

FILED SARY CO. NE.  
INSTRUMENT NUMBER  
**A-032067**

99 OCT 15 PM 2:49

REGISTER OF DEEDS

Counter **DD**  
Verify **Da**  
D.E. **W**  
Proof **W**  
Fee \$ **21.50**  
Ck  Cash  Chg

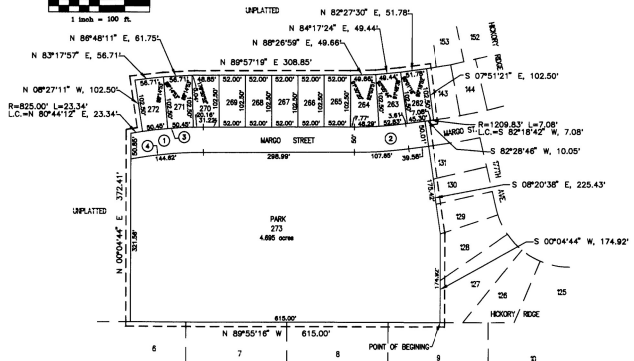
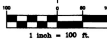
# HICKORY RIDGE

LOTS 262 THRU 273 INCLUSIVE

BEING A PLATTING OF PART OF THE 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., SARY COUNTY, NEBRASKA.

99-32067

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS (N.S.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESISES ARE FOR THE LOCATION OF CORNERS.



CURVE	ROCKS	LENGTH	ANGLES	DELTA
1	800.00'	144.82'	72.52°	124°13'
2	800.00'	104.36'	52.37°	72°52'

CURVE	ROCKS	LENGTH	ANGLES	DELTA
3	825.00'	144.41'	72.52°	124°13'
4	775.00'	144.82'	72.52°	124°13'

### 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 plot has cased 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 plot, 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 the front and side boundary lot line, an eight-foot (8') wide strip 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

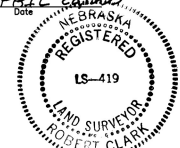
### SURVEYOR'S CERTIFICATE

I hereby certify that I have 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 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., Sary County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 127, Hickory Ridge (Lots 1 thru 261, inclusive), a subdivision located in said NW 1/4 of Section 16, said point also being on the North line of Lot 9, Lite Industrial Limited Condo Park, a subdivision located in said Section 16, thence N89°55'16"W (assumed bearing) along the North line of said Lite Industrial Limited Condo Park, a distance of 615.00 feet; thence N00°04'44"E, a distance of 372.41 feet; thence Easterly on a curve to the right with a radius of 825.00 feet, a distance of 23.34 feet, said curve having a long chord which bears N60°44'12"E, a distance of 23.34 feet; thence N08°27'11"W, a distance of 102.50 feet; thence N8°17'57"E, a distance of 56.71 feet; thence N8°48'11"E, a distance of 61.75 feet; thence N8°57'19"E, a distance of 308.85 feet; thence N8°26'59"E, a distance of 49.66 feet; thence N8°41'72"E, a distance of 49.44 feet; thence N8°22'30"E, a distance of 51.78 feet to the Northwest corner of Lot 143, said Hickory Ridge (Lots 1 thru 261, inclusive); thence along the Westerly line of said Hickory Ridge (Lots 1 thru 261, inclusive) on the following described courses; thence S07°51'21"E, a distance of 102.50 feet; thence Westerly on a curve to the right with a radius of 1209.83 feet, a distance of 7.08 feet, said curve having a long chord which bears S82°18'42"W, a distance of 7.08 feet; thence S82°28'46"W, a distance of 10.05 feet; thence S08°20'38"E, a distance of 225.43 feet; thence S07°04'44"W, a distance of 174.92 feet to the point of beginning.

Said tract of land contains an area of 6.728 acres, more or less.

**Robert Clark**  
Robert Clark, LS-419  
Date **APRIL 28, 1999**



### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes or delinquent taxes assessed and levied for the current year are neither due nor against the property described in the Surveyor's Certificate and returned to me. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

**Rich James**  
Sary County Treasurer  
by **Tracy**  
Date **10-15-99**



### SARY COUNTY PLANNING COMMISSION APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved by the County Planning Commission on this 15 day of May, 1999.

**Donald E. Meyer**  
Chairman, Sary County Planning Commission

### SARY 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 15 day of May, 1999.

**Thomas A. Wilson**  
Chairman, Sary County Board of Commissioners



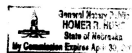
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 15 day of MAY, 1999, 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



### REVIEW OF SARY COUNTY SURVEYOR

This plat of HICKORY RIDGE (lots numbered as shown) was reviewed by the Sary County Surveyor on this 28 day of MAY, 1999.

**Thomas A. Lyman**  
Sary County Surveyor



### SARY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HICKORY RIDGE (lots numbered as shown) was approved on this 15 day of May, 1999.

**David L. ...**  
Sary County Building Inspector

**E&A CONSULTING GROUP**  
 HICKORY RIDGE  
 LOTS 262 THRU 273 INCLUSIVE  
 SARY COUNTY, NEBRASKA  
 FINAL PLAT

yes y/B ch