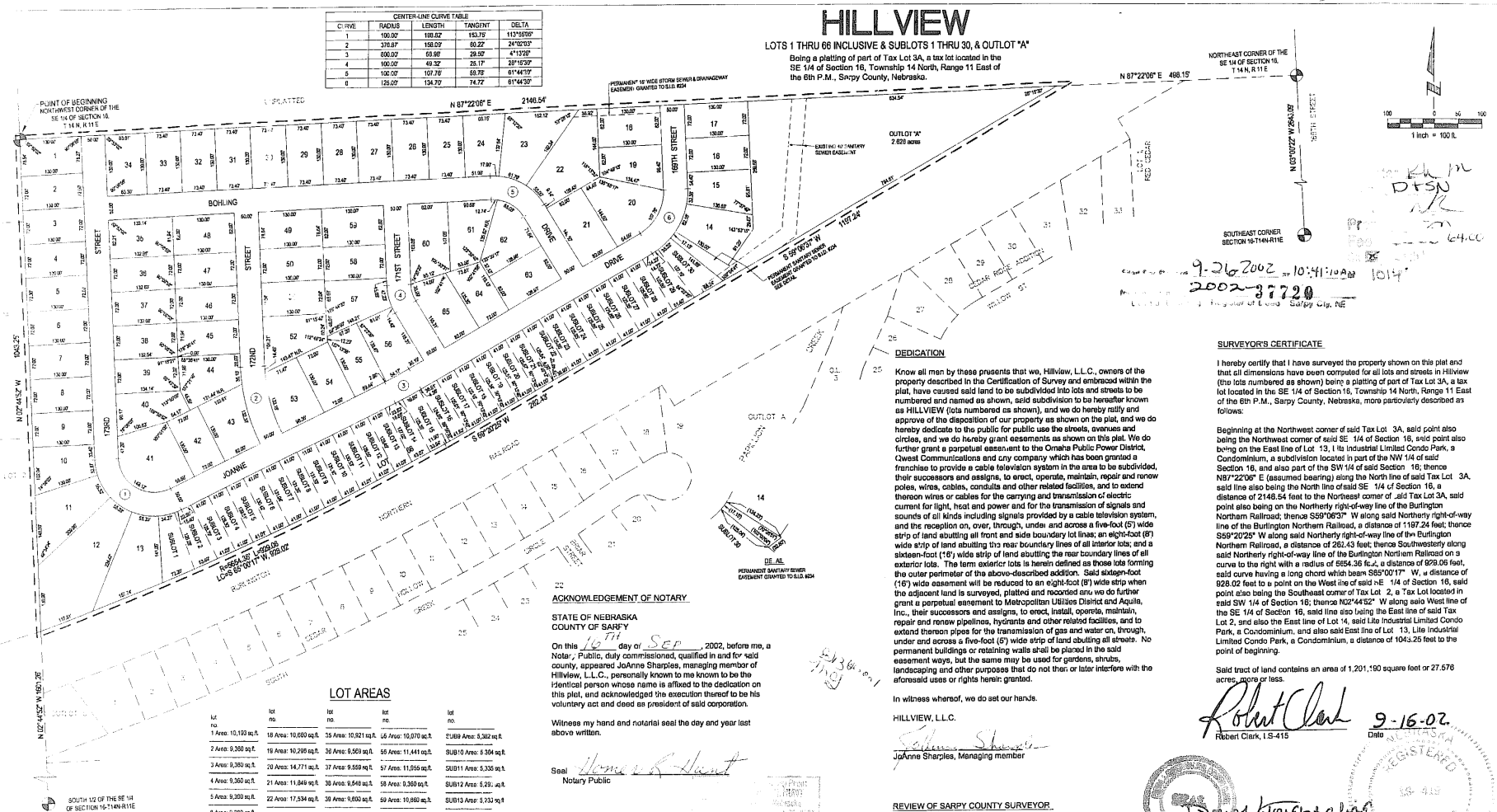
2002-37720

HILLVIEW

LOTS 1 THRU 66 INCLUSIVE & SUBLOTS 1 THRU 30, & OUTLOT "A"

Being a platting of part of Tax Lot 3A, a tax lot located in the SE 1/4 of Section 16, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	165.82'	153.76'	113°59'00"
2	370.00'	158.09'	80.22'	24°02'03"
3	800.00'	65.98'	29.52'	4°43'20"
4	100.00'	49.32'	25.17'	28°15'09"
5	100.00'	107.76'	59.70'	61°44'59"
6	126.00'	134.70'	74.72'	61°44'59"



LOT AREAS

lot no.	lot no.	lot no.	lot no.	lot no.
1 Area: 10,193 sq.ft.	18 Area: 10,600 sq.ft.	35 Area: 10,921 sq.ft.	06 Area: 10,070 sq.ft.	SUB9 Area: 5,382 sq.ft.
2 Area: 9,360 sq.ft.	19 Area: 10,295 sq.ft.	36 Area: 9,569 sq.ft.	55 Area: 11,441 sq.ft.	SUB10 Area: 5,304 sq.ft.
3 Area: 9,360 sq.ft.	20 Area: 14,771 sq.ft.	37 Area: 9,559 sq.ft.	57 Area: 11,056 sq.ft.	SUB11 Area: 5,335 sq.ft.
4 Area: 9,360 sq.ft.	21 Area: 11,849 sq.ft.	38 Area: 9,549 sq.ft.	58 Area: 9,360 sq.ft.	SUB12 Area: 5,291 sq.ft.
5 Area: 9,360 sq.ft.	22 Area: 17,534 sq.ft.	39 Area: 9,600 sq.ft.	59 Area: 10,860 sq.ft.	SUB13 Area: 5,233 sq.ft.
6 Area: 9,360 sq.ft.	23 Area: 15,534 sq.ft.	40 Area: 10,258 sq.ft.	60 Area: 12,004 sq.ft.	SUB14 Area: 5,269 sq.ft.
7 Area: 9,360 sq.ft.	24 Area: 10,326 sq.ft.	41 Area: 10,462 sq.ft.	61 Area: 11,240 sq.ft.	SUB15 Area: 6,353 sq.ft.
8 Area: 9,360 sq.ft.	25 Area: 9,542 sq.ft.	42 Area: 9,560 sq.ft.	62 Area: 11,491 sq.ft.	SUB16 Area: 5,147 sq.ft.
9 Area: 9,360 sq.ft.	26 Area: 9,542 sq.ft.	43 Area: 11,586 sq.ft.	63 Area: 10,411 sq.ft.	SUB17 Area: 5,179 sq.ft.
10 Area: 11,040 sq.ft.	27 Area: 9,542 sq.ft.	44 Area: 11,700 sq.ft.	64 Area: 9,161 sq.ft.	SUB18 Area: 5,136 sq.ft.
11 Area: 15,487 sq.ft.	28 Area: 9,542 sq.ft.	45 Area: 9,360 sq.ft.	65 Area: 11,744 sq.ft.	SUB19 Area: 5,142 sq.ft.
12 Area: 20,247 sq.ft.	29 Area: 9,542 sq.ft.	46 Area: 9,360 sq.ft.	66 Area: 161,324 sq.ft.	SUB20 Area: 5,149 sq.ft.
13 Area: 16,512 sq.ft.	30 Area: 9,542 sq.ft.	47 Area: 9,360 sq.ft.	SUB1 Area: 6,914 sq.ft.	SUB21 Area: 5,156 sq.ft.
14 Area: 12,300 sq.ft.	31 Area: 9,542 sq.ft.	48 Area: 10,650 sq.ft.	SUB2 Area: 5,759 sq.ft.	SUB22 Area: 5,160 sq.ft.
15 Area: 10,640 sq.ft.	32 Area: 9,542 sq.ft.	49 Area: 10,223 sq.ft.	SUB3 Area: 5,230 sq.ft.	SUB23 Area: 5,160 sq.ft.
16 Area: 9,360 sq.ft.	33 Area: 9,542 sq.ft.	50 Area: 9,360 sq.ft.	SUB4 Area: 5,295 sq.ft.	SUB24 Area: 5,160 sq.ft.
17 Area: 9,360 sq.ft.	34 Area: 10,853 sq.ft.	52 Area: 11,713 sq.ft.	SUB5 Area: 5,330 sq.ft.	SUB25 Area: 5,160 sq.ft.
		53 Area: 11,484 sq.ft.	SUB6 Area: 5,361 sq.ft.	SUB26 Area: 5,160 sq.ft.
		54 Area: 9,360 sq.ft.	SUB7 Area: 5,360 sq.ft.	SUB27 Area: 5,160 sq.ft.
			SUB8 Area: 5,307 sq.ft.	SUB28 Area: 5,160 sq.ft.
				SUB29 Area: 5,692 sq.ft.
				SUB30 Area: 6,771 sq.ft.

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO SARPY COUNTY S.I.D. NO. 204.
5. A PERMANENT CHANNEL MAINTENANCE EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO SARPY COUNTY S.I.D. NO. 204.

DEDICATION

Know all men by these presents that we, Hillview, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat, 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 HILLVIEW (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, Qwest 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 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 and Aquila, Inc., 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. 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.

HILLVIEW, L.L.C.

JoAnne Sharples, Managing member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

On this 16TH day of SEP, 2002, before me, a Notary Public, duly commissioned, qualified in and for said county, appeared JoAnne Sharples, managing member of Hillview, L.L.C., personally known to me known to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof 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.

Seal
Notary Public

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 Hillview (the lots numbered as shown) being a platting of part of Tax Lot 3A, a tax lot located in the SE 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 Northwest corner of said Tax Lot 3A, said point also being the Northwest corner of said SE 1/4 of Section 16, said point also being on the East line of Lot 13, Lite Industrial Limited Condo Park, a Condominium, a subdivision located in part of the NW 1/4 of said Section 16, and also part of the SW 1/4 of said Section 16; thence N87°22'06" E (assumed bearing) along the North line of said Tax Lot 3A, said line also being the North line of said SE 1/4 of Section 16, a distance of 2148.54 feet to the Northeast corner of said Tax Lot 3A, said point also being on the Northerly right-of-way line of the Burlington Northern Railroad; thence S59°06'37" W along said Northerly right-of-way line of the Burlington Northern Railroad, a distance of 1197.24 feet; thence S59°20'25" W along said Northerly right-of-way line of the Burlington Northern Railroad, a distance of 282.43 feet; thence Southwesterly along said Northerly right-of-way line of the Burlington Northern Railroad on a curve to the right with a radius of 5654.36 feet, a distance of 928.06 feet, said curve having a long chord which bears S65°00'17" W, a distance of 928.02 feet to a point on the West line of said SE 1/4 of Section 16, said point also being the Southeast corner of Tax Lot 2, a Tax Lot located in said SW 1/4 of Section 16; thence N02°44'52" W along said West line of the SE 1/4 of Section 16, said line also being the East line of said Tax Lot 2, and also the East line of Lot 14, said Lite Industrial Limited Condo Park, a Condominium, and also said East line of Lot 13, Lite Industrial Limited Condo Park, a Condominium, a distance of 1043.25 feet to the point of beginning.

Said tract of land contains an area of 1,201,190 square feet or 27.576 acres, more or less.

Robert Clark, LS-415

9-16-02
Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat of HILLVIEW, L.L.C. (Lots numbered as shown) was reviewed by the office of the Sarpy County Surveyor on this 17 day of SEPT, 2002.

Sarpy County Surveyor

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of HILLVIEW, (Lots numbered as shown) was approved by the County Planning Commission on this 12 day of MAY, 2002.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BOARD OF COMMISSIONER'S APPROVAL

This final plat of HILLVIEW (lots numbered as shown) was approved by the County Board of Commissioners on this ____ day of _____, 2002.

Chair, Sarpy County Board of Commissioners

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of HILLVIEW (lots numbered as shown) was approved on this 12 day of SEPTEMBER, 2002.

Sarpy County Building Inspector

SARPY 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 this plat as shown by the records of this office.

DATE 9/17/02 Sarpy County Treasurer

TAXES ASSESSED AND LISTED FOR THE CURRENT YEAR ARE NOT DUE NOR PAID. TREASURERS CERTIFICATE IS ONLY VALID WHEN RECORDED IN THE YEAR.

9-26-2002 10:41:10 AM
2002-37720
Received - Register of Deeds, Sarpy Cty, NE

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
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LINCOLN, NE 68516-5843
PHONE: (402) 420-7237
FAX: (402) 420-7248

10855 G STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

HILLVIEW
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions	
No.	Date

Proj No.	2001170.01
Date	4-17-02
Designed By	ACL
Drawn By	TRH
Checked By (Engr)	
Checked By (Mgr)	
Checked By (Cert Mgr)	
Scale	1"=100'
Sheet 1 of 1	

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