2012 - 10877

# ASHFORD HOLLOW REPLAT 3

## LOTS 1 THRU 28, INCLUSIVE

**BEING A REPLATTING OF LOTS 19, 20, 29, 30, 87, 88, 92, 93, 94, 95, 96, 97, 98, 102, 103, 104, 105, 106, 112, 113, 114, 115, 118, 119, 120, 121, 140 AND 141, ASHFORD HOLLOW, SUBDIVISION IN THE CITY OF BELLEVUE, IN SARPY COUNTY, NEBRASKA**

**APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR**
THIS PLAT OF ASHFORD HOLLOW REPLAT 3 WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 5TH DAY OF April, 2012.

BELLEVUE PUBLIC WORKS DIRECTOR

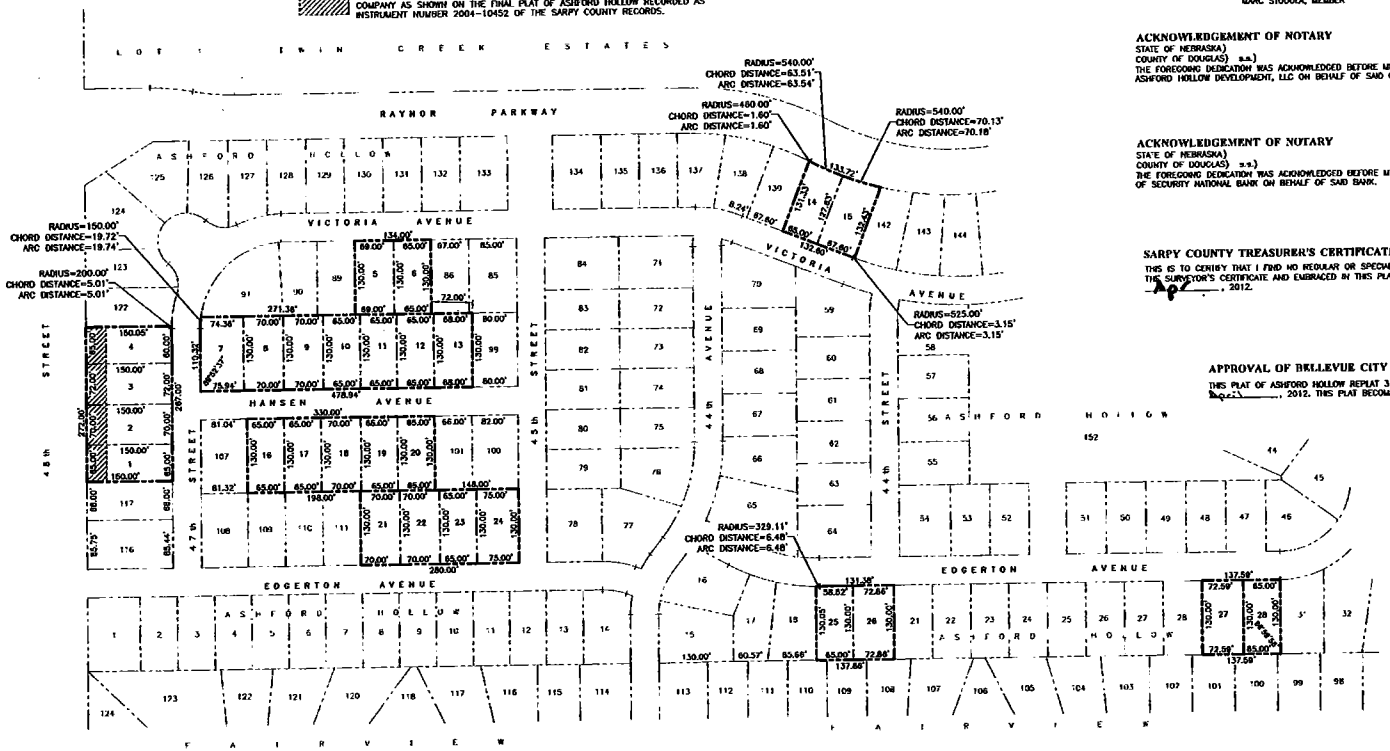
**APPROVAL OF BELLEVUE CITY ENGINEER**
THIS PLAT OF ASHFORD HOLLOW REPLAT 3 WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 5 DAY OF April, 2012.

BELLEVUE CITY ENGINEER

**NOTES**

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 48th STREET FROM LOTS 1, 2, 3 AND 4.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO RAYNOR PARKWAY FROM LOTS 14 AND 15.
3. ANGLES ARE 90°00'00" UNLESS NOTED.

35.00 FOOT WIDE GAS PIPELINE EASEMENT GRANTED TO WILLIAMS BROTHERS PIPELINE COMPANY AS SHOWN ON THE FINAL PLAT OF ASHFORD HOLLOW RECORDED AS INSTRUMENT NUMBER 2004-10452 OF THE SARPY COUNTY RECORDS.




**ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS**
COUNTER C.E.
VERIFY D.E.
PROOF
FEES $
CHARGE $
CASH $
CHECK #

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2012-10877
04/13/2012 9:35:59 AM
REGISTER OF DEEDS

**SURVEYOR'S CERTIFICATE**
I HEREBY CERTIFY THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS LOTS 1 THRU 28, INCLUSIVE, ASHFORD HOLLOW REPLAT 3, BEING A REPLAT OF LOT 19, 20, 29, 30, 87, 88, 92, 93, 94, 95, 96, 97, 98, 102, 103, 104, 105, 106, 112, 113, 114, 115, 118, 119, 120, 121, 140 AND 141, ASHFORD HOLLOW, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

MARCH 7, 2012
DATE:

CHRIS E. DORNER
NEBRASKA RLS 507

**DEDICATION**
KNOW ALL MEN BY THESE PRESENTS: THAT WE, ASHFORD HOLLOW DEVELOPMENT, LLC, BEING THE OWNERS, AND SECURITY NATIONAL BANK, 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 LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ASHFORD HOLLOW REPLAT 3, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, D/B/A CENTURYLINK QC, 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 LOT LINES. 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.

ASHFORD HOLLOW DEVELOPMENT, LLC
BY:
MARC STOODOLA, MEMBER

SECURITY NATIONAL BANK
BY:
GARY L. DELAET, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF April, 2012 BY MARC STOODOLA, MEMBER OF ASHFORD HOLLOW DEVELOPMENT, LLC ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF April, 2012 BY GARY L. DELAET, VICE PRESIDENT OF SECURITY NATIONAL BANK ON BEHALF OF SAID BANK.

NOTARY PUBLIC

**SARPY 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 ON THE RECORDS OF THIS OFFICE THIS 3 DAY OF April, 2012.

TAXES ASSESSED AS PENDING ARE A LIEN NOT YET DUE OR PAYABLE. CURRENT YEAR'S TAXES ARE DUE ON DEC. 31ST OF THIS YEAR. THIS CERTIFICATION IS ONLY VALID ON DATE OF ISSUE.

SARPY COUNTY TREASURER

**APPROVAL OF BELLEVUE CITY PLANNING DIRECTOR**
THIS PLAT OF ASHFORD HOLLOW REPLAT 3 WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 5TH DAY OF April, 2012. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

**REVIEW BY SARPY COUNTY PUBLIC WORKS**
THIS PLAT OF ASHFORD HOLLOW REPLAT 3 WAS APPROVED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT.

April 3, 2012
DATE:

SARPY COUNTY ENGINEER/SURVEYOR


TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com


ASHFORD HOLLOW REPLAT 3
LOTS 1 THRU 28, INCLUSIVE

N

Revision Dates

| No. | Description | MM-DD-YY |
|---|---|---|
| | | |

Job No.: A1522-107-16A
Drawn By: RJR
Reviewed By: CED
Date: MARCH 7, 2012
Book:
Page:

Sheet Title
CITY OF BELLEVUE
SMALL SUBDIVISION
FINAL PLAT

Sheet Number
SHEET 1 OF 1