97-09321

[redacted] 5-13-97 2:35P
97-09321
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City:
E.:
Proof:
Fee: 102.00
Ck
Cash
Charge

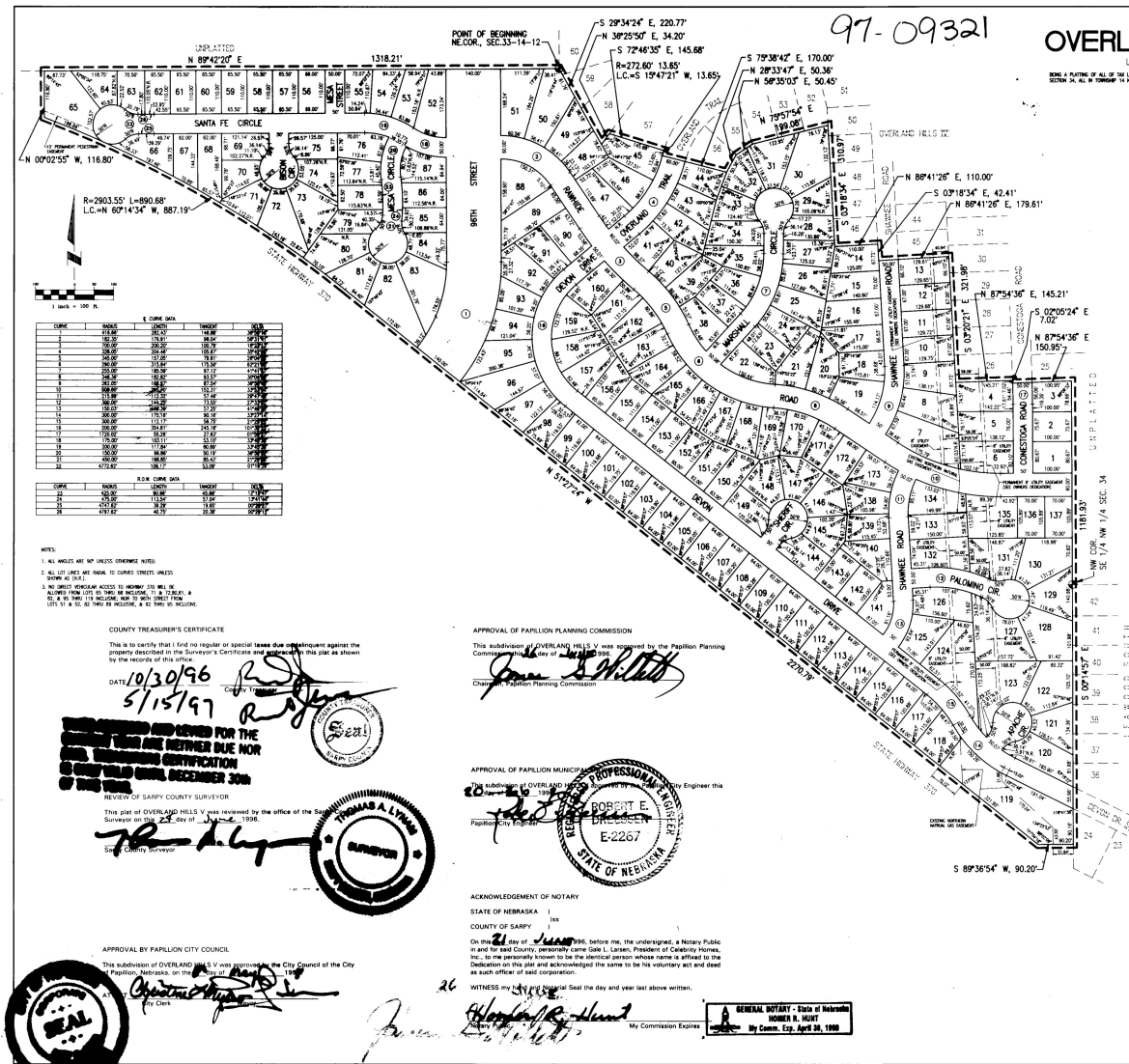
.25 stamped copy

97-09321

OVERLAND HILLS V

LOTS 1 THRU 173 INCLUSIVE

BEING A PLATTING OF ALL OF TAX LOT 3 IN THE NE 1/4 OF SECTION 33, AND ALSO ALL OF OUTLOT 7A1 IN THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



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 V (the lots numbered as shown), being a platting of all of Tax Lot 5, a tax lot located in the East 1/2 of the NE 1/4 of Section 33; and also all of Tax Lot 7A1, a tax lot located in the West 1/2 of the NW 1/4 of Section 34, all 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 Section 33, said point also being the Westerly corner of Lot 60, Overland Hills IV, an addition located in said NW 1/4 of Section 34; thence along the Southerly boundary line of said Overland Hills IV on the following described courses; thence S29°34'24"E (assumed bearing), a distance of 220.77 feet; thence N36°25'50"E, a distance of 34.20 feet; thence S72°46'35"E, a distance of 145.68 feet; thence Southwesterly on a curve to the left with a radius of 272.60 feet, a distance of 13.65 feet, said curve having a long chord which bears S19°47'21"W, a distance of 13.65 feet; thence S75°38'42"E, a distance of 170.00 feet; thence N28°33'47"E, a distance of 50.36 feet; thence N56°35'03"E, a distance of 50.45 feet; thence N75°57'54"E, a distance of 199.08 feet; thence S03°18'34"E, a distance of 310.97 feet; thence N86°41'26"E, a distance of 110.00 feet; thence S03°18'34"E, a distance of 42.41 feet; thence N86°41'26"E, a distance of 179.61 feet; thence S03°20'21"E, a distance of 321.98 feet; thence N87°54'36"E, a distance of 145.21 feet; thence S02°05'24"E, a distance of 7.02 feet; thence N87°54'36"E, a distance of 150.95 feet to a point on the East line of said West 1/2 of the NW 1/4 of Section 34, said line also being the East line of said Tax Lot 7A1, said point also being the Southeast corner of Lot 25 in said Overland Hills IV; thence S00°14'57"E along said East line of the West 1/2 of the NW 1/4 of Section 34, said line also being said East line of Tax Lot 7A1, a distance of 1181.93 feet to a point on the Northerly right-of-way line of State Highway No. 370, said point also being the Southeast corner of said Tax Lot 7A1, said point also being the Southeast corner of the North 1/2 of the SW 1/4 of said NW 1/4 of Section 34; thence along said Northerly right-of-way line of State Highway No. 370 on the following described courses; thence S89°36'54"W, a distance of 90.20 feet; thence N51°27'24"W, a distance of 2270.79 feet; thence Northwesterly on a curve to the left with a radius of 2903.55 feet, a distance of 890.68 feet, said curve having a long chord which bears N80°14'34"W, a distance of 887.19 feet; thence N00°02'55"W, a distance of 116.80 feet to the point of intersection of said Northerly right-of-way line of State Highway 370 and the North line of said NE 1/4 of Section 33, said point also being the Northwest corner of said Tax Lot 5A, said point also being the Northwest corner of the NE 1/4 of said NE 1/4 of Section 33; thence N89°42'20"E along said North line of the NE 1/4 of Section 33, said line also being the North line of said Tax Lot 5, a distance of 1318.21 feet to the point of beginning.

Said tract of land contains an area of 49.420 acres, more or less.

Robert Clark 6-20-96
Robert Clark, LS-419

REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

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 V (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 except as shown on Lots 123, 124, 127, 131 and 135, to avoid the pipeline easement; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots except as shown on Lots 4 thru 13, inclusive; Lots 126, 132, 133 and 134 to avoid the pipeline easement; and a sixteen-foot (16') 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 addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; 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 21 day of JUNE, 1996.

CELEBRITY HOMES, INC.

By: Gale L. Larsen, President

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.

DATE 10/30/96
5/15/97

County Treasurer

[redacted] REVIEWED AND CERVED FOR THE [redacted] THERE ARE NEITHER DUE NOR [redacted] CERTIFICATION IS VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW OF SARPY COUNTY SURVEYOR

This plat of OVERLAND HILLS V was reviewed by the office of the Sarpy County Surveyor on this 23 day of June, 1996.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of OVERLAND HILLS V was approved by the Papillion Planning Commission this 24 day of June, 1996.

Chairman, Papillion Planning Commission

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of OVERLAND HILLS V was approved by the City Engineer this 26 day of June, 1996.

Papillion City Engineer

REGISTERED PROFESSIONAL ENGINEER ROBERT E. DRESSEN E-2267 STATE OF NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 21 day of JUNE, 1996, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

My Commission Expires

GENERAL NOTARY - State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 1998

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of OVERLAND HILLS V was approved by the City Council of the City of Papillion, Nebraska, on the [redacted] day of [redacted], 1996.

City Clerk

CURVE	RADIUS	LENGTH	TANGENT	CHORD
1	612.66'	265.43'	134.98'	S41°51'54"E
2	182.35'	179.81'	98.04'	S87°53'36"E
3	700.00'	306.20'	155.78'	N74°13'24"E
4	538.00'	304.48'	155.67'	S74°46'36"E
5	250.00'	157.09'	79.91'	S72°46'36"E
6	266.00'	315.84'	175.58'	S21°46'36"E
7	233.00'	180.56'	97.12'	S22°13'24"W
8	144.30'	182.82'	93.57'	S19°46'36"E
9	144.30'	182.82'	93.57'	S70°13'24"W
10	508.99'	299.30'	153.31'	S74°46'36"E
11	741.99'	436.39'	223.48'	S74°46'36"E
12	150.00'	149.42'	81.99'	S23°05'24"E
13	150.00'	149.42'	81.99'	S66°54'36"E
14	300.00'	170.19'	87.33'	S71°13'24"W
15	300.00'	170.19'	87.33'	S38°13'24"W
16	300.00'	354.81'	195.18'	S21°46'36"E
17	1720.00'	56.39'	28.20'	S52°46'36"E
18	175.00'	183.11'	101.19'	S21°46'36"E
19	300.00'	117.84'	60.09'	S39°46'36"E
20	150.00'	96.66'	50.19'	N69°54'36"W
21	450.00'	188.80'	95.47'	S75°46'36"E
22	672.82'	106.17'	53.20'	S71°13'24"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD
23	425.00'	90.66'	45.56'	S72°19'36"W
24	475.00'	113.54'	57.04'	S74°01'54"W
25	4747.83'	39.29'	19.65'	S51°39'11"E
26	4787.83'	40.70'	20.35'	S51°39'11"E

NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R.R.).
3. NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370 WILL BE ALLOWED FROM LOTS 65 THRU 68 INCLUSIVE, 71 & 72,BLK. A, 61 & 95 THRU 119 INCLUSIVE, NOR TO 96TH STREET FROM LOTS 51 & 52, 62 THRU 69 INCLUSIVE, & 92 THRU 95 INCLUSIVE.

E&A CONSULTING GROUP
1200 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

OVERLAND HILLS V
PAPILLION, NEBRASKA

FINAL PLAT

JOB #	4019
DATE	5-10-96
SCALE H	1"=100'
SCALE V	
SHEET	1 of 1
DRAWN BY	RKS
CHECKED BY	TRH
APPROVED BY	RWH