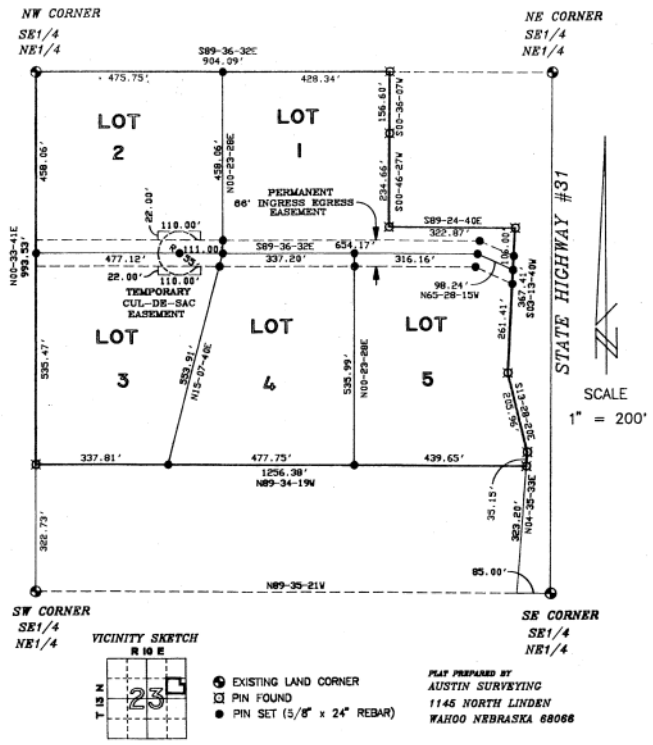
INSTRUMENT NUMBER
96-09820
96 MAY 23 AM 9:12

REGISTER OF DEEDS

96-09820

SEVEN HILLS ESTATES PHASE II

A SUBDIVISION IN THE SOUTHEAST QURTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA



PLAT PREPARED BY
AUSTIN SURVEYING
1145 NORTH LINDEN
WAHOO NEBRASKA 68066

09820

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE N89-35-21W (ASSUMED BEARING), ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 85.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY #31; THENCE N04-35-33E, ON SAID RIGHT-OF-WAY, A DISTANCE OF 323.20 FEET TO THE POINT OF BEGINNING; THENCE N89-34-19W, A DISTANCE OF 1256.38 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00-33-41E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 993.53 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S89-36-32E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 904.09 FEET; THENCE S00-36-07W, A DISTANCE OF 156.60 FEET; THENCE S00-46-27W, A DISTANCE OF 234.66 FEET; THENCE S89-24-40E, A DISTANCE OF 322.87 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY #31; THENCE S03-13-40W, ON SAID RIGHT-OF-WAY, A DISTANCE OF 367.41 FEET; THENCE S13-28-20E, ON SAID RIGHT-OF-WAY, A DISTANCE OF 205.96 FEET; THENCE S04-35-33W, ON SAID RIGHT-OF-WAY, A DISTANCE OF 35.15 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 25.06 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I LOUIS L. AUSTIN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED "SEVEN HILLS ESTATES PHASE II" LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AND THAT ALL CORNERS OF THE LOTS CONTAINED THEREIN ARE MARKED WITH PERMANENT MONUMENTS AS SHOWN ON THE PLAT.

SIGNED THIS 20TH DAY OF MAY, 1996

Louis L. Austin
LOUIS L. AUSTIN - L.S. 309

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS AND PROPRIETORS OF THE SAID REAL ESTATE DESCRIBED IN THE SURVEYOR'S PERIMETER DESCRIPTION SET FORTH AND ATTACHED TO THIS PLAT DO HEREBY DEDICATE SAID REAL ESTATE TO BE PLATTED INTO LOTS AS SHOWN ON THIS PLAT, TO BE HEREINAFTER KNOWN AS "SEVEN HILLS ESTATES PHASE II". WE DO HEREBY DEDICATE A PERMANENT SIXTY-SIX (66) FOOT EASEMENT FOR INGRESS-EGRESS BY THE PUBLIC. WE FURTHER DEDICATE A TEMPORARY 22' X 110' EASEMENT EITHER SIDE OF THE 66' INGRESS EGRESS EASEMENT (AS SHOWN ON THE PLAT) TO BE USED FOR THE CONSTRUCTION OF A CUL-DE-SAC. IN THE EVENT THE USE OF THE INGRESS EGRESS EASEMENT IS CONTINUED THROUGH TO FURTHER DEVELOPMENT TO THE WEST, THE CUL-DE-SAC SHALL BE ABANDONED AND THE TEMPORARY EASEMENT SHALL REVERT TO THE LOTS FROM WHICH IT WAS TAKEN. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 20TH DAY OF MAY, 1996.

Yvonne B. Marquardt — YVONNE B. MARQUARDT
Bernadette A. Allison — BERNADETTE A. ALLISON

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 20TH DAY OF MAY, 1996, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, YVONNE B. MARQUARDT AND BERNADETTE A. ALLISON, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIES SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
GEORGE J. ALLISON JR.
My Comm. Exp. June 26, 1996

MY COMMISSION EXPIRES _____

CERTIFICATIONS:

SARPY COUNTY TREASURERS CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT REGULAR OR SPECIAL TAXES AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S PERIMETER DESCRIPTION AND EMBRACED IN THIS PLAT ACCORDING TO THE RECORDS OF THIS OFFICE THIS 23 DAY OF MAY, 1996.

TAXES ASSESSED NOT LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

COUNTY TREASURER

SEAL

SARPY COUNTY REGISTER OF DEEDS:

I HEREBY CERTIFY THAT AFTER CAREFUL EXAMINATION OF THE DEED RECORDS I FIND NO OTHER NAMES ON THE TITLE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S PERIMETER DESCRIPTION EXCEPT THOSE WHICH APPEAR IN THE DEDICATION AS OF THIS _____ DAY OF _____, 1996.

SARPY COUNTY REGISTER OF DEEDS

APPROVALS:

SARPY COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF LOTS IN "SEVEN HILLS ESTATES PHASE II", LOCATED IN OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, THIS 23 DAY OF May, 1996.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY BUILDING INSPECTOR:

I HAVE EXAMINED THE DATA CONTAINED HEREIN AND DO HEREBY APPROVE THIS PLAT OF "SEVEN HILLS ESTATES PHASE II", THIS 17 DAY OF April, 1996.

SARPY COUNTY BUILDING INSPECTOR

SARPY COUNTY PLANNING COMMISSION:

THE SARPY COUNTY PLANNING COMMISSION HEREBY APPROVES THE PLATTING OF "SEVEN HILLS ESTATES PHASE II" ON THIS 17 DAY OF April, 1996.

CHAIRMAN SARPY COUNTY BOARD

Planning Comm

ATTEST: Lorene Heggie
SECRETARY, SARPY CO. PLANNING COMMISSION

SARPY COUNTY BOARD:

THIS PLAT OF "SEVEN HILLS ESTATES PHASE II" WAS APPROVED BY THE SARPY COUNTY BOARD ON THIS 21st DAY OF May, 1996.

Donald E. Burt Jr.
CHAIRMAN SARPY COUNTY BOARD

SEAL

ATTEST: Deputy Reynolds
COUNTY CLERK