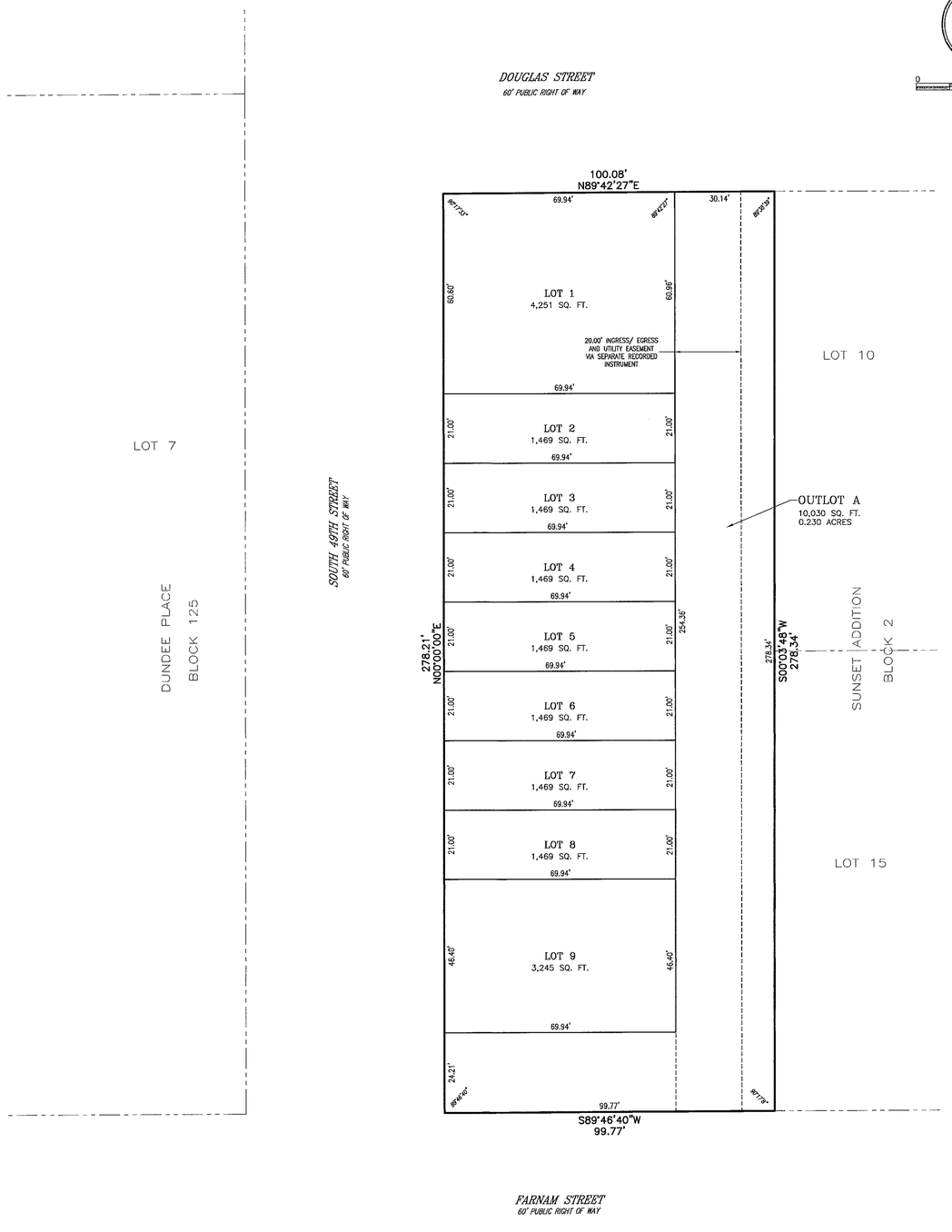
DEED Inst. # 2019046733, Pg: 1 of 1 Rec Date: 06/25/2019 11:32:48.050
Fee Received: $52.00 By: MB
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

HOLLAND HILLTOP ADDITION

LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A, BEING A REPLATTING OF LOTS 11, 12, 13 AND 14, IN BLOCK 2, IN SUNSET ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

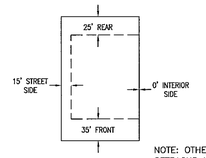
LOCATED IN:
SE 1/4 NE 1/4 SEC. 19, T15N, R13E



0 20 40

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

CITY OF OMAHA R-6 ZONING SETBACK REQUIREMENTS

NO SCALE

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. LOT 1 THROUGH 9, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO SOUTH 49TH STREET OR DOUGLAS STREET.
4. OUTLOT A IS FOR INGRESS AND EGRESS.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

4/1/2019
DATE

DOUGLAS COUNTY ENGINEER

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

24 th DAY OF June 2019.

Susan Bereschell (AB)
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A AS TO THE DESIGN STANDARDS.

Todd Pfister 4/9/19
CITY ENGINEER DATE

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

For Jeff Rierschalman 6-21-19
CITY ENGINEER DATE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A, BEING A REPLATTING OF LOTS 11, 12, 13 AND 14, IN BLOCK 2, IN SUNSET ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 0.638 ACRES

TODD L. WHITFIELD, L.S. 561

4-1-2019
DATE

REGISTERED LAND SURVEYOR — TODD L. WHITFIELD — LS-561 — STATE OF NEBRASKA — 4-1-19

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ~~TIMOTHY F. HOLLAND,~~ DESIGN DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER ~~AND~~ OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER 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 GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY 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 SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES, A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE EXTERIOR SIDE BOUNDARY OF ALL EXTERIOR LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE OF OUTLOT A. 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.

DESIGN DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
TIMOTHY F. HOLLAND, ~~OWNER~~ MANAGING PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

10th DAY OF April, 2019

BY TIMOTHY F. HOLLAND, MANAGING PARTNER OF DESIGN DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
GEOFFREY SOLOMONSON
My Comm. Exp. March 10, 2021

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

9th. DAY OF January, 2019.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HOLLAND HILLTOP ADDITION, LOTS 1 THROUGH 9, INCLUSIVE AND OUTLOT A WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

15th DAY OF May, 2019.

MAYOR
ATTEST:

CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA — INCORPORATED FEBRUARY 2, 1857

LAMP RYNEARSON
14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

MINOR PLAT

HOLLAND HILLTOP ADDITION (LOTS 1 THROUGH 9 AND OUTLOT A)
OMAHA, DOUGLAS COUNTY, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY FACILITIES ARE SHOWN OR STATE THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
TODD WHITFIELD-ELISE MOLLAK
DATE
12/10/2018
PROJECT NUMBER
0118188.01-003
BOOK AND PAGE
18-4, 4

SHEET
1 OF 1

L:\Engineering\0118188 49th Street Townhomes HOA\SURVEY\DRAWINGS\SHEETS\0118188-PP-01.dwg, 4/1/2019 10:00:29 AM, ELISE A. MOLLAK, LAMP RYNEARSON