HIDDEN HILLS

A REPLAT OF LOTS 1, 2, 5B, 6, 7, 8A, 9C, 10, 11, 15A, VACATED OAKRIDGE AVENUE AND PART OF LOTS 12A, 12B, 12C1, 12C2, AND VACATED MORNINGSIDE AVENUE OF JEWELL PLACE ADDITION, TOGETHER WITH PART OF LOT 48B, MARIAN PARK ADDITION AND TAX LOT 2B2, LOCATED IN SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST, OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

NO.	Δ	T	R	L	D
1	104°02' 16"	147.294	115.000	208.817	49.82243478
2	21° 45' 26"	57.655	300.000	113.921	19.0986000
3	177° 35' 23"	1360.071	100.000	299.481	57.2958000
4	60° 06' 47"	144.667	250.000	262.293	22.9183200
5	54°13' 57"	51.208	100.000	94.653	57.2958000
6	55° 55' 00"	66.347	125.000	121.991	45.8366400
7	89°44' 32"	99.551	100.000	156.630	57.2958000
8	82° 42' 32"	118.828	135.000	194.878	42.4433333
9	26° 26' 32"	63.433	270.000	124.606	21.2206667
10	34° 20' 06"	54.063	175.000	104.870	32.7404571
11	37° 23' 14"	42.295	125.000	81.566	45.8366400
12	79° 37' 45"	77.609	100.000	131.998	57.2958000

SURVEYORS CERTIFICATE
I, DOYLE A. WINELAND, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN HIDDEN HILLS (LOTS 1 THRU 40 AND OUTLOTS A AND B INCLUSIVE), A REPLAT OF LOTS 1, 2, 5B, 6, 7, 8A, 9C, 10, 11, 15A, VACATED OAKRIDGE AVENUE, AND PART OF LOTS 12A, 12B, 12C1, 12C2 AND VACATED MORNINGSIDE AVENUE OF JEWELL PLACE ADDITION, TOGETHER WITH PART OF LOT 48B, MARIAN PARK ADDITION AND TAX LOT 2B2, LOCATED IN SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8A, JEWELL PLACE ADDITION; THENCE N16°39'48"W (ASSUMED BEARING) ALONG THE EAST LINE OF BELLEVUE BOULEVARD, A DISTANCE OF 38.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF BELLEVUE BOULEVARD, N16°39'48"W A DISTANCE OF 51.57 FEET TO THE NORTHWEST CORNER OF LOT 5B, JEWELL PLACE ADDITION, THENCE N87°31'54"E, ALONG THE NORTH LINE OF SAID LOT 5B, BEING ALSO PARALLEL WITH AND 38.40 FEET NORTH OF VACATED OAKRIDGE AVENUE, A DISTANCE OF 192.91 FEET; THENCE CONTINUING ALONG THE AFORESAID NORTH LINE OF LOT 5B, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 279.00 FEET AND WHOSE CENTRAL ANGLE IS 18°04'36", AN ARC DISTANCE OF 88.02 FEET TO THE SOUTHWEST LINE OF LOT 2, JEWELL PLACE ADDITION; THENCE N34°15'44"W, ALONG SAID SOUTHWEST LINE OF LOT 2, A DISTANCE OF 168.88 FEET; THENCE N13°18'53"E, ALONG THE WEST LINE OF AFORESAID LOT 2, A DISTANCE OF 218.93 FEET; THENCE S88°11'23"E, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 268.66 FEET TO A POINT ON A CURVE, THENCE NORTHWESTERLY ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 117.50 FEET WHOSE CHORD BEARING IS N20°53'14"W AN ARC DISTANCE OF 148.05 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMBS ROAD; THENCE S74°47'31"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COMBS ROAD, BEING ALSO THE NORTH LINE OF LOT 48B, MARIAN PARK ADDITION, A DISTANCE OF 285.50 FEET TO THE NORTHWEST CORNER OF TAX LOT 2B2, THENCE CONTINUING ALONG THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF COMBS ROAD, BEING ALSO THE NORTH LINE OF TAX LOT 2B2, S78°05'52"E A DISTANCE OF 207.27 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 2B2; THENCE ALONG THE EAST LINE OF TAX LOT 2B2, S9°00'10"W A DISTANCE OF 1281.21 FEET; THENCE N87°07'50"W A DISTANCE OF 93.60 FEET TO THE SOUTHEAST CORNER OF LOT 15A, JEWELL PLACE ADDITION THENCE N81°15'18"W, ALONG THE SOUTH LINE OF SAID LOT 15A, A DISTANCE OF 326.11 FEET TO THE SOUTHWEST CORNER OF LOT 15A; THENCE N15°08'35"W, ALONG THE WEST LINE OF LOT 15A, A DISTANCE OF 90.83 FEET; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 15A, N7°16'42"W A DISTANCE OF 21.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 15A, BEING ALSO THE SOUTHEAST CORNER OF LOT 12C2, JEWELL PLACE ADDITION; THENCE N80°41'06"W, ALONG THE SOUTH LINE OF SAID LOT 12C2, A DISTANCE OF 20.19 FEET; THENCE N1°27'14"E, ALONG A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE WEST LINE OF LOTS 12A, 12B, 12C1, 12C2 AND ON THE WEST LINE OF LOT 9C, JEWELL PLACE ADDITION, A DISTANCE OF 405.11 FEET TO THE SOUTHEAST CORNER OF TAX LOT 8B, JEWELL PLACE ADDITION; THENCE S88°32'46"E A DISTANCE OF 1.00 FOOT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET AND WHOSE CENTRAL ANGLE IS 26°26'32" AN ARC DISTANCE OF 136.14 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND WHOSE CENTRAL ANGLE IS 34°20'06" AN ARC DISTANCE OF 89.89 FEET; THENCE N6°26'20"W A DISTANCE OF 33.77 FEET; THENCE S87°31'54"W, ALONG A LINE PARALLEL WITH THE NORTH TANGENT LINE OF LOT 8A, JEWELL PLACE ADDITION, A DISTANCE OF 303.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.90 ACRES.

Doyle A. Wineland
DOYLE A. WINELAND L.S

NEBRASKA REGISTERED LS-2.3 LAND SURVEYOR DOYLE A. WINELAND

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

ON THIS 7th DAY OF July, 1976, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARLIE J. SUHL TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES August 6, 1978

Virginia D. Brooks
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

ON THIS 12th DAY OF July, 1976, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME AN OFFICER, NEBRASKA FEDERAL SAVINGS AND LOAN TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 2/24/80

Marilyn D. Schmeeckle
NOTARY PUBLIC

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, ARLIE J. SUHL, BEING THE OWNER OF THE PROPERTY AND NEBRASKA FEDERAL SAVINGS AND LOAN, BEING THE MORTGAGEES OF THE PROPERTY, DESCRIBED WITHIN THE SURVEYORS 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 ADDITION TO BE HEREINAFTER KNOWN AS HIDDEN HILLS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ON, OVER THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE THEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. 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. WE DO FURTHER GRANT A PERMANENT EASEMENT FOR STORM AND SANITARY SEWERS, AND TO METROPOLITAN UTILITIES DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, AND OMAHA PUBLIC POWER DISTRICT, FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, ON, OVER AND UNDER ALL OUTLOTS AND EASEMENTS AS EMBRACED WITHIN THIS PLAT.

IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 12 DAY OF July, 1976

Arlie J. Suhl
ARLIE J. SUHL

Lee Schmid
OFFICER OF NEBRASKA FEDERAL SAVINGS AND LOAN

APPROVAL OF SARPY COUNTY SURVEYOR
I HEREBY APPROVE THIS PLAT OF HIDDEN HILLS (LOTS 1 THRU 40 AND OUTLOTS A AND B INCLUSIVE) THIS 29 DAY OF June, 1976.

Norman A. Whitney
SARPY COUNTY SURVEYOR

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 THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Sept 8 1976

Kathleen A. Ingmire
SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING BOARD
THIS PLAT OF HIDDEN HILLS (LOTS 1 THRU 40 AND OUTLOTS A AND B INCLUSIVE) WAS APPROVED BY THE BELLEVUE PLANNING BOARD ON THIS 12 DAY OF July, 1976

Eugene Hawley
CHAIRMAN OF BELLEVUE CITY PLANNING BOARD

ACCEPTANCE OF BELLEVUE CITY COUNCIL
THIS PLAT OF HIDDEN HILLS (LOTS 1 THRU 40 AND OUTLOTS A AND B INCLUSIVE) WAS ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS 12th DAY OF July, 1976.

ATTEST: Mary Strickett
CITY CLERK

Bruce A. Sorensen
MAYOR - Acting

Lot # 59222

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