

#13

THE HILLTOP OF OAK HILLS HIGHLANDS
Lots 1 thru 25 inclusive, Being a replat
of Lot 88, Oak Hills of Millard II

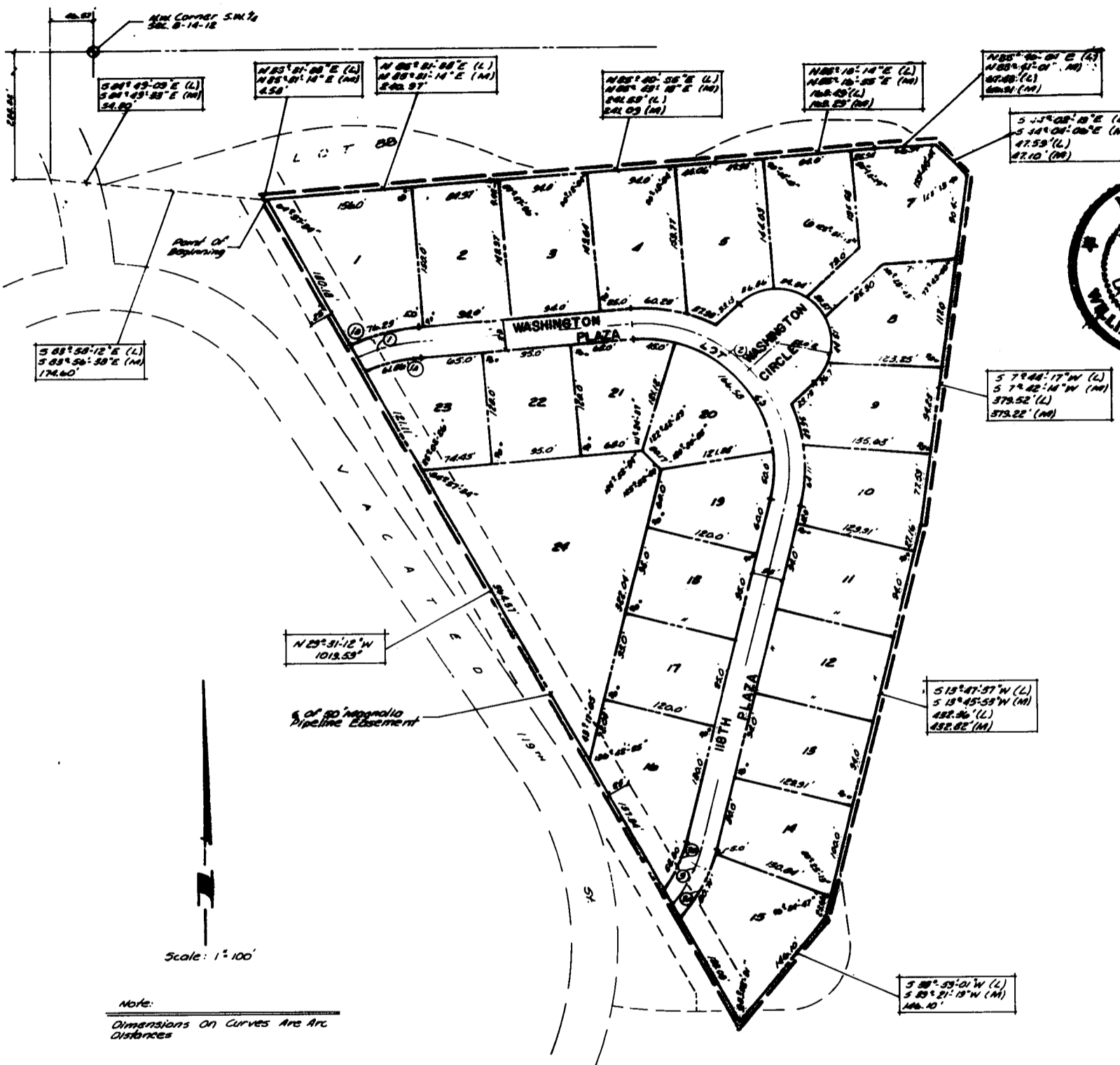
To The Public

Dated: September 30, 1975
Recorded: October 24, 1975

PLAT IN BACK OF BOOK

THE HILLTOP OF OAK HILLS HIGHLANDS

Being A Sublot Of Lot 88, Oak Hills Of Millard II, And That Part Of The S.W. 1/4 Of Section 8 T14N R12E OF THE 6TH P.M. Douglas County, Nebraska



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT THE DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS IN THE HILLTOP OF OAK HILLS HIGHLANDS, LOTS 1 THRU 25, INCLUSIVE, BEING A REPLAT OF LOT 88, OAK HILLS OF MILLARD II, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND THAT PART OF THE S.W. 1/4 OF SECTION 8, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 236.22 FEET SOUTH OF AND 46.57 FEET WEST OF THE N.W. CORNER OF SAID SW 1/4; THENCE S 84° 49' 09" E (LEGAL); THENCE S 84° 49' 33" (MEAS.), 54.30 FEET; THENCE S 83° 58' 12" E (LEGAL); THENCE S 83° 56' 38" E (MEAS.), 174.60 FEET; THENCE N 85° 31' 38" E (LEGAL); THENCE N 85° 31' 14" E (MEAS.), 4.58 FEET TO A POINT ON THE CENTERLINE OF THE MAGNOLIA PIPELINE AND THE POINT OF BEGINNING; THENCE CONTINUING N 85° 31' 38" E (LEGAL); THENCE N 85° 31' 14" E (MEAS.), 240.97 FEET; THENCE N 85° 40' 55" E (LEGAL); THENCE N 85° 43' 18" E (MEAS.), 241.53 FEET (LEGAL), 241.09 FEET (MEAS.); THENCE N 85° 18' 14" E (LEGAL); THENCE N 85° 16' 55" (MEAS.), 169.49 FEET (LEGAL), 159.29 (MEAS.); THENCE N 85° 40' 04" E (LEGAL); THENCE N 85° 41' 01" (MEAS.), 67.43 FEET (LEGAL), 66.91 FEET (MEAS.); THENCE S 44° 02' 19" E (LEGAL); THENCE S 44° 04' 06" E (MEAS.), 47.59 FEET (LEGAL), 47.10 FEET (MEAS.); THENCE S 7° 44' 17" W (LEGAL); THENCE S 7° 42' 14" W (MEAS.), 379.52 FEET (LEGAL), 379.22 FEET (MEAS.); THENCE S 13° 47' 37" W (LEGAL); THENCE S 13° 45' 53" W (MEAS.), 432.36 FEET (LEGAL), 432.82 FEET (MEAS.); THENCE S 38° 59' 01" W (LEGAL); THENCE S 39° 21' 19" W (MEAS.), 146.10 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID MAGNOLIA PIPELINE EASEMENT; THENCE N 29° 31' 12" W ON THE CENTERLINE OF SAID MAGNOLIA PIPELINE EASEMENT AND ITS SOUTHERLY EXTENSION, 1019.59 FEET TO THE POINT OF BEGINNING. (CONTAINING 8.9 ACRES MORE OR LESS).

August 18, 1975
 DATE
 William P. Dornier
 REGISTERED LAND SURVEYOR

RECITATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE GEORGE F. RUSSELL, GROVE NELSON AND STEVEN J. SILVER, TRUSTEES OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE HILLTOP OF OAK HILLS HIGHLANDS, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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, HOWEVER, 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 CABLES 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 HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED EASEMENT. 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 HEREBY GRANTED.

George F. Russell, Trustee
 Grove Nelson, Trustee
 Steven J. Silver, Trustee

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS)

ON THIS 18 DAY OF August, 1975, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED George F. Russell Trustee WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEED AS HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID. MY COMMISSION EXPIRES ON May 10, 1977 NOTARY PUBLIC Clayton Lee Small

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS)

ON THIS 13 DAY OF August, 1975, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Grove Nelson Trustee WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEED AS HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID. MY COMMISSION EXPIRES ON the 1st of May, 1979 NOTARY PUBLIC W. H. ...

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS)

ON THIS 13 DAY OF August, 1975, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Steven J. Silver Trustee WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ABOVE, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEED AS HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID. MY COMMISSION EXPIRES ON 9-6-75 NOTARY PUBLIC Carol ...

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 THIS 14 DAY OF August, 1975.

DEPUTY
 APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THE PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS, ON THIS 18th DAY OF AUGUST, 1975.

CITY ENGINEER'S CERTIFICATE

THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED BY THE CITY ENGINEERING BOARD OF THE CITY OF OMAHA, THIS 3rd DAY OF SEPTEMBER, 1975.

Curve Data

① Δ 19° 41' 27"	② Δ 108° 14' 20"	③ Δ 26° 42' 20"
D 34.88'	D 36.9370289	D 36.64'
T 63.08'	T 216.46'	T 72.05'
E 201.00'	E 259.06'	E 154.55'
④ Δ 19° 12' 20"	⑤ Δ 28° 42' 20"	⑥ Δ 28° 42' 20"
D 31.22'	D 44.78'	D 44.78'
L 61.69'	L 88.71'	L 88.71'
E 104.65'	E 171.00'	E 171.00'
⑦ Δ 20° 8' 42"	⑧ Δ 84° 11' 25"	⑨ Δ 84° 11' 25"
D 38.04'	D 23.30'	D 23.30'
L 76.09'	L 46.60'	L 46.60'
E 272.5'	E 108.00'	E 108.00'

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE CITY OF OMAHA, NEBRASKA, ON THIS 30th DAY OF August, 1975.

APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF THE HILLTOP OF OAK HILLS HIGHLANDS WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 20th DAY OF October, 1975.

On July 10-29-75

The Hilltop of Oak Hills Highland
 First Plat

THOMPSON, DRESEN & DORNER
 Consulting Engineers & Land Surveyors

