FEE 8 FB
BKP 1-15-1 C/O COMP
DEL SCAN FV
2978 540 DEED
18853 97 540-541

RECEIVED
Dec 23 11 07 AM '97
RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

HILLSBOROUGH ESTATES

LOTS 1 THRU 11, INCLUSIVE

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 1, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

AND

LOTS 12 THRU 98, INCLUSIVE AND OUTLOTS 1 THRU 4, INCLUSIVE, A CLUSTER SUBDIVISION

BEING A PLATTING OF PART OF SAID NE 1/4 OF SECTION 1, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NOTE:
THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 132ND STREET OVER THE EAST LINE OF LOT 98.

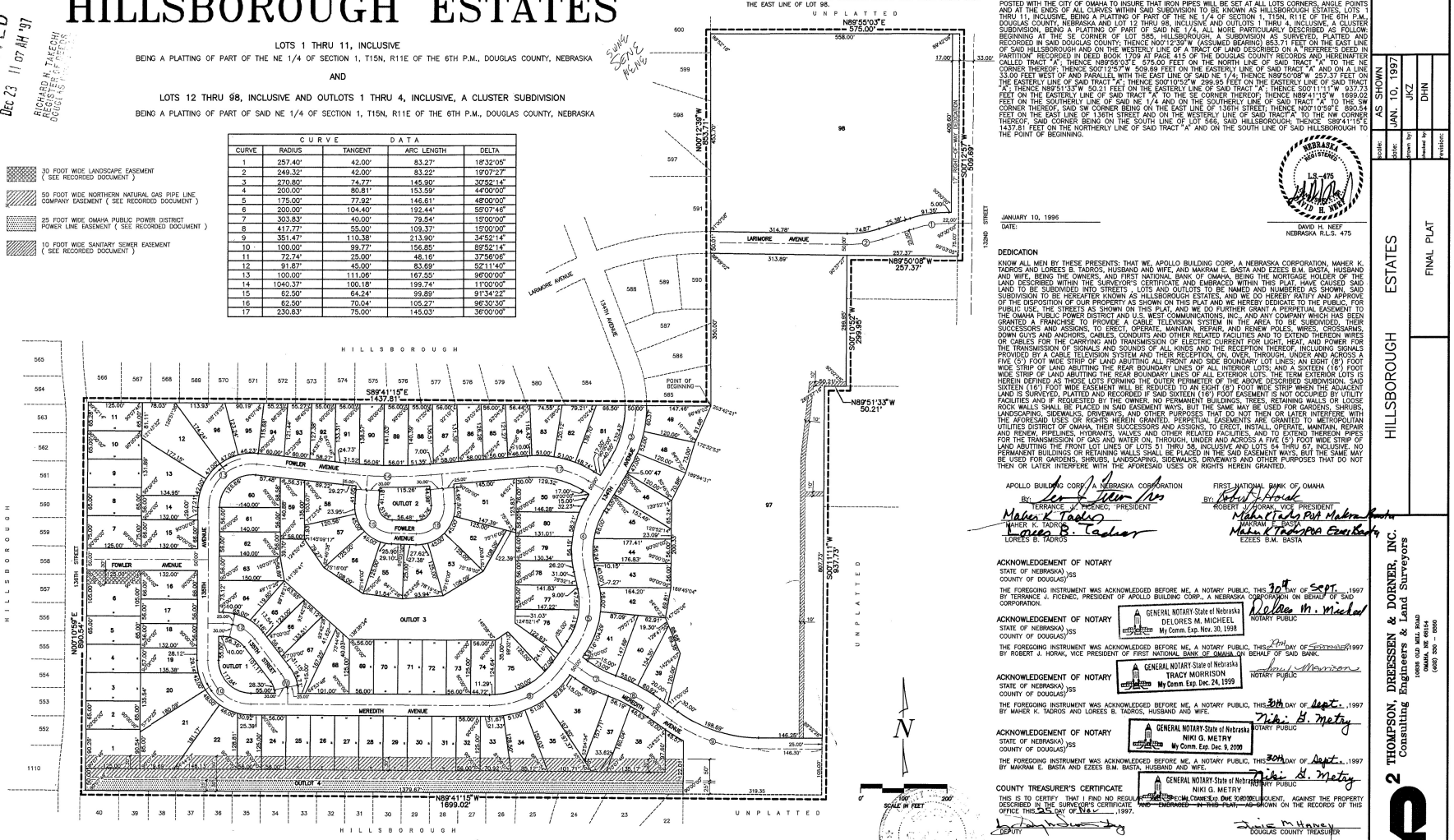
CURVE DATA				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	257.40'	42.00'	83.27'	18°32'05"
2	249.32'	42.00'	83.22'	19°07'27"
3	270.80'	74.77'	145.90'	30°52'14"
4	200.00'	80.81'	153.59'	44°00'00"
5	175.00'	77.92'	146.61'	48°00'00"
6	200.00'	104.40'	192.44'	55°07'46"
7	303.83'	40.00'	79.54'	15°00'00"
8	417.77'	55.00'	109.37'	15°00'00"
9	351.47'	110.38'	213.90'	34°52'14"
10	100.00'	99.77'	156.85'	89°52'14"
11	72.74'	25.00'	48.16'	37°56'06"
12	91.87'	45.00'	83.69'	52°11'40"
13	100.00'	111.06'	167.55'	96°00'00"
14	1040.37'	100.18'	199.74'	11°00'00"
15	82.50'	64.24'	99.89'	91°34'22"
16	62.50'	70.04'	105.27'	96°30'30"
17	230.83'	75.00'	145.03'	36°00'00"

30 FOOT WIDE LANDSCAPE EASEMENT (SEE RECORDED DOCUMENT)

50 FOOT WIDE NORTHERN NATURAL GAS PIPE LINE COMPANY EASEMENT (SEE RECORDED DOCUMENT)

25 FOOT WIDE OMAHA PUBLIC POWER DISTRICT POWER LINE EASEMENT (SEE RECORDED DOCUMENT)

10 FOOT WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)



JANUARY 10, 1996
DATE:

DAVID H. HEEF
NEBRASKA R.L.S. 475

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 A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOTS CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HILLSBOROUGH ESTATES, LOTS 1 THRU 11, INCLUSIVE, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 1, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND LOT 12 THRU 98, INCLUSIVE AND OUTLOTS 1 THRU 4, INCLUSIVE, A CLUSTER SUBDIVISION, BEING A PLATTING OF PART OF SAID NE 1/4, ALL MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING AT THE SE CORNER OF LOT 585, HILLSBOROUGH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY; THENCE N00°12'59"W (ASSUMED BEARING) 853.71 FEET ON THE EAST LINE OF SAID HILLSBOROUGH AND ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED ON A "REFEREE'S DEED IN PARTITION" RECORDED IN DEED BOOK 1709 AT PAGE 415 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE N89°55'03"E 575.00 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF; THENCE S00°12'57"W 509.89 FEET ON THE EASTERLY LINE OF SAID TRACT "A" AND ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4; THENCE N89°50'08"W 257.37 FEET ON THE EASTERLY LINE OF SAID TRACT "A"; THENCE S00°10'52"W 299.95 FEET ON THE EASTERLY LINE OF SAID TRACT "A"; THENCE N89°51'33"W 50.21 FEET ON THE EASTERLY LINE OF SAID TRACT "A"; THENCE S00°11'15"W 937.73 FEET ON THE EASTERLY LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF; THENCE N89°41'15"W 1699.02 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4 AND ON THE SOUTHERLY LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF, SAID SW CORNER BEING ON THE EAST LINE OF 136TH STREET; THENCE N00°10'59"E 890.54 FEET ON THE EAST LINE OF 136TH STREET AND ON THE WESTERLY LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF, SAID CORNER BEING ON THE SOUTH LINE OF LOT 566, SAID HILLSBOROUGH; THENCE S89°41'15"E 1437.81 FEET ON THE NORTHERLY LINE OF SAID TRACT "A" AND ON THE SOUTH LINE OF SAID HILLSBOROUGH TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. 475 DAVID H. HEEF

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, APOLLO BUILDING CORP, A NEBRASKA CORPORATION, MAHER K. TADROS AND LOREES B. TADROS, HUSBAND AND WIFE, AND MAKRAM E. BASTA AND EZEES B.M. BASTA, HUSBAND AND WIFE, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER 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 AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLSBOROUGH ESTATES, 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 AND U.S. WEST COMMUNICATIONS, INC., 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, 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 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 SUBDIVISION, SAID SIXTEEN (16') FOOT REAR 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 LOOSE ROCK 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. THE PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, APPURTENANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT LOT LINES OF LOTS 51 THRU 58, INCLUSIVE AND LOTS 64 THRU 67, INCLUSIVE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

APOLLO BUILDING CORP, A NEBRASKA CORPORATION
BY: TERRANCE J. FICENEC, PRESIDENT
MAHER K. TADROS
LOREES B. TADROS

FIRST NATIONAL BANK OF OMAHA
BY: ROBERT J. HORAK, VICE PRESIDENT
MAKRAM E. BASTA
EZEES B.M. BASTA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 30th DAY OF Sept. ,1997 BY TERRANCE J. FICENEC, PRESIDENT OF APOLLO BUILDING CORP., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska DELORES M. MICHEL My Comm. Exp. Nov. 30, 1998
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 2nd DAY OF September 1997 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska TRACY MORRISON My Comm. Exp. Dec. 24, 1999
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 30th DAY OF Sept. ,1997 BY MAHER K. TADROS AND LOREES B. TADROS, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska NIKI G. METRY My Comm. Exp. Dec. 9, 2000
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 30th DAY OF Sept. ,1997 BY MAKRAM E. BASTA AND EZEES B.M. BASTA, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska NIKI G. METRY My Comm. Exp. Dec. 9, 2000
NOTARY PUBLIC

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 ON THE RECORDS OF THIS OFFICE THIS 25 DAY OF Nov. ,1997.

DEPUTY

DOUGLAS COUNTY TREASURER

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HILLSBOROUGH ESTATES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 22nd DAY OF September, 1997.

DOUGLAS COUNTY SURVEYOR / ENGINEER
NEBRASKA

APPROVAL OF OMAHA PLANNING BOARD

THIS PLAT OF HILLSBOROUGH ESTATES WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 2nd DAY OF October, 1997.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HILLSBOROUGH ESTATES WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 23rd DAY OF October 1997.

MAYOR PRESIDENT CITY CLERK

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF HILLSBOROUGH ESTATES ON THIS 22nd DAY OF October 1997.

CITY ENGINEER

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

DATE: December 23, 1997

CITY ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

HILLSBOROUGH ESTATES
FINAL PLAT

scale:	AS SHOWN
date:	JAN. 10, 1997
drawn by:	JKZ
checked by:	DHN
revision:	

131-130

A131130A.DWG