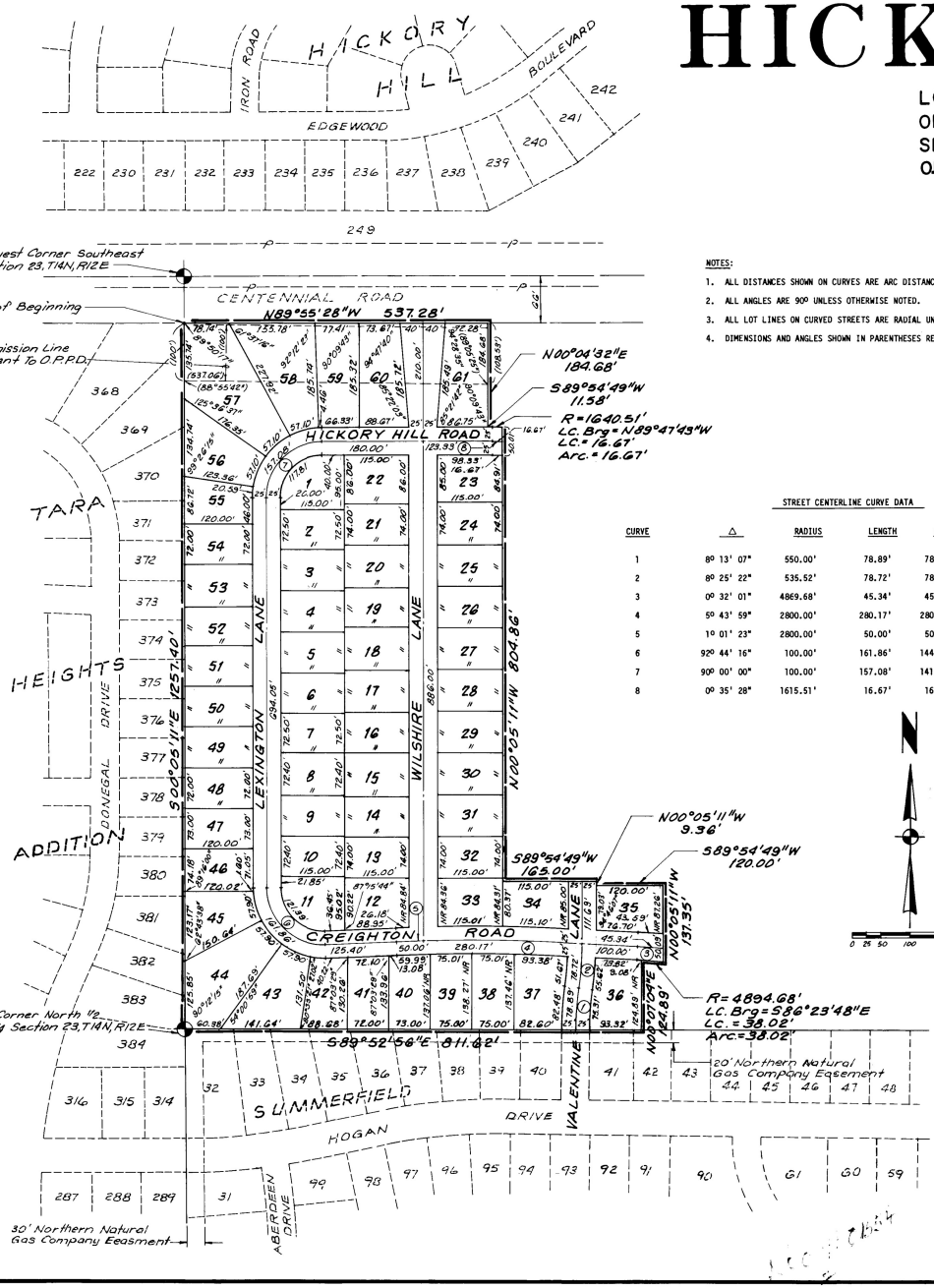
HICKORY HILL II

8-95

LOTS 1 – 61 INCLUSIVE, BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED.
4. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

STREET CENTERLINE CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD	DEGREE OF CURVE
1	8° 13' 07"	550.00'	78.89'	78.82'	10.4174°
2	8° 25' 22"	535.52'	78.72'	78.65'	10.6991°
3	0° 32' 01"	4869.68'	45.34'	45.34'	1.1766°
4	5° 43' 59"	2800.00'	280.17'	280.06'	2.0463°
5	1° 01' 23"	2800.00'	50.00'	50.00'	2.0463°
6	92° 44' 16"	100.00'	161.86'	144.76'	57.2958°
7	90° 00' 00"	100.00'	157.08'	141.42'	57.2958°
8	0° 35' 28"	1615.51'	16.67'	16.67'	3.5466°

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the Subdivision herein and that temporary monuments have been placed at all angle points on the boundary of the plat 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 corners of all lots, streets, angle points and ends of all curves; said Subdivision to be known as HICKORY HILL II (Lots 1 thru 61, inclusive) being a platting of part of the North 1/2 of the Southeast 1/4 of Section 23, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the Northwest corner of the Southeast 1/4 of said Section 23; thence S 0°05'11" E (bearings based on the Hickory Hill recorded plat) for 66.00 feet along the West line of the Southeast 1/4 of said Section 23 to the South line of Centennial Road and the TRUE POINT OF BEGINNING; thence continuing S 0°05'11" E for 1257.40 feet along said West line to the South line of the North 1/2 of the Southeast 1/4 of said Section 23; thence S 89°52'56" E for 811.62 feet along said South line; thence N 0°07'04" E for 124.89 feet; thence along a curve to the left (having a radius of 4894.68 feet and a long chord bearing S 86°23'48" E for 38.02 feet) for an arc distance of 38.02 feet; thence N 0°05'11" W for 137.35 feet; thence S 89°54'49" W for 120.00 feet; thence N 0°05'11" W for 9.36 feet; thence S 89°54'49" W for 165.00 feet; thence N 0°05'11" W for 804.86 feet; thence along a curve to the left (having a radius of 1640.51 feet and a long chord bearing N 89°47'43" W for 16.67 feet) for an arc distance of 16.67 feet; thence S 89°54'49" W for 11.58 feet; thence N 0°04'32" E for 184.68 feet to the South line of Centennial Road; thence N 89°55'28" W for 537.28 feet parallel with and 66.00 feet South of the North line of the Southeast 1/4 of said Section 23 to the TRUE POINT OF BEGINNING. Contains 17.82 acres.

Sept 18, 1985
Date

Robert D. Proett, Registered Land Surveyor No. 379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, WESTGATE PLAZA, INC. (a Nebraska Corporation), being the sole owner of the land described within the 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, said subdivision to be hereafter known as HICKORY HILL II, 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, for public use, the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the 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, 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 for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and 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 subdivision; 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 (16') foot easement is not occupied by utility facilities, and if required 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.

WESTGATE PLAZA, INC. a Nebraska Corporation

By: [redacted]
Franklin P. Rogers, President

Attest: _____
Secretary

36.02

8 Plats 95

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska)
SS
County of Douglas)

On this [redacted] day of [redacted], 198 , A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared FRANKLIN P. ROGERS, who is personally known to me to be the President of Westgate Plaza, Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer of said Corporation.
Witness my hand and official seal the date last aforesaid.

_____
Notary Public

APPROVAL OF CITY PLANNING COMMISSION

This plat of HICKORY HILL II was approved by the City Planning Commission of the City of Papillion this 30th day of September 1985.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of HICKORY HILL II was approved and accepted by the City Council of Papillion on this 11 day of Feb., 1986.

Mayor

City Clerk

ENGINEER'S CERTIFICATE

This plat of HICKORY HILL II was approved and accepted by the City Engineer of Papillion, Nebraska, this 11 day of Feb., 1986.

City Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 30 day of Sept, 1985

Sarpy County Treasurer
by A. Elaine Jensen Deputy

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of HICKORY HILL II (Lot 1 through 61, inclusive) this 30 day of Sept. 1985.

Sarpy County Surveyor

SARPY COUNTY, NEBRASKA SURVEYOR

FINAL PLAT

lamp, rynearson & associates, inc.
architects engineers surveyors planners
9290 west dodge road omaha, nebraska 68114 402-397-3008

HICKORY HILL II
SARPY COUNTY NEBRASKA

designer MPM
draftsman RC
revisions

job number 830066-776
date 16 SEPT. 85
sheet 1 of 1