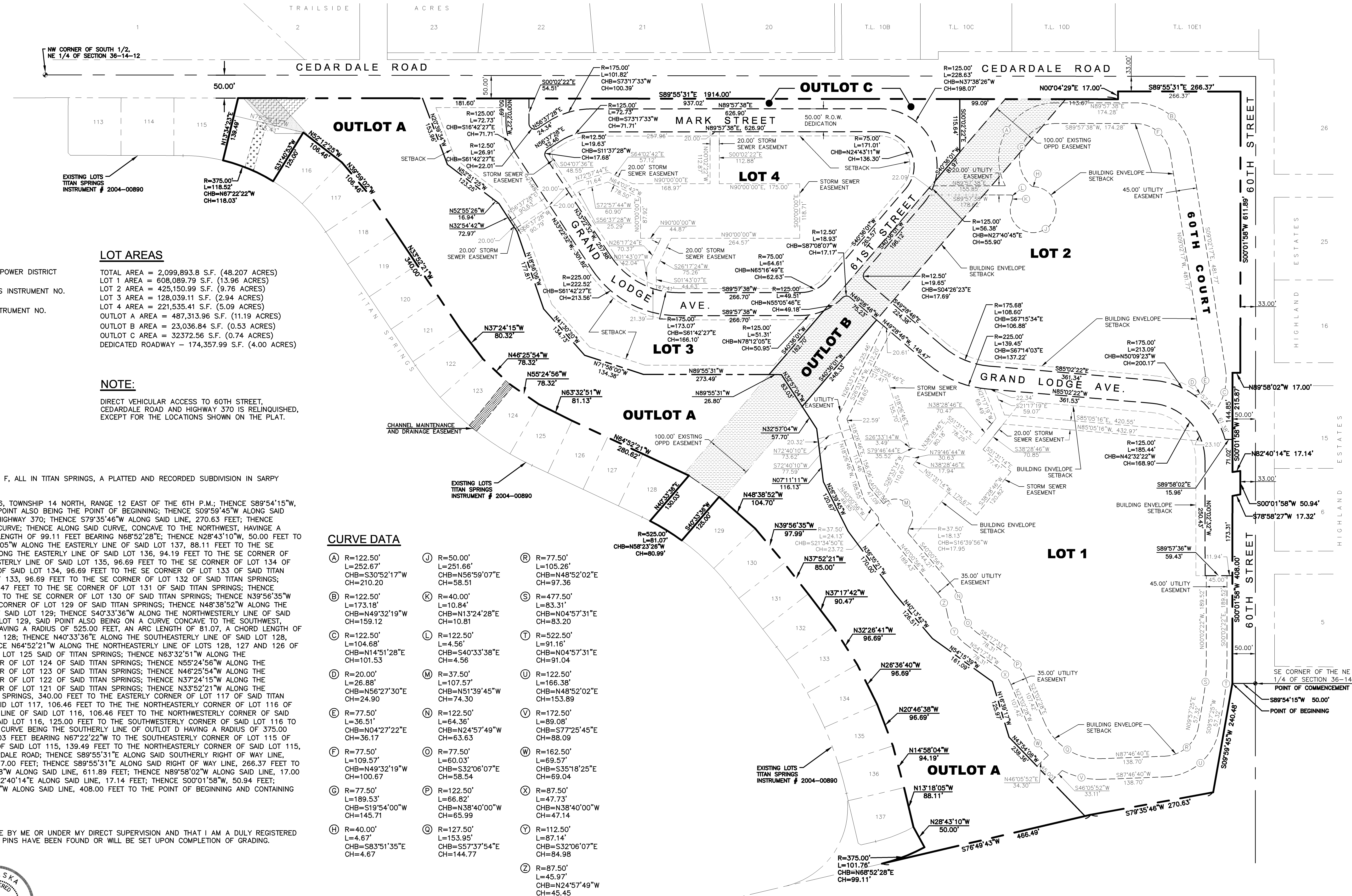
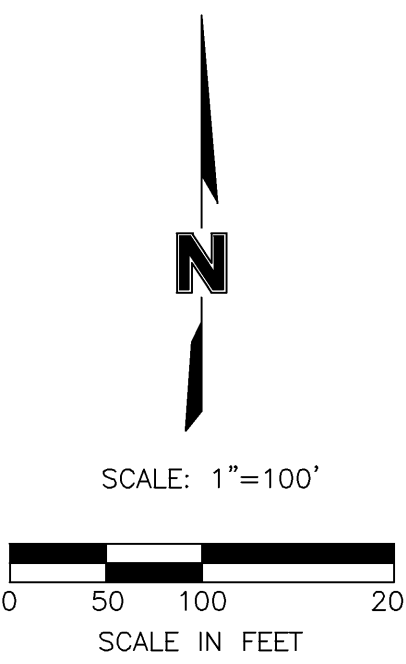


HILLCREST COUNTRY ESTATES

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
 - BOUNDARY 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. (13.98 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 1/4 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, 240.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 370; THENCE S79°33'45"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, HAVING 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°43'38"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°58'52"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°23'28"W TO THE SOUTHERLY CORNER OF SAID 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 N84°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 N35°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

- | | | |
|--|--|--|
| <p>Ⓐ R=122.50'
L=252.67'
CHB=S30°52'17"W
CH=210.20</p> <p>Ⓑ R=122.50'
L=173.18'
CHB=N49°32'19"W
CH=159.12</p> <p>Ⓒ R=122.50'
L=104.68'
CHB=N14°51'28"E
CH=101.53</p> <p>Ⓓ R=20.00'
L=26.88'
CHB=N56°27'30"E
CH=24.90</p> <p>Ⓔ R=77.50'
L=36.51'
CHB=N58°27'22"E
CH=36.17</p> <p>Ⓕ R=77.50'
L=189.53'
CHB=S19°54'00"W
CH=145.71</p> <p>Ⓖ R=40.00'
L=4.67'
CHB=S83°51'35"E
CH=4.67</p> | <p>Ⓙ R=50.00'
L=251.66'
CHB=N56°59'07"E
CH=58.51</p> <p>Ⓚ R=40.00'
L=10.84'
CHB=N132°4'28"E
CH=10.81</p> <p>Ⓛ R=122.50'
L=4.56'
CHB=S40°33'38"E
CH=4.56</p> <p>Ⓜ R=37.50'
L=107.57'
CHB=N51°39'45"W
CH=74.30</p> <p>Ⓝ R=77.50'
L=64.36'
CHB=N24°57'49"W
CH=63.63</p> <p>Ⓟ R=77.50'
L=60.03'
CHB=S32°06'07"E
CH=58.54</p> <p>Ⓡ R=122.50'
L=66.82'
CHB=N38°40'00"W
CH=65.99</p> <p>Ⓢ R=127.50'
L=153.95'
CHB=S57°37'54"E
CH=144.77</p> | <p>Ⓞ R=77.50'
L=105.26'
CHB=N48°52'02"E
CH=97.36</p> <p>Ⓠ R=477.50'
L=83.31'
CHB=N04°57'31"E
CH=83.20</p> <p>Ⓡ R=522.50'
L=91.16'
CHB=N04°57'31"E
CH=91.04</p> <p>Ⓢ R=122.50'
L=166.38'
CHB=N48°52'02"E
CH=153.89</p> <p>Ⓣ R=172.50'
L=89.08'
CHB=S77°25'45"E
CH=86.08</p> <p>Ⓤ R=162.50'
L=69.57'
CHB=S35°18'25"E
CH=69.04</p> <p>Ⓥ R=87.50'
L=47.73'
CHB=N38°40'00"W
CH=47.14</p> <p>Ⓦ R=112.50'
L=87.14'
CHB=S32°06'07"E
CH=84.98</p> <p>Ⓧ R=87.50'
L=101.76'
CHB=N68°52'28"E
CH=99.11'</p> |
|--|--|--|

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.



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

ACKNOWLEDGEMENT OF NOTARY

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, 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

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

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF HILLCREST COUNTRY ESTATES WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR OF THIS _____ DAY OF _____, 2007

SARPY COUNTY SURVEYOR

ACKNOWLEDGEMENT OF NOTARY

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, 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 TITAN SPRINGS, L.L.C.

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

NOTARY PUBLIC

APPROVAL BY PAPILLION CITY ENGINEER

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

DATE: _____

CITY ENGINEER

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

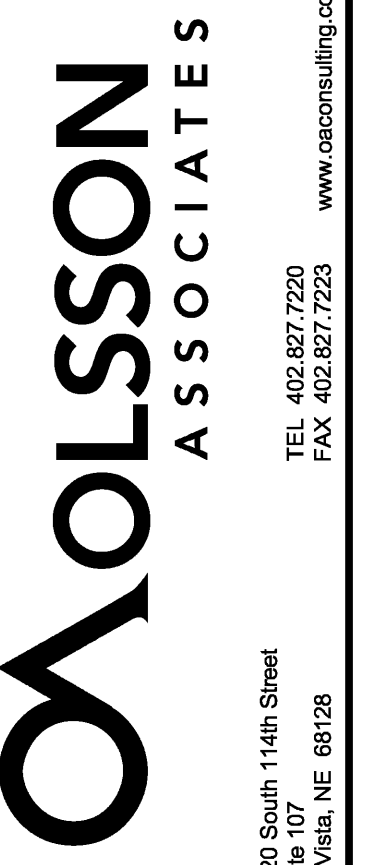
TITAN SPRINGS, L.L.C.

TIER ONE BANK, N.A.

By: _____
 SCOTT BROWN, MANAGER

By: _____
 LUKÉ TRAYNOWICZ, VICE-PRESIDENT

NOTARY PUBLIC



REV. NO.	DATE	REVISIONS DESCRIPTION

2007

POINT OF COMMENCEMENT
 POINT OF BEGINNING

HILLCREST COUNTRY ESTATES
 FINAL PLAT
 PAPILLION, NE

drawn by: _____
 checked by: _____
 approved by: _____
 project no.: _____
 drawing no.: _____
 date: _____