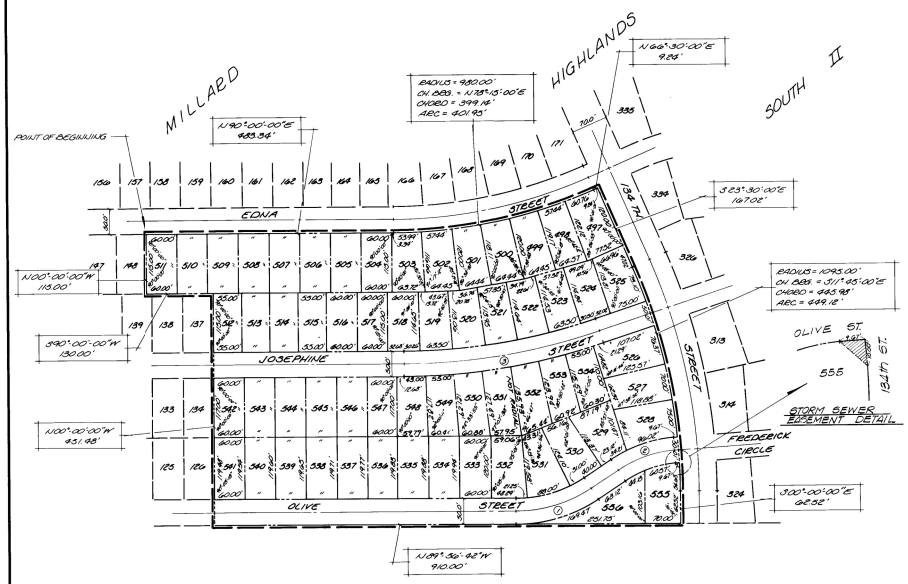
# MILLARD HIGHLANDS SOUTH III

LOTS 497 THRU 556 INCLUSIVE

BEING A REPLATTING OF LOTS 127, 135, 136, 149, 150, 151 AND 325 TOGETHER WITH VACATED 135TH STREET, ALL IN MILLARD HIGHLANDS SOUTH II, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.




DELTA/LINE CURVE DATA

| | | |
|---|---|---|
| 1 Δ = 33°59'00" | 2 Δ = 09°15'42" | 3 Δ = 18°02'00" |
| D = 21.82'/05' | D = 849'/21' | D = 6 59'/38 |
| T = 79.71' | T = 80.04' | T = 199.81' |
| L = 154.86' | L = 117.46' | L = 350.27' |
| R = 265.00' | R = 620.00' | R = 1005.00' |

NOTE: DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.

0 50 100 200

12-3-84 2 Inc 8 Plat 38 50

NEBRASKA REGISTERED LS.-308 LAND SURVEYOR JAMES D. WARNER

NORMAN A. KNUTSEN SURVEY SARPY COUNTY, NEBRASKA

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT IRON PIPES HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT IRON PIPES WILL BE PLACED AT ALL LOT CORNERS, ANGLE POINTS AND ENDS OF ALL CURVES ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS MILLARD HIGHLANDS SOUTH III, LOTS 497 THRU 556 INCLUSIVE, BEING A REPLATING OF LOTS 127, 135, 136, 149, 150, 151 AND 325, TOGETHER WITH VACATED 135TH STREET, ALL IN MILLARD HIGHLANDS SOUTH II, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID LOT 149; THENCE N90°00'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOTS 149, 150, 151 AND 325, 483.54 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 325 ON A 980.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N78°15'00"E, CHORD DISTANCE 399.14 FEET), AN ARC DISTANCE OF 401.95 FEET TO A POINT OF TANGENCY; THENCE N66°30'00"E ON THE NORTH LINE OF SAID LOT 325, 9.24 FEET TO THE N.E. CORNER OF SAID LOT 325; THENCE S23°30'00"E ON THE EAST LINE OF SAID LOT 325, 167.02 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 325 ON A 1095.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S11°45'00"E, CHORD DISTANCE 445.98 FEET), AN ARC DISTANCE OF 449.12 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"E ON THE EAST LINE OF SAID LOT 325, 62.52 FEET TO THE S.E. CORNER OF SAID LOT 325; THENCE N89°56'42"W ON THE SOUTH LINE OF SAID LOT 325 AND ITS WESTERLY EXTENSION, 910.00 FEET; THENCE N00°00'00"W ON THE WEST LINE OF SAID LOTS 127, 135 AND 136, 451.48 FEET TO THE N.W. CORNER OF SAID LOT 136; THENCE S90°00'00"W ON THE SOUTH LINE OF SAID LOTS 149, 150 AND 151, 130.00 FEET TO THE S.W. CORNER OF SAID LOT 149; THENCE N00°00'00"W ON THE WEST LINE OF SAID LOT 149, 115.00 FEET TO THE POINT OF BEGINNING.

MAY 30, 1984
DATE

James D. Warner
REGISTERED LAND SURVEYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE PACESETTER HOMES, INC. (A NEBRASKA CORPORATION), 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 AND LOTS TO BE NAMED AND NUMBERED, AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MILLARD HIGHLANDS SOUTH III, 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 NORTHWESTERN BELL TELEPHONE COMPANY, 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 ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 (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 LOOSE ROCK 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.

PACESETTER HOMES, INC.

PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 1984, BY Ralph D. Klawiter OF Pacesetter Homes, Inc., A Nebraska CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

## APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF MILLARD HIGHLANDS SOUTH III WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 17TH DAY OF July 1984.

COUNTY CLERK (ATTEST)

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

## APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF MILLARD HIGHLANDS SOUTH III WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 7th DAY OF June, 1984.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

## SARPY 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 14 DAY OF June, 1984.

SARPY COUNTY TREASURER

## APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF MILLARD HIGHLANDS SOUTH III WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 5th DAY OF June, 1984.

SARPY COUNTY SURVEYOR

## APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF MILLARD HIGHLANDS SOUTH III WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 20TH DAY OF June, 1984.

SARPY COUNTY BUILDING INSPECTOR

SCALE: 1" = 100'
DATE: FEB 1, 1983
DRAWN BY: JDH
CHECKED BY: JDH
REVISION:

MILLARD HIGHLANDS SOUTH III

FINAL PLAT

P2 THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

245-116