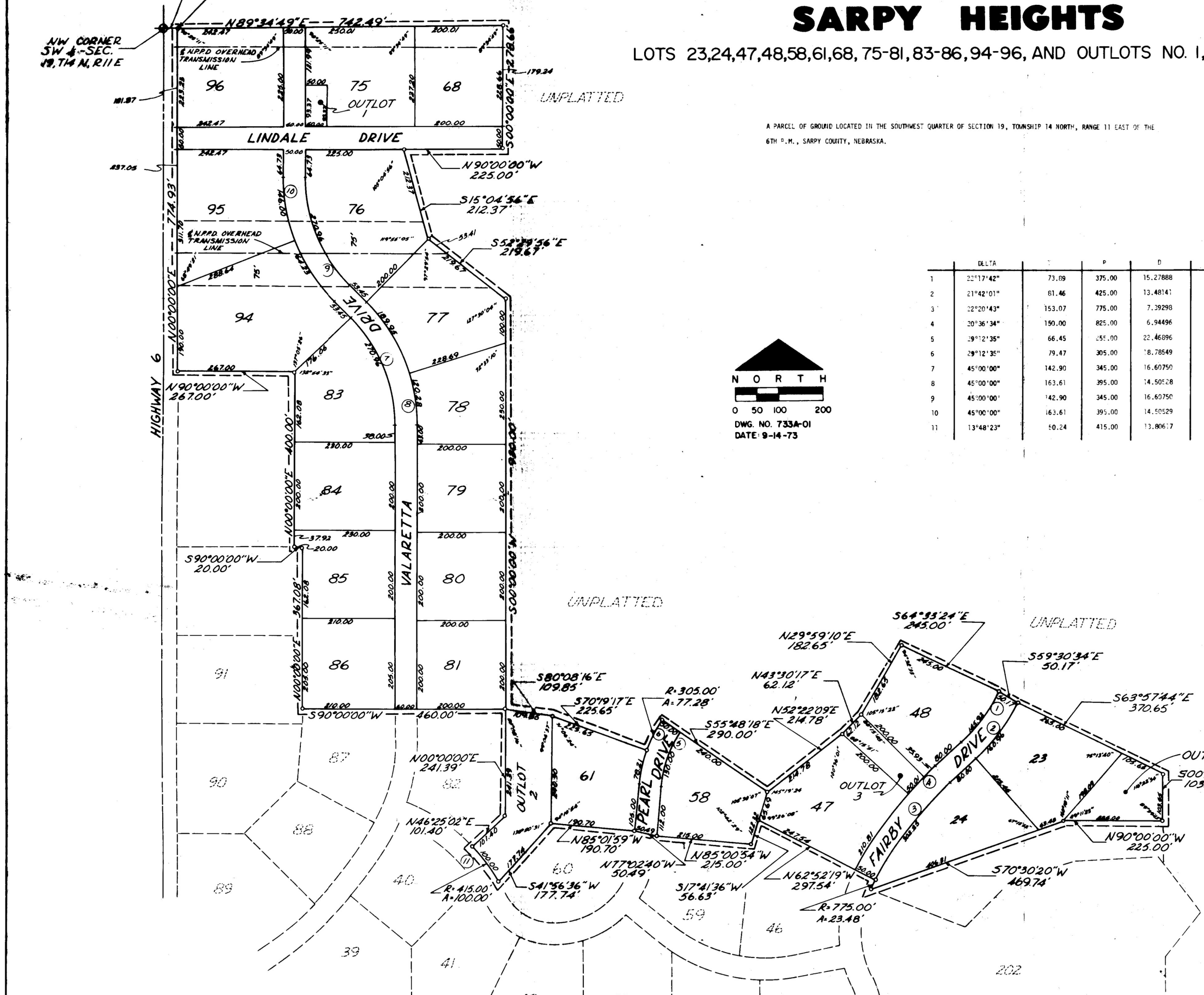
SARPY HEIGHTS

LOTS 23,24,47,48,58,61,68,75-81,83-86,94-96, AND OUTLOTS NO. 1,2,3, AND 4

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



	DELTA	T	R	D	L
1	22°17'42"	73.89	375.00	15.27888	145.92
2	21°42'01"	81.46	425.00	13.48141	160.96
3	22°20'43"	153.07	775.00	7.39298	302.25
4	20°36'34"	150.00	825.00	6.94496	296.75
5	29°12'35"	66.45	255.00	22.46896	130.00
6	29°12'35"	79.47	305.00	18.78549	155.49
7	45°00'00"	142.90	345.00	16.60750	270.96
8	45°00'00"	163.61	395.00	14.50528	310.23
9	45°00'00"	142.90	345.00	16.60750	270.96
10	45°00'00"	163.61	395.00	14.50529	310.23
11	13°48'23"	50.24	415.00	13.80617	100.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO SARPY COUNTY, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4, AND IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14, NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; THENCE NORTH 89°34'49" EAST (ASSUMED BEARING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19) A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°34'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 742.49 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 278.66 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 15°04'56" EAST A DISTANCE OF 212.37 FEET; THENCE SOUTH 52°29'56" EAST A DISTANCE OF 219.67 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 930.00 FEET; THENCE SOUTH 80°08'16" EAST A DISTANCE OF 109.85 FEET; THENCE SOUTH 70°19'17" EAST A DISTANCE OF 225.65 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A 305.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 77.28 FEET; THENCE SOUTH 55°48'18" EAST A DISTANCE OF 290.00 FEET; THENCE NORTH 52°22'09" EAST A DISTANCE OF 214.78 FEET; THENCE NORTH 43°30'17" EAST A DISTANCE OF 62.12 FEET; THENCE NORTH 29°59'10" EAST A DISTANCE OF 182.65 FEET; THENCE SOUTH 64°33'24" EAST A DISTANCE OF 245.00 FEET; THENCE SOUTH 59°30'34" EAST A DISTANCE OF 50.17 FEET; THENCE SOUTH 63°57'44" EAST A DISTANCE OF 370.65 FEET;

THENCE SOUTH 00°20'18" EAST A DISTANCE OF 103.55 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 70°30'20" WEST A DISTANCE OF 469.74 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A 775.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 23.48 FEET; THENCE NORTH 62°52'19" EAST A DISTANCE OF 297.54 FEET; THENCE SOUTH 17°41'36" WEST A DISTANCE OF 56.63 FEET; THENCE NORTH 85°00'54" WEST A DISTANCE OF 215.00 FEET; THENCE NORTH 77°02'40" WEST A DISTANCE OF 50.49 FEET; THENCE NORTH 85°01'59" WEST A DISTANCE OF 190.70 FEET; THENCE SOUTH 41°56'36" WEST A DISTANCE OF 177.74 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A 415.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 100.00 FEET; THENCE NORTH 46°25'02" EAST A DISTANCE OF 101.40 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 241.39 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 460.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 367.08 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 267.00 FEET; THENCE NORTH 00°00'00" EAST ALONG THE EAST RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 6 A DISTANCE OF 774.93 FEET TO THE POINT OF BEGINNING.

DATE: *Sept. 18, 1973* *[signature]* LAND SURVEYOR L.S. 134

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE COMMUTER DEVELOPMENT AND INVESTMENT, INC., A NEBRASKA CORPORATION, BERNARD ORTMEIER, PRESIDENT.

BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID PLAT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOW AS SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREIN; WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL 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, PROVIDED, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. 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.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS *15* DAY OF *September* A.D., 19*73*

COMMUTER DEVELOPMENT AND INVESTMENT, INC.

Bernard J. Ortmeier
BERNARD ORTMEIER, PRESIDENT

Donald W. Ortmeier
ATTEST

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF *Dodge*)

ON THIS *15th* DAY OF *September* A.D., 19*73*, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BERNARD ORTMEIER, PREISDENT OF COMMUTER DEVELOPMENT AND INVESTMENT, INC., A NEBRASKA CORPORATION PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY HIS AUTHORITY.

WITNESS MY HAND AND NOTARIAL SEAL AT *Fremont*, NEBRASKA, IN SAID COUNTY THE DATE LAST AFORESAID.

Clarence Roger Caull
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE *6th* DAY OF *September*, 19*76*.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4, WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS *29TH* DAY OF *October* A.D., 19*73*.

[signature]
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE OF THIS PLAT OF SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4 ON THE *17th* DAY OF *OCT.*, 1973.

Marvin J. Schmidt
BUILDING INSPECTOR

FILED FOR RECORD *11-14-73* AT *11:50* A.M. IN BOOK *6* OF *Plats* PAGE *850*
Carl L. [illegible] REGISTER OF DEEDS, SARPY COUNTY, NEBR.

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: *September 19-1973*

[signature]
COUNTY TREASURER

APPROVAL OF COUNTY SURVEYOR

I HEREBY APPROVE OF THIS PLAT OF SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4, ON THE *19th* DAY OF *Sept.* A.D., 19*73*.

Norman Whitney

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF SARPY HEIGHTS, LOTS 23, 24, 47, 48, 58, 61, 68, 75-81, 83-86, 94-96, AND OUTLOTS NO. 1, 2, 3, AND 4, WAS APPROVED BY THE SARPY COUNTY ~~[illegible]~~ *17* DAY OF *October* A.D., 19*73*.

[signature] M. Boltoff
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS — ENGINEERS — PLANNERS
OMAHA, NEBRASKA DAVENPORT, IOWA
ORLANDO, FLORIDA

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