being on the South line of Lot 19, Pawnee Hills as surveyed, platted and recorded; thence N89°59'52"E on the South line of Lots 19 thru 24, inclusive and Lots 66 and 76 said Pawnee Hills, 634.71 feet to the NW corner of said Lot 64, South Park said corner being on the centerline of an existing creek; thence Southerly on the East line of said Lot 64 South Park and the center line of said existing creek on the following described courses: Thence S35°34'00"W, 90.01 feet; thence S35°28'02"E, 173.43 feet; thence S05°54'00"W, 46.58 feet to the North R.O.W. line of Margo Street; thence Westerly on the following described courses on the North R.O.W. line of said Margo Street; thence S38°19'00"E, 116.05 feet; thence S79°09'19"W, 341.41 feet; thence S89°52'44"W, 90.42 feet; thence S82°22'38"W, 180.78 feet; thence S88°57'43"W, 372.38 feet to the West line of said Tax Lot 4; thence N00°10'05"W on the West line of said Tax Lot 4, 118.35 feet to the point of beginning, together with that part described as follows: Beginning at the SE corner of said Tax Lot 3; thence S89°57'30"W (assumed bearing) on the South line of said Tax Lot 3, 568.45 feet to a point on the centerline of an existing creek; thence N28°27'30"E on said centerline of a creek, 107.00 feet; thence N40°57'30"E on said centerline of a creek, 183.00 feet; thence S53°08'03"E, 81.11 feet to a point on a curve; thence Northeasterly on a 50.00 foot radius curve to the right, chord bearing N32°29'57"E, chord distance of 19.87 feet for an arc distance of 20.00 feet to a point of tangency; thence N43°57'30"E, 85.13 feet to a point of curve; thence Northeasterly on a 216.09 foot radius curve to the left, chord bearing N27°56'57"E, chord distance of 119.19 feet for an arc distance of 120.76 feet to a point of tangency; thence N11°56'23"E, 116.24 feet to a point of curve; thence Northwesterly on a 160.58 foot radius curve to the left, chord bearing N06°45'00"W, chord distance of 103.48 feet for an arc distance of 105.39 feet to a point on the Southerly R.O.W. line of said Margo Street; thence N10°15'06"E on the Southerly R.O.W. line of said Margo Street, 30.25 feet; thence N53°22'59"E on the Southerly R.O.W. line of said Margo Street, 84.08 feet; thence N89°48'03"E, 121.14 feet to the NE corner of said Tax Tax 3; thence S00°01'20"E on the East line of said Tax Lot 3, 662.90 feet to the point of beginning.

August 15, 1984
DATE

James D. Warner
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIKE FELDMAN, TRUSTEE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED, AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS Heritage Hill AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLE, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') 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. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. 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 LOOSE 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

Mike Feldman, Trustee
MIKE FELDMAN, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF Douglas) SS

The foregoing instrument was acknowledged before me this 29th day of August, 1984, by Mike Feldman

Inge Pletzer
NOTARY PUBLIC

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 11 day of Sept, 1984.

COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Heritage Hill was approved by the Sarpy County Surveyor this 11th day of September, 1984.

Norman Whitney
SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

This plat of Heritage Hill was approved by the Bellevue City Planning Department this 13th day of September, 1984.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

This plat of Heritage Hill was approved by the Bellevue City Council this 24th day of September, 1984.

MAYOR / PRESIDENT

CITY CLERK

24.50
S. Plat
75
1985 AUG -2 PM 12 58
REGISTER OF DEEDS

08947

SURVEYOR
NORMAN WHITNEY
SARPY COUNTY, NEBR.

SCALE 1"=100'
DATE 8-15-84
DRAWN BY JP
CHECKED BY
REVISION

HERITAGE HILL
FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

15
129-104