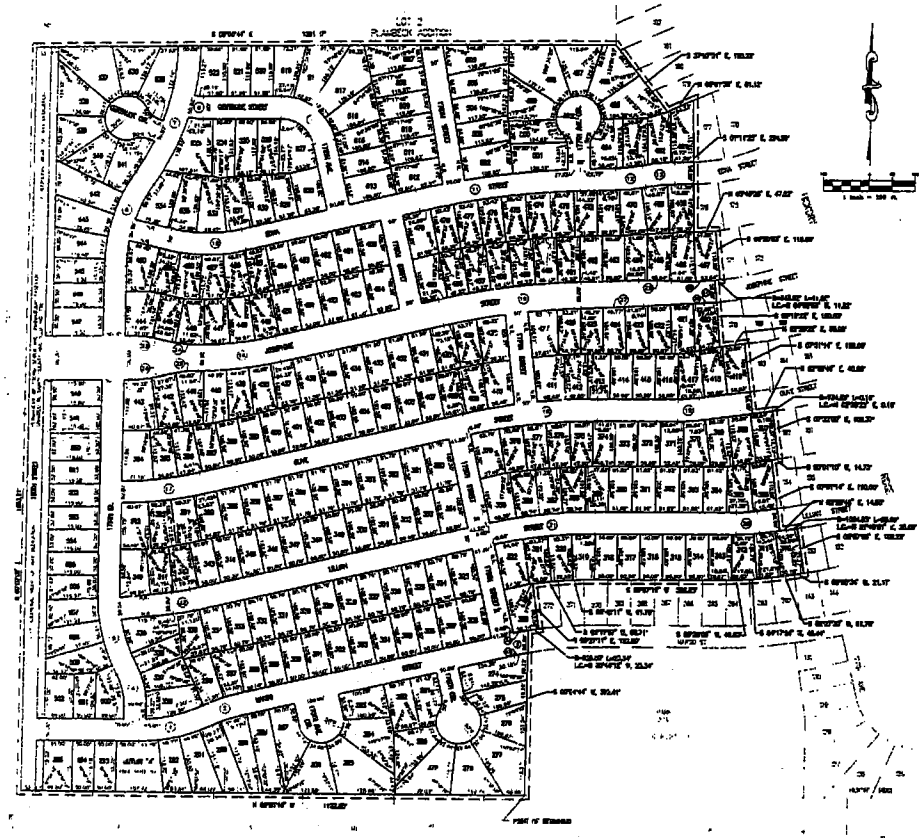
HICKORY RIDGE

LOTS 274 THRU 562 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF PART OF THE LAT 4A, A 5th LOT LOCATED IN PART OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

I hereby certify that I surveyed the property shown on this plat, and that all dimensions have been computed for all lots and streets in Hickory Ridge (the lots numbered as shown) being a platting of part of Tax Lot 4A, a tax lot located in part of the NW 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 273, Hickory Ridge (Lots 262 thru 273, inclusive), a subdivision located in said NW 1/4 of Section 16, said point also being on the North line of Lot 6, Che Industrial Limited Circle Park, a subdivision located in said Section 16; thence N89°41'16"W (assumed bearing) along the North line of said Che Industrial Limited Circle Park and the Northerly extension thereof, a distance of 1122.88 feet to a point on the West line of said NW 1/4 of Section 16; thence N00°18'55"E along said West line of the NW 1/4 of Section 16, a distance of 1322.23 feet; thence S89°59'47"E along the South line of Lot 2, Plainbrook Addition and the Easterly extension thereof, a subdivision located in said NW 1/4 of Section 16, a distance of 1281.87 feet to the Southeast corner of said Lot 2, Plainbrook Addition; said point also being the Northwest corner of Lot 1A1, Hickory Ridge (Lots 1 thru 261, inclusive), a subdivision located in said NW 1/4 of Section 16; thence along the Westerly line of said Hickory Ridge (Lots 1 thru 261, inclusive) and along the Northerly and Westerly line of said Hickory Ridge (Lots 262 thru 273, inclusive) on the following described courses; thence S00°00'00"E, a distance of 108.22 feet; thence S00°17'00"E, a distance of 81.42 feet; thence S01°11'22"E, a distance of 184.84 feet; thence S00°42'00"E, a distance of 47.22 feet; thence S00°20'00"E, a distance of 119.00 feet; thence Southerly on a curve to the right with a radius of 500.00 feet, a distance of 11.22 feet, said curve having a long chord which bears S00°28'00"E, a distance of 11.22 feet; thence S00°37'00"E, a distance of 100.63 feet; thence N82°39'00"E, a distance of 55.00 feet; thence Southerly on a curve to the left with a radius of 135.00 feet, a distance of 43.40 feet, said curve having a long chord which bears N82°39'00"E, a distance of 43.40 feet; thence S00°37'00"E, a distance of 100.27 feet; thence S00°37'00"E, a distance of 14.29 feet; thence S00°37'00"E, a distance of 140.00 feet; thence N82°39'00"E, a distance of 140.00 feet; thence Southerly on a curve to the left with a radius of 1000.00 feet, a distance of 33.00 feet, said curve having a long chord which bears S00°00'00"E, a distance of 33.00 feet; thence S00°00'00"E, a distance of 102.22 feet; thence S00°00'00"E, a distance of 21.17 feet; thence S00°37'00"E, a distance of 51.78 feet; thence S00°17'00"E, a distance of 49.44 feet; thence S00°37'00"E, a distance of 49.44 feet; thence S00°17'00"E, a distance of 308.00 feet; thence S00°41'00"E, a distance of 61.00 feet; thence S00°17'00"E, a distance of 32.71 feet; thence S00°37'00"E, a distance of 102.00 feet; thence Southerly on a curve to the left with a radius of 825.00 feet, a distance of 30.34 feet, said curve having a long chord which bears S00°04'00"E, a distance of 30.34 feet; thence S00°04'00"E, a distance of 372.41 feet to the point of beginning.

Said tract contains an area of 34.466 acres, more or less.

Robert Clark 12-29-99
Robert Clark, LS-410 Date

DEDICATION

Know all men by these presents that we, Hearthstone Homes, Inc., owners of the property described in the Certification of Survey and platted herein, and that 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 RIDGE (the subdivision as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and do hereby dedicate to the public for public use, the streets, avenues and drives, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Greater Public Power District, U. S. West Communications and cable company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to construct, install, repair and remove poles, wires, cables, conduits and other related facilities, and to extend therein 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 including signals provided by a cable television system, and the reception of the same, through, under and across a three-feet (3') wide strip of land abutting all front and side boundary lot lines on right-feet (R) side a ten of land abutting the rear boundary line of all border lots; and a utility-feet (UE) wide strip of land adjoining the rear boundary line of all interior lots. The term exterior lots to lands defined as those lots bordering the outer perimeter of the above-described subdivision. Said easement will be reduced to an eight-feet (8') wide strip upon the adjacent lot is platted, plated, platted and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to install, lay, maintain, repair, remove, replace, install and place distribution, hydrants and other related facilities, and to extend therein pipes for the transmission of gas and water thru, through, under and across a three-feet (3') wide strip of land abutting all streets, avenues, and drives, exterior public or private. No permanent buildings or mobile units shall be placed in the said easements, nor shall the same may be used for gardens, shrubs, landscaping and other purposes that do not hinder or delay operation with the aforesaid uses or rights herein granted.

In Witness Whereof, we do set our hands.

HEARTHSTONE HOMES, INC.

President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 8th day of June, before me a Notary Public, duly commissioned and qualified in said County, appeared John J. Lynch, President of Hearthstone Homes Inc., personally known by me to be the identical person, whom seems to affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as president of said corporation.

WITNESS my hand and notarial seal the day and year last above written.

Homer R. Hunt
Notary Public

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the County Board of Commissioners on the 8th day of June, 2000.

TAX CERTIFICATE
CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 2000 OF THIS YEAR.

SEAL

SURVEYOR'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 platted herein in the office of the Sarpy County Treasurer.

8-30-00
Date

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the Sarpy County Planning Commission on the 17th day of May, 2000.

Chairperson, Sarpy County Planning Commission

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the Sarpy County Building Inspector on the 19th day of June, 2000.

Sarpy County Building Inspector

SARPY COUNTY HIGHWAY SUPERINTENDENT APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the Sarpy County Highway Superintendent on the 19th day of June, 2000.

Sarpy County Highway Superintendent

E&A CONSULTING GROUP INC.
ENGINEERS • PLANNERS • SURVEYORS
7535 SOUTH 30TH STREET, SUITE D
BELLEVUE, NEBRASKA 68147
PHONE: (402) 292-2717
FAX: (402) 292-2711
23001 "O" STREET
OMAHA, NEBRASKA 68137-3143
PHONE: (402) 330-8860
FAX: (402) 330-2857

HICKORY RIDGE

LOTS 274 THRU 562 INCLUSIVE & OUTLOT "A"

SARPY COUNTY, NEBRASKA

FINAL PLAT

Project No.	97015.2
Date:	12-6-99
Designed By:	HRH
Drawn By:	HRH
Checked By:	DHH
Scale :	1"=100'
Revisions:	
0	Date
Sheet:	1 of 1

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-25834
2000 OC 11 PM 4:07
Gloria J. Lewis
REGISTER OF DEEDS

Counter NK
Verify SW
D.E. D
Proof M
Fee $ 160.50
Ck ☒ Cash ☐ Chg ☐
67948

DEDICATION

Know all men by these presents that we, HearthStone Homes, Inc., owners of the property described in the Certification of Survey and embraced within the plat has 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 RIDGE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, U. S. West Communications 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, 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 sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide a trip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues, and circles, whether public or private. 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 herein granted.

In Witness whereof, we do set our hands.

HEARTHSTONE HOMES, INC.

John J. Smith
President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

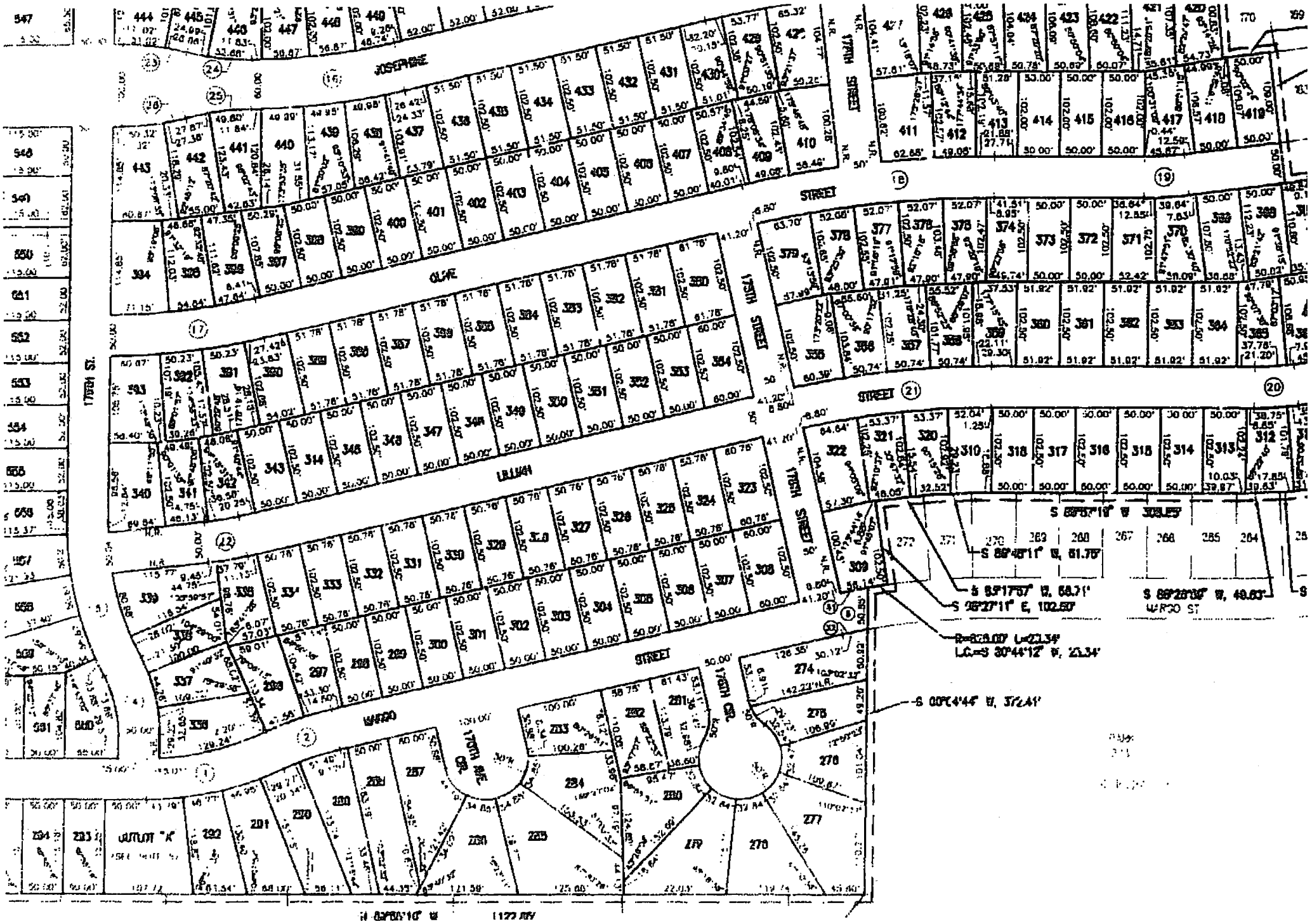
On this 5 day of JAN 2000, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of HearthStone Homes Inc., personally known by me to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as president of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written

Homer R. Hunt
Notary Public

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the County Board of Commissioners on this 8 day


JOSEPHINE
OLIVE
LILLIAN
WARD
17TH STREET
17TH ST.
17TH AVE.
17TH CIR.
S 89°48'11" W, 61.75'
S 89°17'57" W, 68.71'
S 00°27'11" E, 102.60'
S 89°28'00" W, 49.63'
WARD ST
R=828.00' L=22.34'
LC=S 30°44'12" W, 22.34'
S 00°04'44" W, 372.41'
N 89°57'10" W
OUTLOT "K"