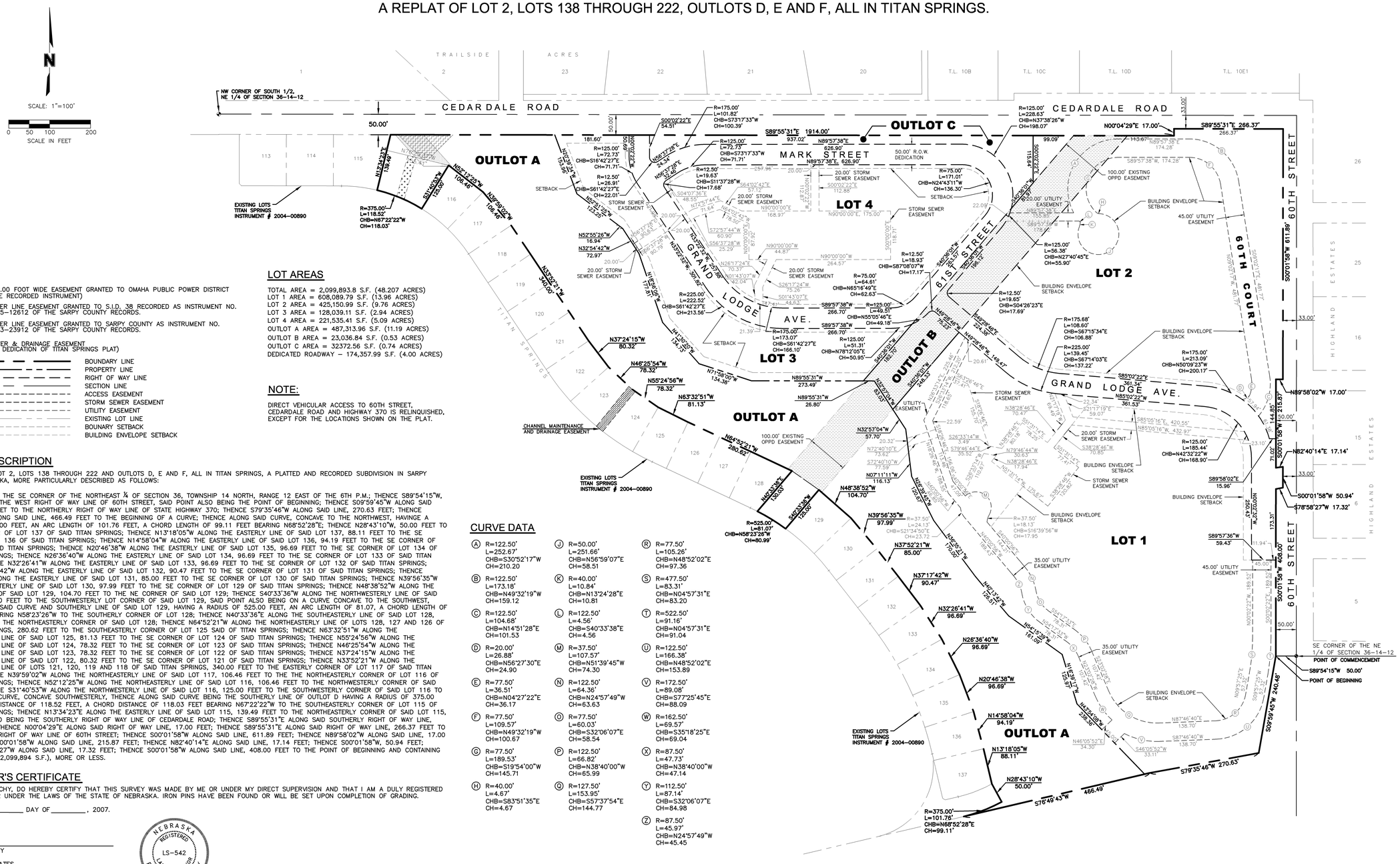
HILLCREST COUNTRY ESTATES

LOTS 1, 2, 3, 4, OUTLOTS A, B, AND C

A REPLAT OF LOT 2, LOTS 138 THROUGH 222, OUTLOTS D, E AND F, ALL IN TITAN SPRINGS.



LEGEND

- 100.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT (SEE RECORDED INSTRUMENT)
- WATER LINE EASEMENT GRANTED TO S.I.D. 38 RECORDED AS INSTRUMENT NO. 1995-12612 OF THE SARPY COUNTY RECORDS.
- WATER LINE EASEMENT GRANTED TO SARPY COUNTY AS INSTRUMENT NO. 1993-23912 OF THE SARPY COUNTY RECORDS.
- SEWER & DRAINAGE EASEMENT (BY DEDICATION OF TITAN SPRINGS PLAT)

BOUNDARY LINE
PROPERTY LINE
RIGHT OF WAY LINE
SECTION LINE
ACCESS EASEMENT
STORM SEWER EASEMENT
UTILITY EASEMENT
EXISTING LOT LINE
BOUNARY SETBACK
BUILDING ENVELOPE SETBACK

LOT AREAS

TOTAL AREA = 2,099,893.8 S.F. (48.207 ACRES)
LOT 1 AREA = 608,089.79 S.F. (13.96 ACRES)
LOT 2 AREA = 425,150.99 S.F. (9.76 ACRES)
LOT 3 AREA = 128,039.11 S.F. (2.94 ACRES)
LOT 4 AREA = 221,535.41 S.F. (5.09 ACRES)
OUTLOT A AREA = 487,313.96 S.F. (11.19 ACRES)
OUTLOT B AREA = 23,036.84 S.F. (0.53 ACRES)
OUTLOT C AREA = 32372.56 S.F. (0.74 ACRES)
DEDICATED ROADWAY – 174,357.99 S.F. (4.00 ACRES)

NOTE:

DIRECT VEHICULAR ACCESS TO 60TH STREET, CEDARDALE ROAD AND HIGHWAY 370 IS RELINQUISHED, EXCEPT FOR THE LOCATIONS SHOWN ON THE PLAT.

LEGAL DESCRIPTION

A REPLAT OF LOT 2, LOTS 138 THROUGH 222 AND OUTLOTS D, E AND F, ALL IN TITAN SPRINGS, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M.; THENCE S89°54'15"W, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF 60TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S09°59'45"W ALONG SAID LINE, 240.48 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 370; THENCE S79°35'46"W ALONG SAID LINE, 270.63 FEET; THENCE S76°49'43"W ALONG SAID LINE, 466.49 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, CONCAVE TO THE NORTHWEST, HAVINGE A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 101.76 FEET, A CHORD LENGTH OF 99.11 FEET BEARING N68°52'28"E; THENCE N28°43'10"W, 50.00 FEET TO THE SE CORNER OF LOT 137 OF SAID TITAN SPRINGS; THENCE N13°18'05"W ALONG THE EASTERLY LINE OF SAID LOT 137, 88.11 FEET TO THE SE CORNER OF LOT 136 OF SAID TITAN SPRINGS; THENCE N14°58'04"W ALONG THE EASTERLY LINE OF SAID LOT 136, 94.19 FEET TO THE SE CORNER OF LOT 135 OF SAID TITAN SPRINGS; THENCE N20°46'38"W ALONG THE EASTERLY LINE OF SAID LOT 135, 96.69 FEET TO THE SE CORNER OF LOT 134 OF SAID TITAN SPRINGS; THENCE N26°36'40"W ALONG THE EASTERLY LINE OF SAID LOT 134, 96.69 FEET TO THE SE CORNER OF LOT 133 OF SAID TITAN SPRINGS; THENCE N32°26'41"W ALONG THE EASTERLY LINE OF SAID LOT 133, 96.69 FEET TO THE SE CORNER OF LOT 132 OF SAID TITAN SPRINGS; THENCE N37°17'42"W ALONG THE EASTERLY LINE OF SAID LOT 132, 90.47 FEET TO THE SE CORNER OF LOT 131 OF SAID TITAN SPRINGS; THENCE N37°52'21"W ALONG THE EASTERLY LINE OF SAID LOT 131, 85.00 FEET TO THE SE CORNER OF LOT 130 OF SAID TITAN SPRINGS; THENCE N39°56'35"W ALONG THE EASTERLY LINE OF SAID LOT 130, 97.99 FEET TO THE SE CORNER OF LOT 129 OF SAID TITAN SPRINGS; THENCE N48°38'52"W ALONG THE EASTERLY LINE OF SAID LOT 129, 104.70 FEET TO THE NE CORNER OF SAID LOT 129; THENCE S40°33'36"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 129, 125.00 FEET TO THE SOUTHWESTERLY LOT CORNER OF SAID LOT 129, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG SAID CURVE AND SOUTHERLY LINE OF SAID LOT 129, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 81.07, A CHORD LENGTH OF 80.99 FEET BEARING N58°23'26"W TO THE SOUTHERLY CORNER OF LOT 128; THENCE N40°33'36"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 128, 130.03 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 128; THENCE N64°52'21"W ALONG THE NORTHEASTERLY LINE OF LOTS 128, 127 AND 126 OF SAID TITAN SPRINGS, 280.62 FEET TO THE SOUTHEASTERLY CORNER OF LOT 125 SAID OF TITAN SPRINGS; THENCE N63°32'51"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 125, 81.13 FEET TO THE SE CORNER OF LOT 124 OF SAID TITAN SPRINGS; THENCE N55°24'56"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 124, 78.32 FEET TO THE SE CORNER OF LOT 123 OF SAID TITAN SPRINGS; THENCE N46°25'54"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 123, 78.32 FEET TO THE SE CORNER OF LOT 122 OF SAID TITAN SPRINGS; THENCE N37°24'15"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 122, 80.32 FEET TO THE SE CORNER OF LOT 121 OF SAID TITAN SPRINGS; THENCE N33°52'21"W ALONG THE NORTHEASTERLY LINE OF LOTS 121, 120, 119 AND 118 OF SAID TITAN SPRINGS, 340.00 FEET TO THE EASTERLY CORNER OF LOT 117 OF SAID TITAN SPRINGS; THENCE N39°59'02"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 117, 106.46 FEET TO THE NORTHEASTERLY CORNER OF LOT 116 OF SAID TITAN SPRINGS; THENCE N52°12'25"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 116, 106.46 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 116; THENCE S31°40'53"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 116, 125.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 116 TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, THENCE ALONG SAID CURVE BEING THE SOUTHERLY LINE OF OUTLOT D HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 118.52 FEET, A CHORD DISTANCE OF 118.03 FEET BEARING N67°22'22"W TO THE SOUTHEASTERLY CORNER OF LOT 115 OF SAID TITAN SPRINGS; THENCE N13°34'23"E ALONG THE EASTERLY LINE OF SAID LOT 115, 139.49 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 115, SAID POINT ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF CEDARDALE ROAD; THENCE S89°55'31"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1914.00 FEET; THENCE N00°04'29"E ALONG SAID RIGHT OF WAY LINE, 17.00 FEET; THENCE S89°55'31"E ALONG SAID RIGHT OF WAY LINE, 266.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 60TH STREET; THENCE S00°01'58"W ALONG SAID LINE, 611.89 FEET; THENCE N89°58'02"W ALONG SAID LINE, 17.00 FEET; THENCE S00°01'58"W ALONG SAID LINE, 215.87 FEET; THENCE N82°40'14"E ALONG SAID LINE, 17.14 FEET; THENCE S00°01'58"W, 50.94 FEET; THENCE S78°58'27"W ALONG SAID LINE, 17.32 FEET; THENCE S00°01'58"W ALONG SAID LINE, 408.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.207 ACRES (2,099,894 S.F.), MORE OR LESS.

CURVE DATA

- (A) R=122.50' L=252.67' CHB=S30°52'17"W CH=210.20
- (B) R=122.50' L=173.18' CHB=N49°32'19"W CH=159.12
- (C) R=122.50' L=104.68' CHB=N14°51'28"E CH=101.53
- (D) R=20.00' L=26.88' CHB=N56°27'30"E CH=24.90
- (E) R=77.50' L=36.51' CHB=N04°27'22"E CH=36.17
- (F) R=77.50' L=109.57' CHB=N49°32'19"W CH=100.67
- (G) R=77.50' L=189.53' CHB=S19°54'00"W CH=145.71
- (H) R=40.00' L=4.67' CHB=S83°51'35"E CH=4.67
- (J) R=50.00' L=251.66' CHB=N56°59'07"E CH=58.51
- (K) R=40.00' L=10.84' CHB=N13°24'28"E CH=10.81
- (L) R=122.50' L=4.56' CHB=S40°33'38"E CH=4.56
- (M) R=37.50' L=107.57' CHB=N51°39'45"W CH=74.30
- (N) R=122.50' L=64.36' CHB=N24°57'49"W CH=63.63
- (O) R=77.50' L=60.03' CHB=S32°06'07"E CH=58.54
- (P) R=122.50' L=66.82' CHB=N38°40'00"W CH=65.99
- (Q) R=127.50' L=153.95' CHB=S57°37'54"E CH=144.77
- (R) R=77.50' L=105.26' CHB=N48°52'02"E CH=97.36
- (S) R=477.50' L=83.31' CHB=N04°57'31"E CH=83.20
- (T) R=522.50' L=91.16' CHB=N04°57'31"E CH=91.04
- (U) R=122.50' L=166.38' CHB=N48°52'02"E CH=153.89
- (V) R=172.50' L=89.08' CHB=S77°25'45"E CH=88.09
- (W) R=162.50' L=69.57' CHB=S35°18'25"E CH=69.04
- (X) R=87.50' L=47.73' CHB=N38°40'00"W CH=47.14
- (Y) R=112.50' L=87.14' CHB=S32°06'07"E CH=84.98
- (Z) R=87.50' L=45.97' CHB=N24°57'49"W CH=45.45

SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. IRON PINS HAVE BEEN FOUND OR WILL BE SET UPON COMPLETION OF GRADING.

DATED THIS _____ DAY OF _____, 2007.

NEBRASKA REGISTERED LS-542 LAND SURVEYOR ROBERT M. TICHY

ROBERT M. TICHY
R.L.S. NO. 542
OLSSON ASSOCIATES
8720 SOUTH 114TH STREET SUITE 107
LA VISTA, NE 68128
402-827-7220

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TITAN SPRINGS, L.L.C., BEING THE OWNER AND TIER ONE BANK, N.A. AND LUKE TRAYNOWICZ AS VICE PRESIDENT, 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 TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLCREST COUNTRY ESTATES, 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, QWEST CORPORATION 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 THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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.

TITAN SPRINGS, L.L.C.

BY: _____
SCOTT BROWN, MANAGER

TIER ONE BANK, N.A.

BY: _____
LUKE TRAYNOWIZ, VICE-PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS_____DAY OF_____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SCOTT BROWN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS MANAGER OF TITAN SPRINGS L.L.C.

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

_____
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS_____DAY OF_____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LUKE TRAYNOWICZ, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS VICE PRESIDENT OF TIER ONE BANK N.A.

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

_____
NOTARY PUBLIC

APPROVAL BY PAPILLION CITY PLANNING COMMISSION

THIS PLAT OF HILLCREST COUNTRY ESTATES WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION OF THE CITY OF PAPILLION, NEBRASKA.

DATE: _____

_____
CHAIRMAN

APPROVAL BY PAPILLION CITY ENGINEER

THIS SUBDIVISION OF HILLCREST COUNTRY ESTATES WAS APPROVED BY THE PAPILLION CITY ENGINEER.

DATE: _____

_____
CITY ENGINEER

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF HILLCREST COUNTRY ESTATES WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS_____DAY OF _____, 2007

_____
SARPY COUNTY SURVEYOR

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND 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

_____
COUNTY TREASURER

APPROVAL BY PAPILLION CITY COUNCIL

THIS PLAT OF HILLCREST COUNTRY ESTATES WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL, OF THE CITY OF PAPILLION, NEBRASKA IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

DATE: _____

_____
CITY CLERK

_____
MAYOR

OLSSON ASSOCIATES
8720 South 114th Street
Suite 107
La Vista, NE 68128
TEL 402.827.7220
FAX 402.827.7223
www.olssonsulting.com

REVISIONS

REV. NO.	DATE	DESCRIPTION

HILLCREST COUNTRY ESTATES

FINAL PLAT

2007

PAPILLION, NE

drawn by: TLR
checked by: RMT
approved by: RMT
QA/QC by: BRW
project no.: 2007-0075
drawing no.: AT-070075
date: 09/10/07

SHEET 1 of 1

DWG: F:\Projects\2007\0075\Survey-TD2\coords\dwg\Plat-TitanSprings.dwg USER: bwilken
DATE: Sep 10, 2007 4:43pm XREFS: