FILED SARPY CO. NE.
INSTRUMENT NUMBER
97-20114
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REGISTER OF DEEDS

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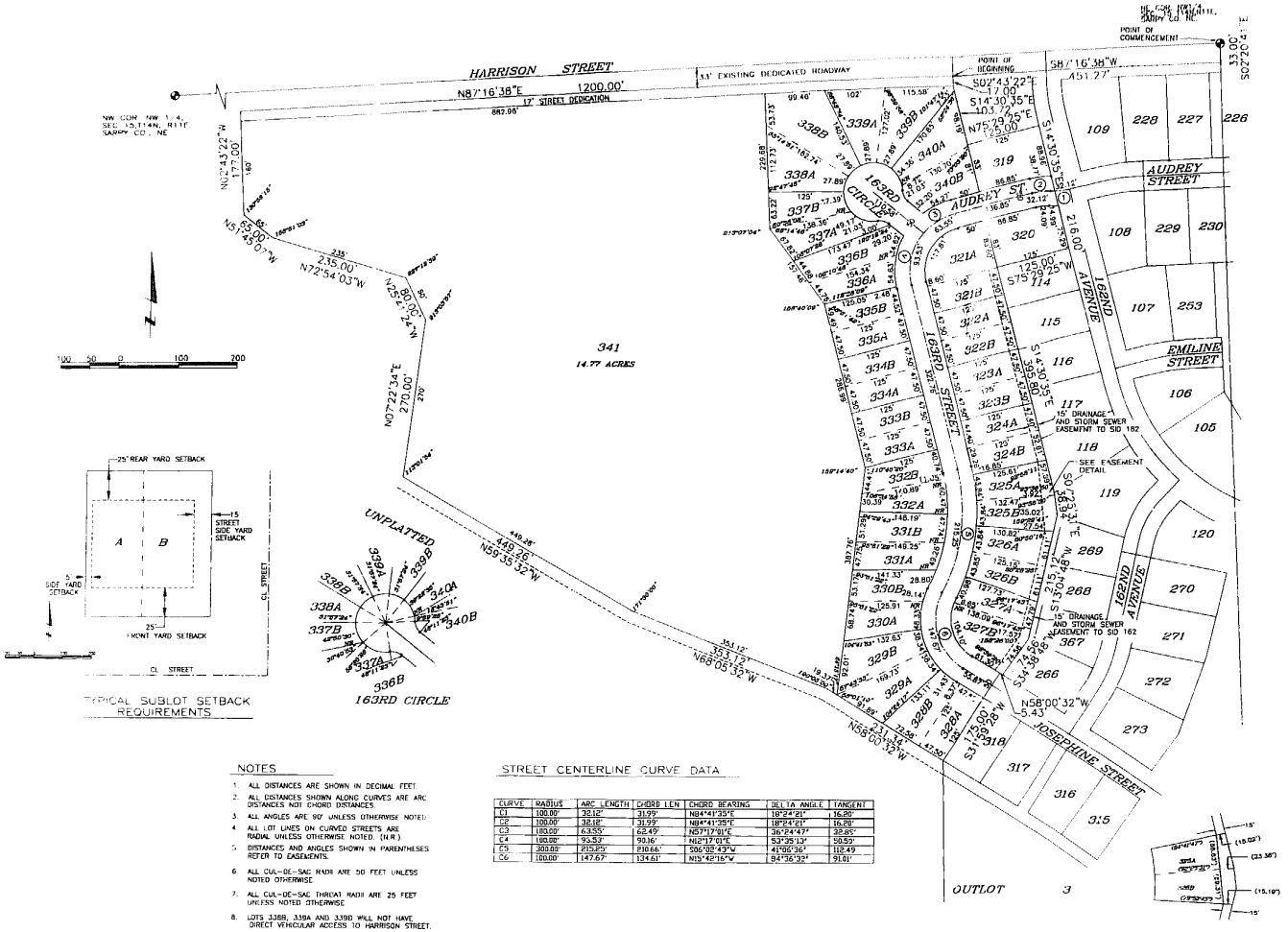
97-20114

MILLARD PARK

LOTS 319 THROUGH 341 INCLUSIVE BEING A REPLATTING OF LOTS 111,112 AND 113, MILLARD PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

NEBRASKA REGISTERED LAND SURVEYOR LS-379 ROBERT D. PROETT



TYPICAL SUBLOT SETBACK REQUIREMENTS

EASEMENT DETAIL

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 338B, 339A AND 339B WILL NOT HAVE DIRECT VEHICULAR ACCESS TO HARRISON STREET.
9. — — — —DENOTES A PARTY WALL PROPERTY LINE.
10. LOTS 321A THROUGH 340B, INCLUSIVE, WILL BE CONSIDERED SUBLOTS.

STREET CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	32.12'	31.99'	N84°41'35"E	18°24'21"	16.20'
C2	100.00'	32.12'	31.99'	N84°41'35"E	18°24'21"	16.20'
C3	180.00'	63.55'	62.49'	N57°17'01"E	36°24'47"	32.85'
C4	180.00'	93.53'	90.16'	N62°17'01"E	53°35'13"	50.53'
C5	300.00'	215.25'	210.66'	S06°03'43"W	41°06'36"	112.49
C6	100.00'	147.67'	134.61'	N15°42'15"W	84°56'32"	91.01'

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 angle points and corners on the boundary of the plat and that a bond has been posted to ensure that permanent monuments will be placed as all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as MILLARD PARK (Lots 319 through 341, inclusive) being a replatting of Lots 111, 112 and 113, MILLARD PARK, a sub-division, as surveyed platted and recorded in Sarpy County, Nebraska, AND a platting of part of the Northwest Quarter of Section 15, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, that entire parcel described by metes and bounds as follows. Commencing at the northwest corner of the said Northwest Quarter of Section 15; Thence South 02°20'41" East (bearings referenced to the Final Plat of MILLARD PARK) for 33.00 feet; Thence South 87°16'38" West for 451.27 feet parallel with and 33.00 feet south of the north line of the said Northwest Quarter of Sectio.. 15 to the TRUE POINT OF BEGINNING; Thence South 02°43'22" East for 17.00 feet to the northwest corner of Lot 110, MILLARD PARK; thence South 14°30'35" East for 103.72 feet to the southwest corner of said Lot 110; Thence North 75°29'25" East for 125.00 feet to the southeast corner of said Lot 110; Thence South 14°30'35" East for 218.00 feet to the northwest corner of Lot 114, MILLARD PARK; Thence South 75°29'25" West for 125.00 feet to the northwest corner of said Lot 114; Thence South 14°30'35" East for 395.50 feet to the southwest corner of Lot 118, MILLARD PARK; Thence South 02°23'33" East for 365.39 feet to the southwest corner of Lot 119, MILLARD PARK; thence South 13°04'40" West for 215.12 feet to the northwest corner of Lot 266, MILLARD PARK; Thence South 34°36'46" West for 74.56 feet to the southwest corner of said Lot 266; Thence North 58°00'32" West for 5.43 feet along the north right of way line of Josephine Street to the extended west line of Lot 318, MILLARD PARK; Thence South 31°59'28" West for 175.00 feet to the southwest corner of said Lot 318; Thence North 58°00'32" West for 231.34 feet; Thence North 88°08'32" West for 35.12 feet; Thence North 59°35'32" West for 449.26 feet; Thence North 07°22'34" East for 270.00 feet; Thence North 25°41'24" West for 80.00 feet; Thence North 72°54'03" West for 235.00 feet; Thence North 51°45'07" West for 65.00 feet; Thence North 02°43'22" East for 177.00 feet to the south right of way line of Harrison Street; Thence North 87°16'38" East for 1200.00 feet along the south right of way line of Harrison Street which is parallel with and 33.00 feet south of the north line of the said Northwest Quarter of Section 15. Contains 23.76 acre.

Robert D. Proett, LS 379 — Date: Sept 25, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership, DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner, OWNER, and FIRST NATIONAL BANK OF OMAHA MORTGAGEE, being the sole OWNER and MORTGAGEE of the land described within 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 MILLARD PARK (Lots 319 through 341, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the Board of Commissioners of Sarpy County, Nebraska, 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, downguys 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines of all lots; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is hereby defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') side easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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. EXCEPT that no easements are granted along the party wall property line. The party wall property line is denoted by a dot/dash line.

MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership
DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner, Owner

By: W.L. Morrison, Jr., President

FIRST NATIONAL BANK OF OMAHA, Mortgagee

By: Robert J. Hoerk, Vice-President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 2 day of October, 1995, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared W. L. MORRISON, SR., who is personally known to me to be identical person whose name is affixed to the above instrument as President of DODGE DEVELOPMENT, INC., a Nebraska Corporation, General Partner of MILLARD PARK LIMITED PARTNERSHIP, a Nebraska Limited Partnership and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY-State of Nebraska DONALD M. PETERS My Comm. Exp. Aug. 22, 2000 — Notary Public

State of Nebraska)
) SS
County of Douglas)

On this 30 day of October, 1996, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT J. HOERK, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of FIRST NATIONAL BANK OF OMAHA, and did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Notary Public

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

COUNTY SURVEYOR'S CERTIFICATE

This plat of MILLARD PARK was reviewed by the Sarpy County Surveyor's Office this 13 day of Sept, 1997.

Sarpy County Surveyor

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CLARIFY 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 on this 12th day of Sep, 1997.

Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of MILLARD PARK was approved and accepted by the Sarpy County Planning Commission on this 10 day of Oct, 1996.

Chairman, Sarpy County Planning Commission

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

This plat of MILLARD PARK was approved by the Sarpy County Building Inspector on this 10 day of Oct, 1996.

Sarpy County Building Inspector

APPROVAL OF THE SARPY COUNTY COMMISSIONERS

This plat of MILLARD PARK was approved by the Sarpy County Board of Commissioner on this 22 day of Oct, 1996.

Attest: Sarpy County Clerk

Chairman, Sarpy County Board of Commissioners

620114

drawn by
designed by
reviewed by
revisions
path\filename
references

lamp, rynearson & associates, inc.
surveyors planners engineers
14747 california street omaha, nebraska 68154-1279
402-496-2488 FAX 402-496-2730

MILLARD PARK PHASE 3
156TH TO 168TH STREET & HARRISON STREET, SARPY COUNTY, NEBRASKA

FINAL PLAT

job number
book page
date
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