95-18602

# OVERLAND HILLS VI

LOTS 1 THRU 14, INCLUSIVE

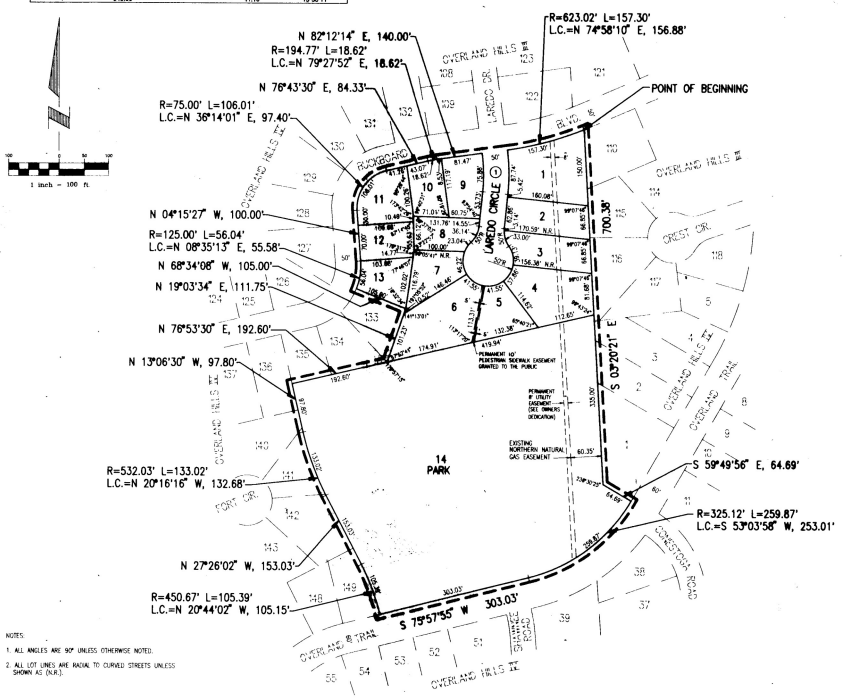
BEING A REPLAT OF LOT 150, AND LOT 151, OVERLAND HILLS IV, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 27 AND THE NW 1/4 OF SECTION 34, ALL LOCATED IN T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Counter
Verify
D.E. MJG
Proof
Fee $ 23.00
Ck Cash Chg

95-18602

## CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA 81.81' |
|---|---|---|---|---|
| 1 | 345.00' | | 41.10' | 13°35'11" |




NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).

## DEDICATION

Know all men by these presents that We, Celebrity Homes, Inc. , 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 OVERLAND HILLS VI (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we 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, U.S. West 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 lots except as shown on lots 1 thru 4 inclusive, and lot 14 to avoid the pipeline easement; and we further grant a perpetual easement to the City of Papillion and Peoples Natural Gas, 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, I do set my hand this 28 day of APR., 1995.

CELEBRITY HOMES, INC.

By: Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 28 day of APR., 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes Inc., who is personally known by me 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.

Homer R. Hunt
Notary Public

Seal

GENERAL NOTARY State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 1997

## SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Papillion to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Overland Hills VI (the lots numbered as shown) being a replat of all of Lots 150 and 151, Overland Hills IV, a subdivision located in part of the SW 1/4 of Section 27 and also located in part of the NW 1/4 of Section 34, all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 151, Overland Hills IV, said point also being on the Southerly right-of-way line of Buckboard Boulevard; thence S03°20'21"E (assumed bearing) along the Easterly line of said Lots 151 and 150, Overland Hills IV, a distance of 700.38 feet; thence S59°49'56"E along said Easterly line of Lot 150, Overland Hills IV, a distance of 64.69 feet to the Southeasterly corner of said Lot 150, Overland Hills IV, said point also being on the Northerly right-of-way line of Overland Trail; thence along said Northerly right-of-way line of Overland Trail, said line also being the South line of said Lot 150, Overland Hills IV, on the following described courses; thence Southwesterly on a curve to the right with a radius of 325.12 feet, a distance of 259.87 feet, said curve having a long chord which bears S53°03'58"W, a distance of 253.01 feet; thence S75°57'55"W, a distance of 303.03 feet to the Southwesterly corner of said Lot 150, Overland Hills IV; thence along the Westerly line of said Lot 150, Overland Hills IV on the following described courses; thence Northwesterly on a curve to the left with a radius of 450.67 feet, a distance of 105.39 feet, said curve having a long chord which bears N20°44'02"W, a distance of 105.15 feet; thence N27°26'02"W, a distance of 153.03 feet; thence Northwesterly on a curve to the right with a radius of 532.03 feet, a distance of 133.02 feet, said curve having a long chord which bears N20°16'16"W, a distance of 132.68 feet; thence N13°06'30"W, a distance of 97.80 feet to the Northwesterly corner of said Lot 150, Overland Hills IV; thence N76°53'30"E along the Northerly line of said Lot 150, Overland Hills IV, a distance of 192.60 feet to the Southwesterly corner of said Lot 151, Overland Hills IV; thence along the Westerly line of said Lot 151, Overland Hills IV on the following described courses; thence N19°03'34"E, a distance of 111.75 feet; thence N68°34'08"W, a distance of 105.00 feet to a point on said Southerly right-of-way line of Buckboard Boulevard, said point also being the Northeasterly corner of Lot 133, said Overland Hills IV; thence along said Southerly right-of-way line of Buckboard Boulevard, said line also being the Westerly and Northerly line of said Lot 151, Overland Hills IV, on the following described courses; thence Northerly on a curve to the left with a radius of 125.00 feet, a distance of 56.04 feet, said curve having a long chord which bears N08°35'13"E, a distance of 55.58 feet; thence N04°15'27"W, a distance of 100.00 feet; thence Northeasterly on a curve to the right with a radius of 75.00 feet, a distance of 106.01 feet, said curve having a long chord which bears N36°14'01"E, a distance of 97.40 feet; thence N76°43'30"E, a distance of 84.33 feet; thence Easterly on a curve to the right with a radius of 194.77 feet, a distance of 18.62 feet, said curve having a long chord which bears N79°27'52"E, a distance of 18.62 feet; thence N82°12'14"E, a distance of 140.00 feet; thence Northeasterly on a curve to the left with a radius of 623.02 feet, a distance of 157.30 feet, said curve having a long chord which bears N74°58'10"E, a distance of 156.88 feet to the point of beginning.

Robert Clark
Robert Clark, LS 419

April 28, 1995
Date

## APPROVAL OF PAPILLION PLANNING COMMISSION

This Subdivision of Overland Hills VI was approved by the Papillion Planning Commission this 1 day of MAY, 1995.

Chairman, Papillion Planning Commission

## 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.

Sarpy County Treasurer — DEPUTY — Date 5/22/95

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

## REVIEW OF SARPY COUNTY SURVEYOR

This plat of Overland Hills VI was reviewed by the Sarpy County Surveyor this 26th day of July, 1995.

Sarpy County Surveyor

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

## APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This Subdivision of Overland Hills VI was approved by the Papillion City Engineer this 1st day of May, 1995.

Papillion City Engineer

## APPROVAL BY PAPILLION CITY COUNCIL

This Subdivision of Overland Hills VI was approved by the City Council of the City of Papillion, Nebraska on this 1st day of May, 1995.

City Clerk — Mayor

CITY OF PAPILLION SEAL NEBR.

NO GB ch


ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)896-4700


OVERLAND HILLS VI
PAPILLION, NEBRASKA

FINAL PLAT

| JOB NO. | DATE | DESIGNED BY |
|---|---|---|
| 9419.1 | 4-18-95 | TRH |
| SCALE 1"=100' | DRAWN BY RLS | |
| SHEET 1 of 1 | | |