TARA HIGHLANDS

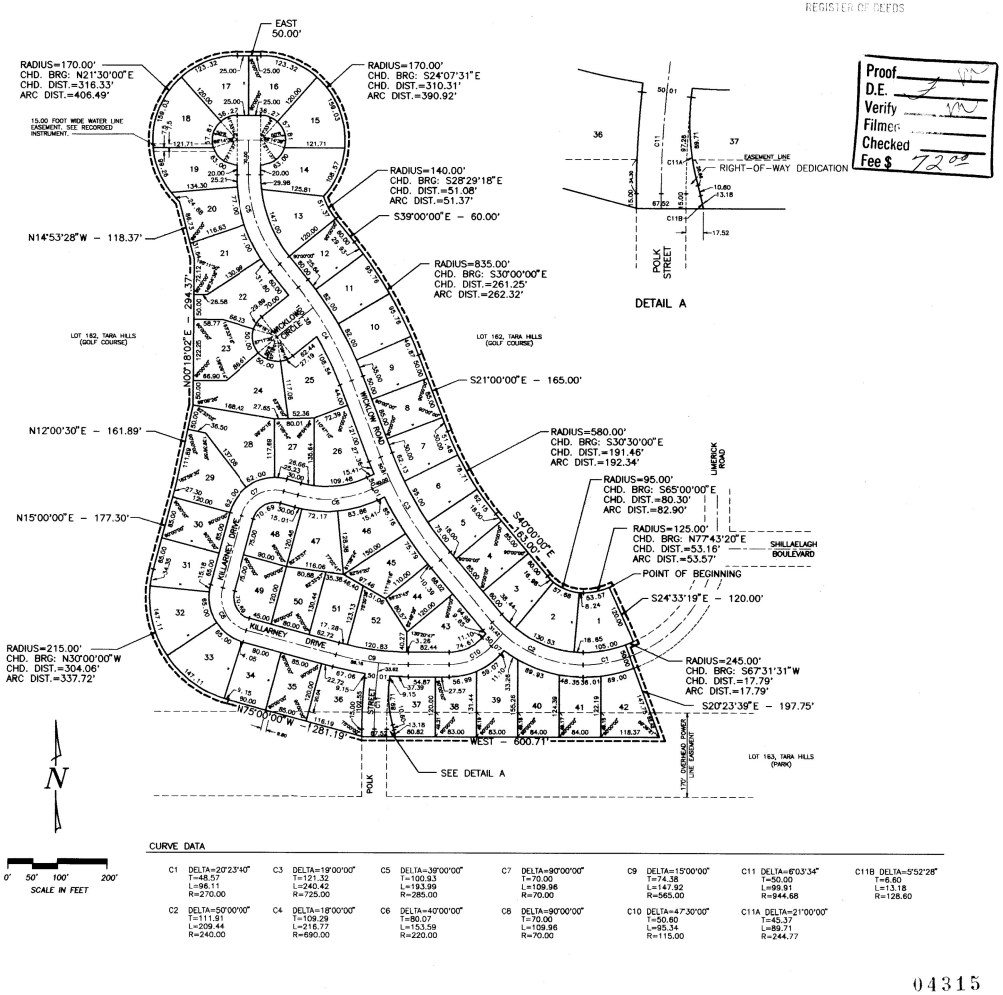
LOTS 1 THRU 52, INCLUSIVE

BEING A REPLATTING OF LOTS 1 THRU 62, INCLUSIVE, TARA HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

FILED SARPY CO. NE.
INSTRUMENT NUMBER
94-04315
94 FEB 24 PM 3:41
Carol A. Stevens
REGISTER OF DEEDS

94-04315

Proof
D.E.
Verify
Filmed
Checked
Fee $ 72.00



DETAIL A

0' 50' 100' 200'
SCALE IN FEET

CURVE DATA

C1	DELTA=20°23'40" T=48.57 L=96.11 R=270.00	C3	DELTA=19°00'00" T=121.32 L=240.42 R=725.00	C5	DELTA=39°00'00" T=100.93 L=193.99 R=285.00	C7	DELTA=90°00'00" T=70.00 L=109.96 R=70.00	C9	DELTA=15°00'00" T=74.38 L=147.92 R=565.00	C11	DELTA=6°03'34" T=50.00 L=99.91 R=944.68	C11B	DELTA=5°52'28" T=6.60 L=13.18 R=128.60
C2	DELTA=50°00'00" T=111.91 L=209.44 R=240.00	C4	DELTA=18°00'00" T=109.29 L=216.77 R=690.00	C6	DELTA=40°00'00" T=80.07 L=153.59 R=220.00	C8	DELTA=90°00'00" T=70.00 L=109.96 R=70.00	C10	DELTA=47°30'00" T=50.60 L=95.34 R=115.00	C11A	DELTA=21°00'00" T=45.37 L=89.71 R=244.77		

04315

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AND ENDS OF ALL CURVES OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS TARA HIGHLANDS, LOTS 1 THRU 52, INCLUSIVE, BEING A REPLATTING OF LOTS 1 THRU 62, INCLUSIVE, TARA HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 51, SAID TARA HILLS; THENCE S 24°33'19" E (ASSUMED BEARING) 120.00 FEET ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON A 565.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 17°43'20" W, CHORD DISTANCE 147.92 FEET, AN ARC DISTANCE OF 148.38 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 51, SAID TARA HILLS; THENCE S 20°23'39" E 197.75 FEET ON THE EASTERLY LINE OF SAID LOT 51 AND THE NORTHERLY EXTENSION THEREOF TO THE SE CORNER OF SAID LOT 51; THENCE WEST 600.71 FEET ON THE SOUTH LINES OF LOTS 45 THRU 51 INCLUSIVE, SAID TARA HILLS AND THE WESTERLY EXTENSION THEREOF TO THE SE CORNER OF LOT 44, SAID TARA HILLS; THENCE ON THE BOUNDARY OF SAID LOT 162 ON THE FOLLOWING DESCRIBED SEVENTEEN (17) COURSES: THENCE N 75°00'00" W 281.19 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A 215.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N 30°00'00" W, CHORD DISTANCE 304.06 FEET, AN ARC DISTANCE OF 337.72 FEET TO A POINT OF TANGENCY; THENCE N 15°00'00" E 177.30 FEET; THENCE N 12°00'30" E 161.89 FEET; THENCE N 00°18'02" E 294.37 FEET; THENCE N 14°53'28" W 118.37 FEET; THENCE NORTHEASTERLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N 21°30'00" E, CHORD DISTANCE 316.33 FEET, AN ARC DISTANCE OF 406.49 FEET TO A POINT OF TANGENCY; THENCE EAST 50.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 24°07'31" E, CHORD DISTANCE 310.31 FEET, AN ARC DISTANCE OF 390.92 FEET; THENCE SOUTHEASTERLY ON A 140.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 28°29'18" E, CHORD DISTANCE 51.08 FEET, AN ARC DISTANCE OF 51.37 FEET TO A POINT OF TANGENCY; THENCE S 39°00'00" E 60.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 835.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 30°00'00" E, CHORD DISTANCE 261.25 FEET, AN ARC DISTANCE OF 262.32 FEET TO A POINT OF TANGENCY; THENCE S 21°00'00" E 165.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 580.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 30°30'00" E, CHORD DISTANCE 191.46 FEET, AN ARC DISTANCE OF 192.34 FEET TO A POINT OF TANGENCY; THENCE S 40°00'00" E 163.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A 95.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 65°00'00" E, CHORD DISTANCE 80.30 FEET, AN ARC DISTANCE OF 82.90 FEET TO A POINT OF COMPOUNDING CURVE; THENCE NORTHEASTERLY ON A 125.00 FOOT CURVE TO THE LEFT, CHORD BEARING N 77°43'20" E, CHORD DISTANCE 53.16 FEET, AN ARC DISTANCE OF 53.57 FEET TO THE POINT OF BEGINNING, EXCEPT KILLARNEY DRIVE, POLK STREET, WICKLOW ROAD AND WICKLOW CIRCLE, WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY LYING WITHIN THE AFORE DESCRIBED BOUNDARY.

NEBRASKA REGISTERED LAND SURVEYOR James D. Warner LS-308

DECEMBER 6, 1993
DATE

JAMES D. WARNER, NEBRASKA R.L.S. NO. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TARA HIGHLANDS CORPORATION, BEING THE OWNER, AND BANK OF PAPILLION, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS AND BLOCKS AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TARA HIGHLANDS, 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 STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND FOR THE PURPOSE OF PLANTING OR REMOVING TREES, BUSHES, OR ROOTS AS MAY BE DESIRABLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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 SUBDIVISION. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TARA HIGHLANDS CORPORATION
BY: Floyd D. East
FLOYD D. EAST, PRESIDENT
BY: James D. Thompson
JAMES D. THOMPSON, SECRETARY

BANK OF PAPILLION
BY:
ROBERT FREDERICK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBR.) SS
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF January, 1994, BY FLOYD D. EAST, PRESIDENT, AND JAMES D. THOMPSON, SECRETARY, OF TARA HIGHLANDS CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska SHARON A. VAN My Comm. Exp. Sept. 2, 1997
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBR.) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JANUARY, 1994, BY ROBERT FREDERICK, PRESIDENT OF BANK OF PAPILLION ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska JOSEPH C. FRANCO My Comm. Exp. Jan. 23, 1998
Joseph C. Franco
NOTARY PUBLIC

ACCEPTANCE OF PAPILLION CITY COUNCIL

THIS PLAT OF TARA HIGHLANDS WAS APPROVED BY THE PAPILLION CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA, THIS 18th DAY OF June, 1994.

Christine M. Myers
CITY CLERK
MAYOR

APPROVAL BY PAPILLION CITY PLANNING BOARD

THIS PLAT OF TARA HIGHLANDS WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF PAPILLION, NEBRASKA ON THIS 27 DAY OF June, 1994.

CHAIRMAN

APPROVAL BY PAPILLION CITY ENGINEER

THIS PLAT OF TARA HIGHLANDS WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF PAPILLION, NEBRASKA ON THIS 26th DAY OF January, 1994.

CITY ENGINEER

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 1st DAY OF January, 1994.

Joe Vokoun
SARPY COUNTY TREASURER

COUNTY TREASURER Seal

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYMAN

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF TARA HIGHLANDS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR THIS 12th DAY OF January, 1994.

Thomas A. Lyman
SARPY COUNTY SURVEYOR

SCALE	AS SHOWN
DATE	12-6-93
drawn by	RAH
checked by	JDW
project no.	

TARA HIGHLANDS

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

161-118

A147125B.DWG