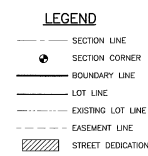
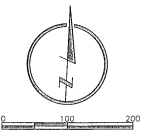
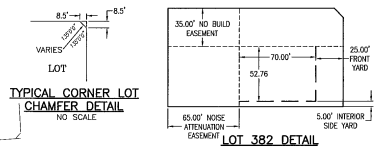
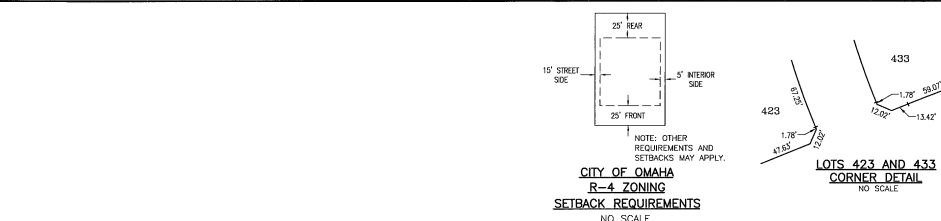


HIGHLAND HILLS

LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
 SW 1/4 SW 1/4 SEC. 27-16-11



- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJUSTED TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
 - LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET OR 166TH STREET.
 - LOT 382 WILL HAVE NO DIRECT VEHICULAR ACCESS TO N HWS CLEVELAND BLVD.
 - OUTLOT I WILL HAVE NO DIRECT VEHICULAR ACCESS TO 166TH STREET.
 - ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
 - ALL PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO CITY OF OMAHA AND SHOWN VIA SEPARATE RECORDED INSTRUMENT.

SECTION CORNER TIES

NE COR. SW 1/4, SEC. 27, T16N, R11E
 FOUND 1" PITCH TOP PIPE
 WNW 18.70° TO 5/8" REBAR
 NNE 2.92° TO "X" NAILS IN TOP OF FENCE POST
 SSE 85.98° TO "X" NAILS IN TOP OF FENCE POST

SE COR. SW 1/4, SEC. 27, T16N, R11E
 FOUND BRASS CAP STAMPED "DO. CO. ENGINEER"
 N 48.5° OF CENTERLINE OF IDA STREET
 W 110.0° OF CENTERLINE OF 162ND STREET
 NE 87.73° TO CHISELED "X" ON SW FACE OF LIGHT POLE
 SE 80.87° TO CHISELED "X" IN TOP RIM BOLT OF FIRE HYDRANT
 SE 29.45° TO CHISELED "X" NORTH SIDE OF RIM OF CURB INLET
 SW 58.90° TO MAG NAIL IN NW FACE OF POWER POLE

SW COR. SW 1/4, SEC. 27, T16N, R11E
 FOUND BRASS CAP STAMPED "DO. CO. ENGINEER"
 NE 45.20° TO P.K. NAIL IN SW FACE OF POWER POLE, 1.0' ABOVE GROUND
 SE 52.89° TO P.K. NAIL IN NW FACE OF FENCE POST, 2.0' ABOVE GROUND
 SE 59.30° TO P.K. NAIL IN NW FACE OF POWER POLE, 1.4' ABOVE GROUND
 SW 44.83° TO P.K. NAIL IN NE FACE OF POWER POLE, 1.5' ABOVE GROUND

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	1000.00	157.09	141.43	090°20'14"
C2	1000.00	338.84	337.32	019°29'21"
C3	300.00	101.69	101.19	019°29'21"
C4	700.00	70.10	70.07	009°44'16"
C5	1250.00	180.04	178.89	008°15'09"
C6	850.00	290.13	289.73	029°34'27"
C7	750.00	254.25	253.04	019°29'21"
C8	800.00	295.59	293.91	021°10'12"
C9	750.00	254.25	253.04	019°29'21"
C10	600.00	239.34	237.78	022°51'19"

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, CR INVESTMENTS, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND 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 HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIGHLAND HILLS, LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE, DO HEREBY DEDICATE AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE RIGHT TO CONVEY AND USE FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES. PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONVEYED TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS, UNLESS VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
 PERPETUAL EASEMENTS ARE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS COMPANY OR OTHER TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRE, CABLE, 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 AND OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS EXCLUDING THE REAR LINE OF LOTS 382 THROUGH 398, INCLUSIVE AND OUTLOTS G AND H, THE TERM "TELEVISION LOSS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID 18-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, 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 FOREGOING USES OF RIGHTS HEREON GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, 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-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTS OF ALL LOTS AND 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 FOREGOING USES OF RIGHTS HEREON GRANTED.

FOR NOISE ATTENUATION

A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 166TH STREET AND IDA STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWIM SETS, PLAYGROUND, AND OTHER FACILITIES FROM BEING PLACED OR CONSTRUCTED OR SERVE AS A GATHERING PLACE OF PERSONS), AS FAR AWAY FROM TRAFFIC NOISE OF IDA STREET AND 166TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

CR INVESTMENTS, INC., A NEBRASKA CORPORATION, OWNER

CHAD DIERSEN
 VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

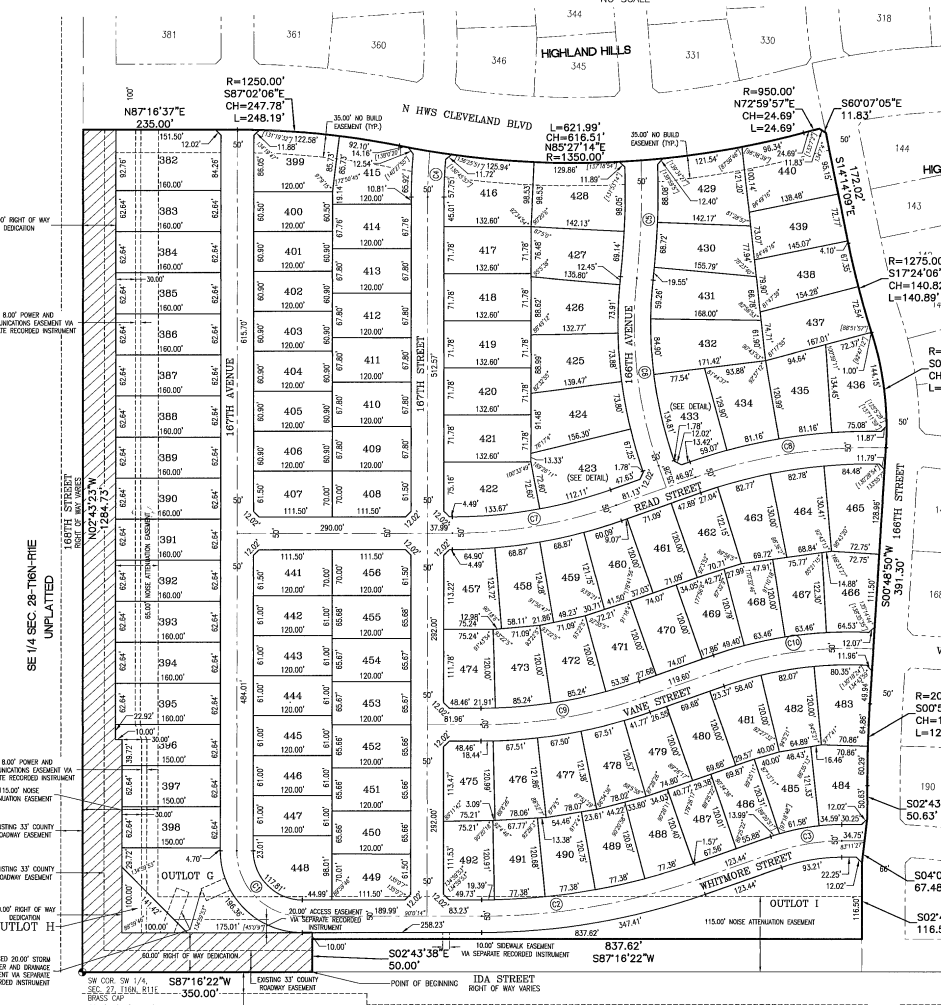
STATE OF NEBRASKA)
) SS
 COUNTY OF Douglas)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

6th DAY OF December, 2018

BY CHAD LARSEN, VICE PRESIDENT OF CR INVESTMENTS, INC., A NEBRASKA CORPORATION, OR HEAVY OF CR INVESTMENTS, INC.

WITNESS MY HAND AND SEAL THE DATE AFORESAID.

SIGNATURE OF NOTARY PUBLIC



PARCEL AREA TABLE

PARCEL #	AREA (SQ FT)	PARCEL #	AREA (SQ FT)	PARCEL #	AREA (SQ FT)
382	14002	422	11153	462	8927
383	10022	423	13889	463	9631
384	10022	424	12032	464	9915
385	10022	425	10999	465	11099
386	10022	426	10840	466	9715
387	10022	427	10997	467	8588
388	14200	428	14200	468	8438
389	10022	429	14502	469	8503
390	10022	430	10608	470	8888
391	10022	431	11792	471	9233
392	10022	432	12496	472	9432
393	10022	433	11149	473	9432
394	10022	434	10882	474	9230
395	10022	435	11094	475	9298
396	9600	436	11648	476	8795
397	9396	437	11735	477	8810
398	9396	438	11257	478	8760
399	11396	439	10317	479	8580
400	7260	440	13496	480	8051
401	7308	441	8394	481	9093
402	7308	442	7320	482	8871
403	7308	443	7320	483	8720
404	7308	444	7320	484	8625
405	7308	445	7320	485	9042
406	7308	446	7320	486	8385
407	8364	447	7319	487	8365
408	8364	448	10554	488	8743
409	8136	449	8355	489	8755
410	8136	450	7819	490	8755
411	8136	451	7879	491	8758
412	8136	452	7879	492	8179
413	8136	453	7880		
414	8131	454	7880		
415	11182	455	7881		
416	13909	456	8364		
417	9518	457	10137		
418	9518	458	9250		
419	9518	459	9100		
420	9518	460	8899		
421	9518	461	8531		

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HIGHLAND HILLS, LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS

13th DAY OF February, 2018
 Susan Day
 DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF HIGHLAND HILLS, LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE AS TO THE DESIGN STANDARDS.

David J. Papp
 CITY ENGINEER
 DATE 2/14/18

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE TO THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

David J. Papp
 CITY ENGINEER
 DATE 6/5/19

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF HIGHLAND HILLS, LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

15th DAY OF November, 2017
 Chairman, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HIGHLAND HILLS, LOTS 382 THROUGH 492, INCLUSIVE AND OUTLOTS G THROUGH I, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

14th DAY OF February, 2018
 Jean Sue Hest
 MAYOR

Paul Ray
 PRESIDENT



LAMP RYNEARSON
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-0027
 www.LRA-inc.com

FINAL PLAT

HIGHLAND HILLS (LOTS 382 THROUGH 492 AND OUTLOTS G THROUGH I)
 DOUGLAS COUNTY, NEBRASKA

DATE 12-03-18

402-496-2700