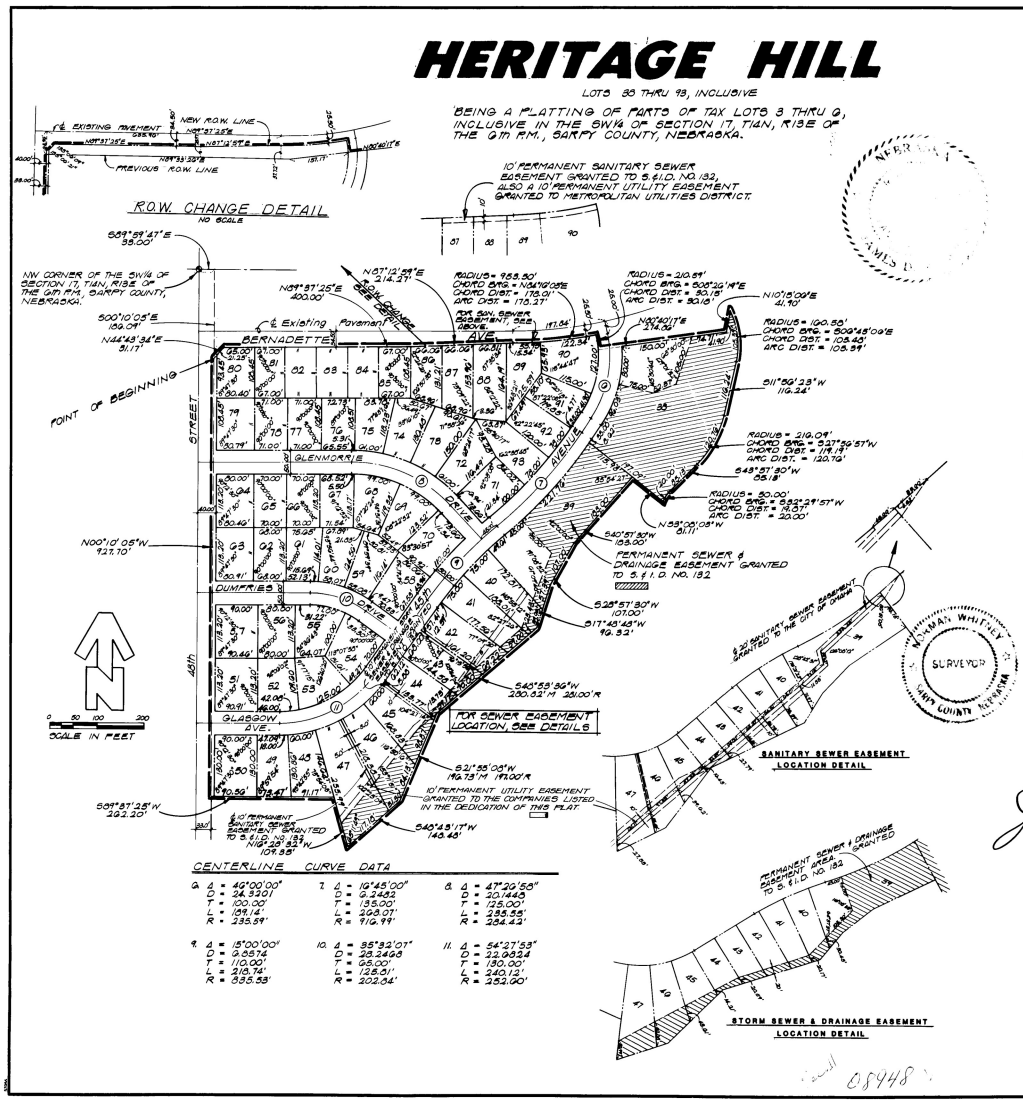
HERITAGE HILL

LOTS 88 THRU 98, INCLUSIVE

BEING A PLATTING OF PARTS OF TAX LOTS 3 THRU 6, INCLUSIVE IN THE SW¼ OF SECTION 17, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE DATA

6. Δ = 46°00'00"	7. Δ = 10°45'00"	8. Δ = 47°26'58"
D = 24.9301	D = 9.2452	D = 20.7445
T = 100.00'	T = 135.00'	T = 135.00'
L = 199.14'	L = 298.07'	L = 285.54'
R = 235.59'	R = 910.99'	R = 264.23'
9. Δ = 15°00'00"	10. Δ = 95°32'07"	11. Δ = 54°27'53"
D = 9.5674	D = 25.2403	D = 22.9234
T = 110.00'	T = 95.00'	T = 130.00'
L = 218.74'	L = 126.01'	L = 240.12'
R = 385.53'	R = 202.54'	R = 252.90'

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 of said subdivision to be hereinafter known as Heritage Hill Lots 38 thru 93 inclusive, being a platting of part of Tax lots 3 thru 6, inclusive located in the SW¼ of Section 17, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, all more particularly described as follows: Commencing at the NW Corner of said SW¼; thence S89°59'47"E (assumed bearing) on the North line of said SW¼; 33.00 feet; thence S00°10'05"E on a line 33.00 feet East of and parallel to the West line of said SW¼, 186.09 feet to the point of beginning, said point being on the proposed Southerly R.O.W. line of Bernadette Avenue, thence Easterly on the proposed Southerly R.O.W. line of Bernadette Avenue on the following described courses; thence N44°43'34"E, 31.17 feet; thence N89°37'25"E, 400.00 feet; thence N87°12'59"E, 214.27 feet to a point on a curve; thence Northeasterly on a 953.50 foot radius curve to the left, chord bearing N84°16'03"E, chord distance of 178.01 feet, for an arc distance of 178.27 feet; thence Southeasterly on a 210.59 foot radius curve to the right, chord bearing S09°26'19"E, chord distance of 30.15 feet, for an arc distance of 30.18 feet to the existing Southerly R.O.W. line of Bernadette Avenue; thence N80°40'17"E on the existing Southerly R.O.W. line of Bernadette Avenue, 274.86 feet; thence N10°15'00"E on the existing Southerly R.O.W., line of Bernadette Avenue, 41.90 feet; thence Southeasterly on a 150.58 foot radius curve to the right, chord bearing S06°45'06"E, chord distance of 105.48 feet, for an arc distance of 105.39 feet to a point of tangency; thence S11°56'37"E, 116.24 feet to a point of curve; thence Southeasterly on a 216.09 foot radius curve to the right, chord bearing S27°56'57"E, chord distance of 119.19 feet, for an arc distance of 120.76 feet to a point of tangency; thence, S43°57'30"E, 85.15 feet to a point of curve; thence Southeasterly on a 50.00 foot radius curve to the left, chord bearing S32°29'57"E, chord distance of 19.87 feet, for an arc distance of 20.00 feet; thence N55°08'03"E, 81.11 feet to the centerline of an existing creek; thence S40°57'30"E on the centerline of said creek, 183.06 feet; thence S28°57'30"E on the centerline of said creek, 107.00 feet; thence S17°48'48"E, 96.32 feet to a point on the Westerly line of Outlot 2, Southern Valley Addition, as surveyed, platted and recorded in Sarpy County, Nebraska, thence S48°53'36"W on the Westerly line of Outlots 1 and 2 said Southern Valley Addition, 280.82 feet; thence S21°55'08"W on the Westerly line of Outlot 1 said Southern Valley Addition, 196.73 feet; thence S48°43'17"W on the Westerly line of Outlot 1 said Southern Valley Addition, 148.48 feet; thence N14°28'32"W, 109.35 feet; thence S89°37'25"W, 262.20 feet; thence N00°10'05"W on a line 33.00 feet East of and parallel to the West line of said SW¼, 927.70 feet to the point of beginning.

12-6-84
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 Public 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

The foregoing instrument was acknowledged before me this 16 day of January 1985 by Mark E. Olson

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 15 day of January, 1985.

Kathleen G. Ingram
SARPY COUNTY TREASURER
Elaine Jenkins

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Heritage Hill was approved by the Sarpy County Surveyor this 15 day of JANUARY, 1985.

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 17th day of January, 1985.

Eugene Peterson
CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

This plat of Heritage Hill was approved by the Bellevue City Council this 4th day of June, 1985

Joseph H. Baldwin
MAYOR

Beverly Hedy
CITY CLERK

PRESIDENT

3358
Plats
76
1985 AUG -2 PM 12:56
Register of Deeds
Sarpy County, Nebraska

08448

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

HERITAGE HILL
FINAL PLAT

SAVED ON STORAGE
DATE DEC. 6, 1984
DRAWN BY J.P.
CHECKED BY
REVISION

76
129-104