OVERLAND HILLS IV

LOTS 1 THRU 151 INCLUSIVE

BEING A PLATTING OF PART OF THE SW¼ OF SEC. 27, AND PART OF THE WEST ½ OF THE NW¼ OF SEC. 34, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBR.

10-2-84 8:45A Book 8 of Plat #52 Carl L. Hibbler

81 50

€ CURVE DATA

NO	Δ	R	T	L	D
1	10°13'16"	614.08'	55.00'	109.71'	9.3169°
2	14°11'00"	602.67'	75.00'	149.24'	9.5054°
3	09°15'06"	494.96'	40.00'	79.97'	11.5809°
4	09°57'55"	491.18'	75.00'	149.55'	5.6126°
5	28°46'41"	164.88'	58.00'	111.54'	34.8859°
6	01°28'06"	797.89'	5.22'	10.43'	14.4215°
7	04°19'25"	1354.58'	50.00'	99.06'	4.2258°
8	17°48'49"	258.58'	28.80'	56.86'	22.4179°
9	8°08'57"	100.00'	85.58'	141.65'	57.2958°
10	80°58'57"	100.00'	85.58'	141.84'	57.2958°
11	08°25'06"	319.77'	10.58'	21.02'	26.0706°
12	56°55'54"	100.00'	80.76'	149.58'	35.8028°
13	87°54'36"	262.80'	144.66'	260.87'	23.6174°
14	10°48'36"	266.52'	25.00'	49.86'	21.5190°
15	45°47'50"	355.12'	150.00'	283.85'	16.1421°
16	50°01'06"	182.68'	90.14'	175.42'	31.3840°
17	26°02'02"	608.11'	142.25'	279.39'	9.4200°

DEVELOPER
West Lincoln Properties
1603 Galvin Road
Bellevue, Nebr. 68005

BENCH MARK
Top of Iron Pin, NW Cor. of SW¼ Sec. 27-14-12
Elev. - 1050.17

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 as shown on the within plat and that a bond has been furnished to the City of Papillion, Nebraska to insure placing of permanent monuments and stakes at all corners of all lots, streets, avenues, angle points, and ends of all curves in Overland Hills IV, a platting of part of the SW 1/4 of Section 27, and part of the West 1/2 of the W 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 Northwest corner of said SW 1/4 of Section 27; thence N89°37'48"E (assumed bearing), along the North line of said SW 1/4 of Section 27, a distance of 278.09 feet to the Northwest corner of Overland Hills III, a subdivision located in said SW 1/4 of Section 27; thence along the Westerly and Southerly lines of said Overland Hills III, on the following described courses; thence S00°22'12"E, a distance of 647.23 feet; thence S10°32'58"E, a distance of 190.69 feet; thence S00°33'00"E, a distance of 416.43 feet; thence S60°10'36"E, a distance of 416.43 feet; thence S13°06'30"E, a distance of 196.63 feet; thence S38°43'07"E, a distance of 51.27 feet; thence N51°16'53"E a distance of 58.53 feet; thence Northeasterly on a curve to the right with a radius of 422.09 feet, a distance of 17.47, said curve having a long chord which bears N52°28'14"E, a distance of 17.47 feet; thence S36°21'00"E, a distance of 168.64 feet; thence N58°34'10"E, a distance of 58.52 feet; thence N79°51'47"E, a distance of 55.72 feet; thence S10°08'13"E, a distance of 117.49 feet; thence Northeasterly, on a curve to the right with a radius of 244.77 feet, a distance of 10.00 feet, said curve having a long chord which bears N81°06'58"E, a distance of 10.00 feet; thence N82°12'14"E, a distance of 90.00 feet; thence S07°47'46"E, a distance of 50.00 feet; thence N82°12'14"E, a distance of 50.00 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; thence S09°20'21"E, a distance of 377.60 feet; thence N81°40'51"E, a distance of 174.25 feet; thence N06°59'09"W, a distance of 76.51 feet; thence S74°27'28"E, a distance of 136.04 feet; thence Northeasterly, on a curve to the left with a radius of 573.11 feet, a distance of 119.20 feet, said curve having a long chord which bears N09°35'03"E, a distance of 118.98 feet to the point of intersection of the Southerly right-of-way line of Crest Circle and the Westerly right-of-way line of Overland Trail; thence, along the Westerly line of Overland Hills, a subdivision located in said SW 1/4of Section 27, on the following described courses; thence S86°22'08"E,a distance of 60.00 feet; thence Southwesterly, on a curve to the right with a radius of 633.11 feet, a distance of 125.19 feet, said curve having a long chord which bears S09°17'26"W, a distance of 124.98 feet; thence S03°13'12"W, a distance of 52.27 feet; thence S22°22'17"E, a distance of 130.30 feet; thence S42°52'13"W, a distance of 82.80 feet; thence S30°10'04"W, a distance of 207.74 feet; thence S21°52'29"E, a distance of 139.08 feet; thence S09°06'23"E, a distance of 98.14 feet to the Southeast corner of the SE 1/4 of said SW 1/4 of Section 27; thence S00°14'57"E, along the East line of said West 1/2 of the NW 1/4 of Section 34, a distance of 602.86 feet; thence S87°54'36"W, a distance of 150.95 feet; thence N02°06'24"W, a distance of 7.02 feet; thence S87°54'36"W, a distance of 145.21 feet; thence N03°20'21"W, a distance of 321.96 feet; thence S86°41'26"W, a distance of 110.00 feet; thence N03°18'34"W, a distance of 310.97 feet; thence S76°57'54"W, a distance of 199.08 feet; thence S56°35'03"W, a distance of 50.45 feet; thence N75°58'42"W, a distance of 170.00 feet; thence S28°59'47"W, a distance of 50.56 feet; thence N72°46'55"W, a distance of 145.65 feet; thence S86°55'50"W, a distance of 54.20 feet; thence Northwesterly, on a curve to the right with a radius of 272.50 feet, a distance of 15.85 feet, said curve having a long chord which bears N15°47'21"E, a distance of 15.85 feet; thence N13°46'02"E, a distance of 13.65 feet; thence N72°46'35"W, a distance of 245.98 feet; thence S36°25'50"W, a distance of 24.20 feet; thence N53°34'10"W, a distance of 220.77 feet to the Southwest corner of said Section 27; thence N00°22'41"W, along the West line of said Section 27, a distance of 2646.40 feet to the Point of Beginning.

Know all men by these presents that we, West Lincoln Properties Limited Partnership and Papillion - LaVista Public School District No. 27, owners of the property described in the certification of survey and embraced within this plat have caused said land to be subdivided into lots and streets and to be numbered and named as shown. said subdivision to be hereinafter known as Overland Hills IV (Lots 1 thru 151 inclusive) 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, avenues and circles. 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, 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 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; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots 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 a 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. No permanent building or retaining walls shall be placed in the said easement ways, but they may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or right herein granted.

DEDICATION

In witness whereof we do execute unto set our hands this 9TH day of APRIL, 19 84.

WEST LINCOLN PROPERTIES LIMITED PARTNERSHIP
By: Charles E. Clatterbuck, General Partner

PAPILLION-LAVISTA PUBLIC SCHOOL DISTRICT NO. 27
By: Mildred Wallace, President of School Board

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

On this 9th day of April, 19 84 before me the undersigned, a notary public personally came Charles E. Clatterbuck, General Partner of West Lincoln Properties Limited Partnership, to me personally know to be the identical person whose name is affixed to the foregoing instrument as such officer of said partnership, and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said partnership.

Witness my hand and Notarial Seal at Papillion in said County the day and year last above written. My commission expires the 7th day of July 1985

Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

On this 9th day of April, 19 84 before me the undersigned, a notary public personally came Mildred Wallace, President of School Board, to me personally known to be the identical person whose name is affixed to the foregoing instrument as such officer of said board, and she acknowledged the same to be her voluntary act and deed and the voluntary act and deed of said board.

Witness my hand and Notarial Seal at Papillion in said County the day and year last above writtenp. My commission expires the 7th day of July 19 87

Notary Public

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: May 18, 1984

County Treasurer

APPROVAL OF COUNTY SURVEYOR:

I hereby approve of this plat of Overland Hills IV the lots numbered as shown on this 16th day of May A.D., 1984

County Surveyor

APPROVAL OF PAPILLION PLANNING COMMISSION:

This subdivision of Overland Hills IV was approved by the Papillion Planning Commission this ___ day of _____ A.D., 19___

Chairman, Papillion Planning Commission

APPROVAL OF PAPILLION MUNICIPAL ENGINEER:

This subdivision of Overland Hills IV was approved by the Papillion City Engineer this 17th day of May A.D., 19 84

PAPILLION CITY ENGINEER

APPROVAL BY PAPILLION CITY COUNCIL:

This subdivision of Overland Hills IV was approved by the City Council of the City of Papillion, Nebraska, on the 17th day of May A.D., 19 84 in accordance with the State Statutes of Nebraska.

ATTEST W. J. Sullivan
City Clerk

Robert L. Thomas
Mayor

10768

ELLIOTT & ASSOCIATES
206 SOUTH 13th STREET • OMAHA, NE. 68102 • (402) 342-1596

OVERLAND HILLS IV
PAPILLION, NEBR.

FINAL PLAT

SCALE 1"=100'
DATE 10-04-83
DRAWN BY R.B.
JOB NO. 2024
SHT 1 OF 1