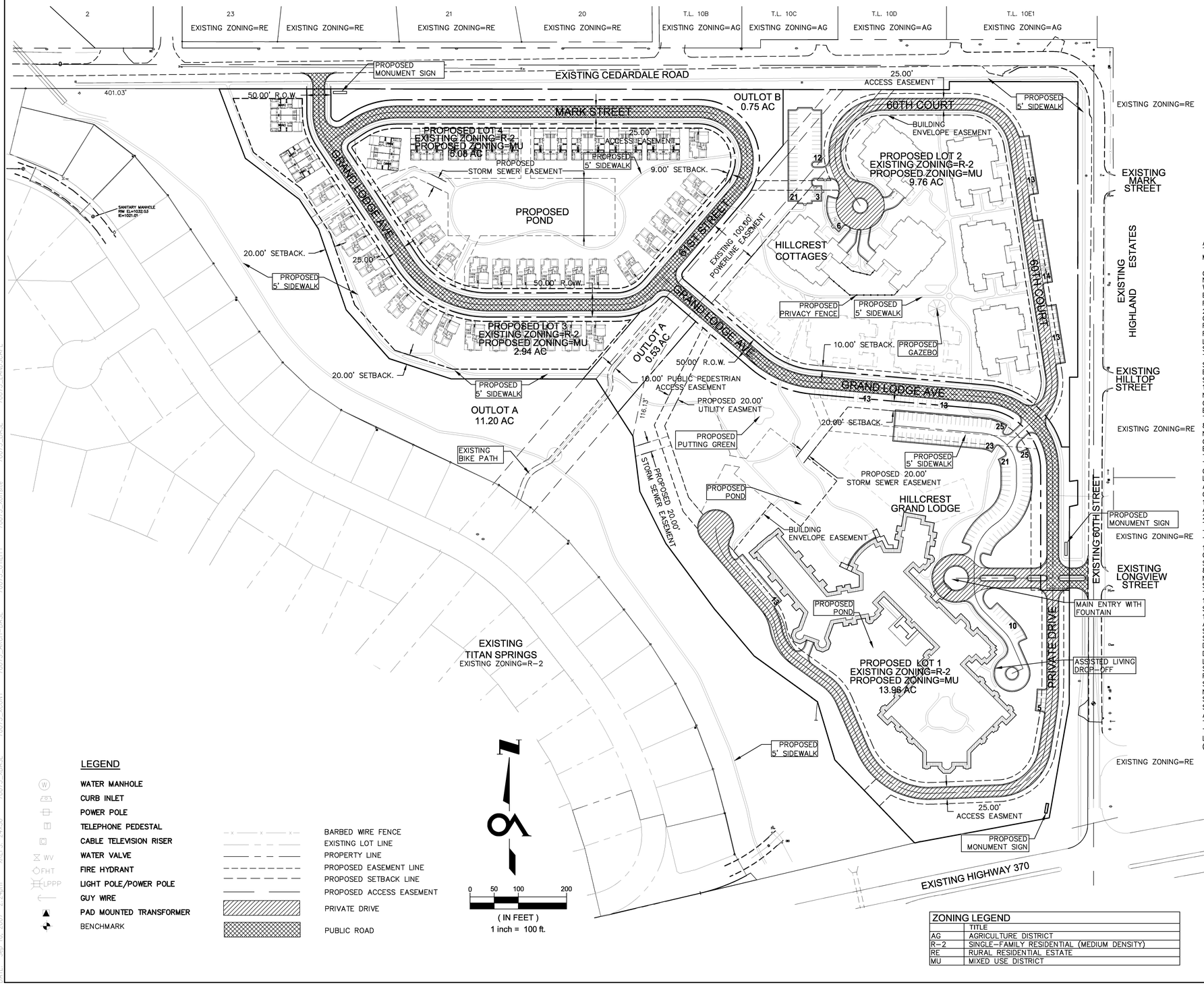
HILLCREST COUNTRY ESTATES

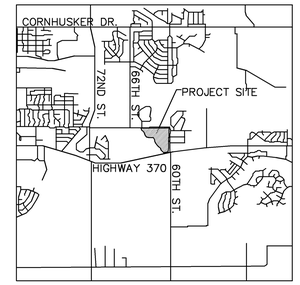
DEVELOPMENT EXHIBIT

ENGINEER & PREPARER
OLSSON ASSOCIATES
2120 SOUTH 72ND ST.
SUITE 1400
OMAHA, NE 68124
(402) 341–1116

DEVELOPER
HILLCREST DEVELOPMENT COMPANY, LLC
1804 HILLCREST DRIVE
BELLEVUE, NE 68005
JOLENE ROBERTS
(402) 682–4208

OWNER
TITAN SPRINGS, LLC.
1925 S. 120TH STREET
OMAHA, NE 68154
SCOTT BROWN (MANAGER)
(402) 934–4029





VICINITY MAP
NOT TO SCALE

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 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.

BENCHMARKS:

1. SE CORNER OF THE N.E. 1/4 OF SECTION 36–14–12. ELEV. 1089.80
2. SE CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 36–14–12. ELEV 1120.86

PARKING
97 UNDERGROUND STALLS
185 EXTERIOR STALLS

LEGEND

- WATER MANHOLE
- CURB INLET
- POWER POLE
- TELEPHONE PEDESTAL
- CABLE TELEVISION RISER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE/POWER POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- BENCHMARK

- BARBED WIRE FENCE
- EXISTING LOT LINE
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED ACCESS EASEMENT
- PRIVATE DRIVE
- PUBLIC ROAD

0 50 100 200
(IN FEET)
1 inch = 100 ft.

ZONING LEGEND	
	TITLE
AG	AGRICULTURE DISTRICT
R–2	SINGLE–FAMILY RESIDENTIAL (MEDIUM DENSITY)
RE	RURAL RESIDENTIAL ESTATE
MU	MIXED USE DISTRICT

PERVIOUS/IMPERVIOUS LEGEND

LOT #	PERVIOUS AREA	PAVING AND SIDEWALK	BUILDING COVERAGE
LOT 1	9.39 AC.	2.26 AC.	2.71 AC.
LOT 2	4.64 AC.	1.33 AC.	2.03 AC.
LOT 3	2.65 AC.	–	0.71 AC.
LOT 4	5.04 AC.	0.67 AC.	1.17 AC.
R.O.W.	1.22 AC.	1.41 AC.	–
OUT A	0.53 AC.	–	–
OUT B	0.75 AC.	–	–

EXHIBIT "B"

OLSSON ASSOCIATES
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FAX 402.341.5895
www.olssonassoc.com
2120 South 72nd Street, Suite 1400
Omaha, NE 68124-8316

REVISIONS

NO.	DATE	DESCRIPTION

DEVELOPMENT

HILLCREST COUNTRY ESTATES

PAPILLION, NEBRASKA

2007

drawn by: JJV
checked by: DJS
approved by: DJS
QA/QC by: JBM
project no.: 07–0075
drawing no.:
date: 08/21/07

SHEET
1 OF 1

DWG: F:\Projects\2007\0075\LAND\Exhibits\MIXED USE\70075_SIT04.dwg USER: jvost
DATE: Sep 10, 2007 2:24pm XREFS: 24X36 70075_XBASE 70075_XCONT 70075_ARCH-BASE 70075_UTILITY 70075_Xofsite 70075_LANDSCAPE