



DEED 2003148151



AUG 07 2003 10:05 P ?

New Doc Stamp Tax
8-7-03 Date
\$ 20.4 By <i>[Signature]</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DODD COUNTY, NE

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

[Signature]

Deed FEE 45.50 *new OE-16222 new*
 7 BKP 25-16-10 *old 101-60000* FB 101-60000
 21 DEL _____ SCAN _____ COMP nu
 FV _____

BKPP 8-12-3 WM

Temp. 12.4.01

RETURN: THOMPSON DREESSEN DORNER INC.
10836 OLD MILL ROAD
OMAHA, NE 68154
330-8860

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HIDDEN HILLS, LOTS 1 TO 18, INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 25, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SOUTH 1/2, THENCE S89°58'32"W (ASSUMED BEARING) 860.71 FEET ON THE SOUTH LINE OF SAID SOUTH 1/2 TO THE POINT OF BEGINNING, SAID POINT BEING THE SE CORNER OF A TRACT OF LAND DESCRIBED ON A DEED RECORDED IN BOOK 2230 AT PAGE 333 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "X", THENCE CONTINUING S89°58'32"W 1608.89 FEET ON THE SOUTH LINE OF SAID SOUTH 1/2 AND ON THE SOUTH LINE OF SAID TRACT "X" TO THE SW CORNER THEREOF; THENCE N00°02'28"W 1330.61 FEET ON THE WEST LINE OF SAID SOUTH 1/2 AND ON THE WEST LINE OF SAID TRACT "X" TO THE NW CORNER THEREOF; THENCE S89°57'19"E 2232.78 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 AND ON THE NORTH LINE OF SAID TRACT "X" TO THE NE CORNER OF SAID TRACT "X"; THENCE S05°07'05"W 233.29 FEET ON THE EAST LINE OF SAID TRACT "X"; THENCE S89°59'00"E 372.97 FEET ON THE EAST LINE OF SAID TRACT "X"; THENCE S00°57'16"W 148.86 FEET ON THE EAST LINE OF SAID TRACT "X" AND ON THE WEST LINE OF HIGHWAY 31; THENCE S05°07'05"W 233.29 FEET ON THE EAST LINE OF SAID TRACT "X" ON THE FOLLOWING DESCRIBED TEN COURSES: THENCE S88°54'22"W 373.33 FEET; THENCE S84°53'11"W 355.90 FEET; THENCE S08°20'43"E 255.65 FEET; THENCE S22°18'37"E 148.23 FEET; THENCE S27°39'31"E 99.65 FEET; THENCE S04°36'41"E 119.95 FEET; THENCE S08°31'58"W 101.63 FEET; THENCE S38°07'49"W 121.58 FEET; THENCE S5°41'50"W 145.24 FEET; THENCE S10°52'44"W 164.1' FEET TO THE POINT OF BEGINNING.

HIDDEN HILLS
LOTS 1 TO 18, INCLUSIVE, OUTLOT A AND OUTLOT B

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 25, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, FRANK R. KREJCI, HUSBAND AND WIFE, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIDDEN HILLS AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OMST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SURVIVED, 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 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 ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A 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 LOCK ROAD WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, WE DO HEREBY FURTHER GRANT A PERMANENT 10.00 FOOT WIDE DRAINAGE AND MAINTENANCE EASEMENT TO DOUGLAS COUNTY, NEBRASKA AS SHOWN HEREON.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF JANUARY, 2003 BY FRANK R. KREJCI AND YERA JANE KREJCI, HUSBAND AND WIFE.

DOUGLAS 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 29TH DAY OF JANUARY, 2003.

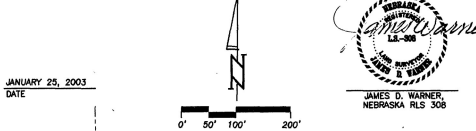
APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION
THIS PLAT OF HIDDEN HILLS WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION THIS 13TH DAY OF JANUARY, 2003.

APPROVAL OF DOUGLAS COUNTY BOARD
THIS PLAT OF HIDDEN HILLS WAS APPROVED BY THE DOUGLAS COUNTY BOARD THIS 23RD DAY OF JANUARY, 2003.

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF HIDDEN HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER THIS 29TH DAY OF JANUARY, 2003.

NOTES:

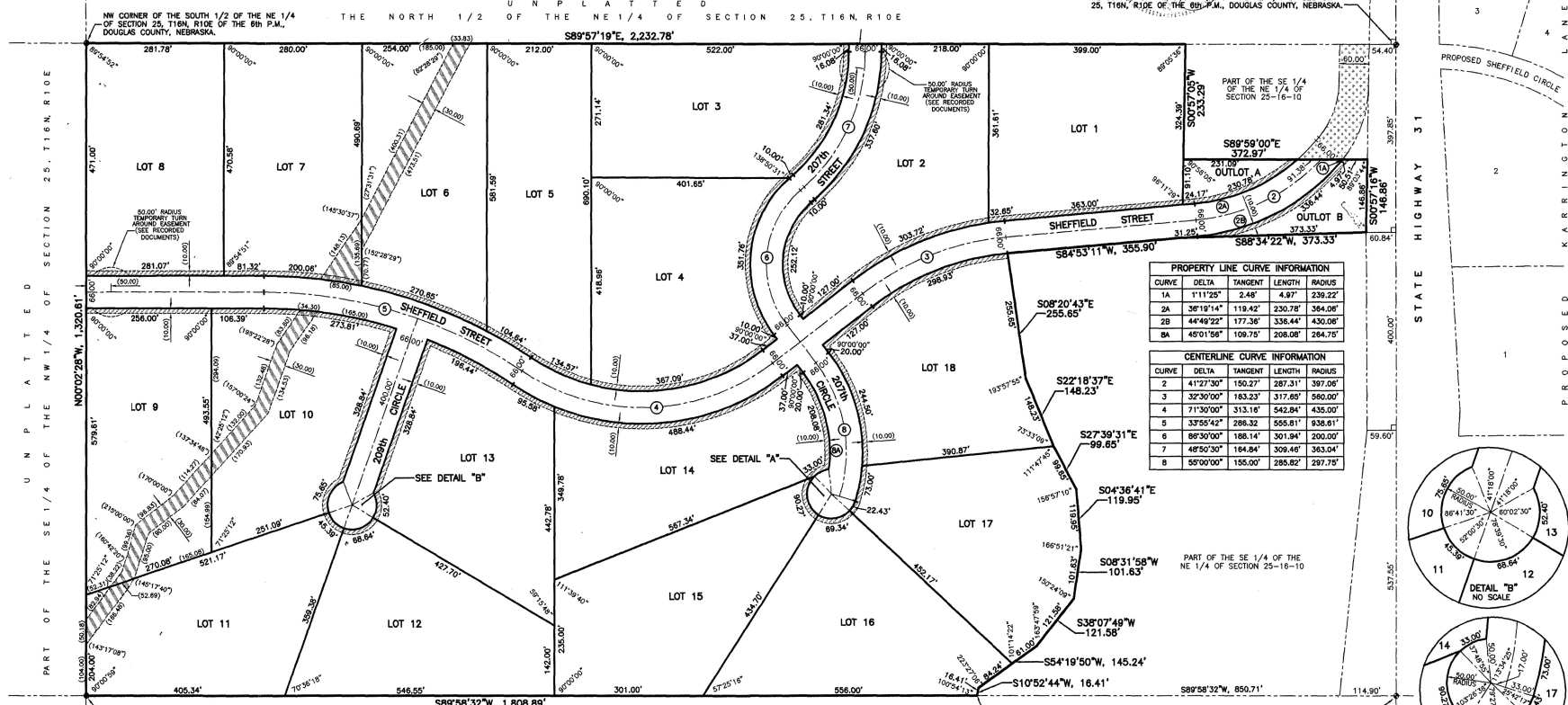
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ON TO HIGHWAY NO. 31 FROM OUTLOT B.
 - ALL DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- RIGHT-OF-WAY DEDICATION BY OTHERS
 - 10.00 FOOT WIDE PERMANENT DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO DOUGLAS COUNTY, NEBRASKA.
 - STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)



JAMES D. WARNER
NEBRASKA RLS 308

FRANK R. KREJCI
FRANK R. KREJCI

YERA JANE KREJCI
YERA JANE KREJCI

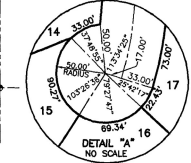
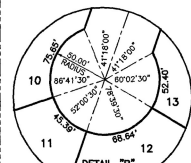


PROPERTY LINE CURVE INFORMATION

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1A	1°11'25"	2.48'	4.97'	239.22'
2A	36°19'14"	119.42'	230.78'	364.08'
2B	44°49'22"	177.36'	336.44'	430.08'
8A	45°01'58"	109.75'	208.08'	284.75'

CENTERLINE CURVE INFORMATION

CURVE	DELTA	TANGENT	LENGTH	RADIUS
2	41°27'30"	150.27'	287.31'	397.08'
3	32°30'00"	183.23'	317.68'	560.00'
4	71°30'00"	313.18'	542.84'	435.00'
5	33°56'42"	286.32'	556.81'	938.61'
6	89°30'00"	188.14'	301.94'	200.00'
7	48°50'30"	164.84'	308.46'	383.04'
8	55°00'00"	155.00'	285.82'	297.75'



SCALE	1" = 100'
DATE	JAN. 25, 2003
DRAWN BY	JRW
CHECKED BY	JRW
REVISION	

HIDDEN HILLS
FINAL PLAT

THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD&D@TDCO.COM WEB: WWW.TDCO.COM



169-174

A169174A.DWG

882