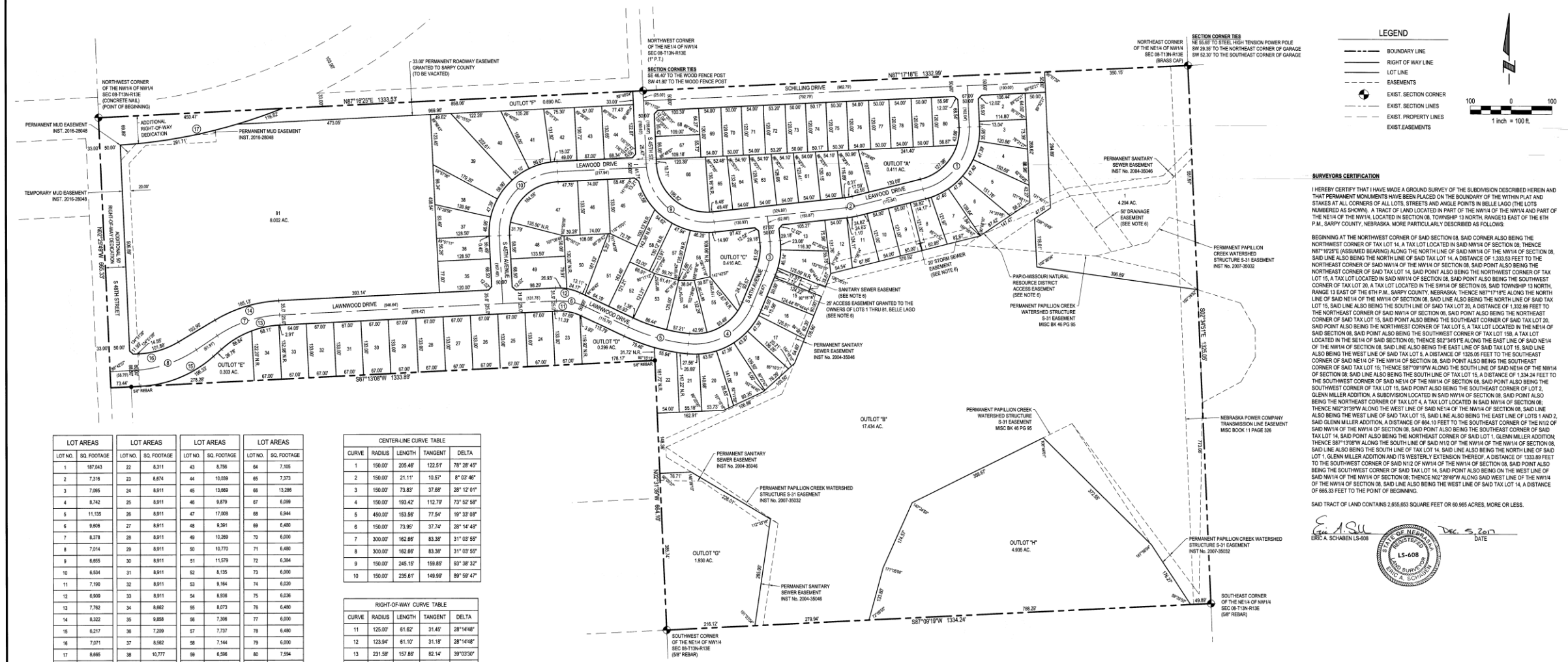
BELLE LAGO

LOTS 1 THRU 81 & OUTLOTS "A" THRU "H" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF TAX LOT 14 AND TAX LOT 15, TAX LOTS LOCATED IN PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, ALL LOCATED IN SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

COUNTER LM CK LM
SCANNED LM
PROOF 76.00
CHECKED EAGG CASH
CHG/FEE CREDIT
REFUND VCR
NUMB

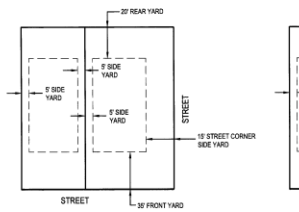
FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2017-30294
12/15/2017 12:21:50 PM
REGISTER OF DEEDS



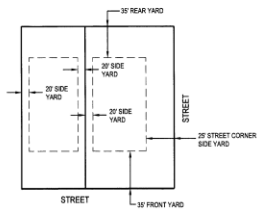
LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	187,043	22	8,311	43	8,756	64	7,105
2	7,316	23	8,674	44	10,009	65	7,373
3	7,095	24	8,911	45	13,669	66	13,286
4	8,742	25	8,911	46	9,879	67	6,099
5	11,135	26	8,911	47	17,008	68	6,944
6	9,606	27	8,911	48	9,361	69	6,480
7	8,378	28	8,911	49	10,269	70	6,000
8	7,014	29	8,911	50	10,770	71	6,480
9	6,855	30	8,911	51	11,579	72	6,384
10	6,534	31	8,911	52	8,135	73	6,000
11	7,190	32	8,911	53	9,164	74	6,020
12	6,909	33	8,911	54	8,936	75	6,036
13	7,762	34	8,662	55	8,073	76	6,480
14	8,322	35	9,858	56	7,306	77	6,000
15	6,217	36	7,209	57	7,737	78	6,480
16	7,071	37	8,562	58	7,144	79	6,000
17	8,665	38	10,777	59	6,596	80	7,594
18	8,302	39	21,165	60	6,400	81	348,571
19	9,209	40	14,311	61	6,576		
20	8,813	41	11,189	62	6,752		
21	7,785	42	9,114	63	6,929		

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	205.46'	122.51'	78° 28' 45"
2	150.00'	21.11'	10.57'	8° 03' 46"
3	150.00'	73.83'	37.68'	28° 12' 01"
4	150.00'	193.42'	112.79'	73° 52' 56"
5	450.00'	153.56'	77.54'	19° 33' 08"
6	150.00'	73.95'	37.74'	28° 14' 48"
7	300.00'	162.66'	83.38'	31° 03' 55"
8	300.00'	162.66'	83.38'	31° 03' 55"
9	150.00'	245.10'	159.85'	93° 38' 32"
10	150.00'	235.61'	149.99'	89° 59' 47"

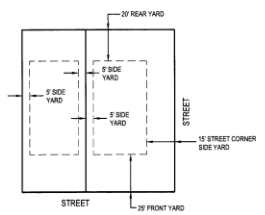
RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	125.00'	61.62'	31.45'	28°14'48"
12	123.94'	61.10'	31.18'	28°14'48"
13	231.58'	157.86'	82.14'	39°03'30"
14	337.13'	165.13'	84.25'	28°03'50"
15	288.00'	196.33'	102.15'	39°03'30"
16	208.00'	101.88'	51.98'	28°03'50"
17	1281.36'	408.53'	206.01'	18°16'02"



RG-20-PS ZONING SETBACK REQUIREMENTS (LOT 81)



RE ZONING SETBACK REQUIREMENTS (LOT 1)



RG-50-PS ZONING SETBACK REQUIREMENTS (LOTS 2 THRU 80 & OUTLOTS "A" THRU "H")

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLE LAGO WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 12th DAY OF December, 2017.

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISSEMAN

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 48TH STREET AND CAPEHART ROAD FROM LOT 81 & OUTLOT "F".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF BELLE LAGO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 12th DAY OF November, 2017. APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

MAYOR

ATTEST

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF BELLE LAGO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

CHAIRMAN OF CITY PLANNING COMMISSION — DATE 12/4/17

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.

SEAL — ND — 12 Dec 17

COUNTY TREASURER — DATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE EITHER DUE NOW PAID. NO CERTIFICATION OF TAXES IS ONLY VALID UNTIL DECEMBER 31ST OF GIVEN YEAR.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 4th DAY OF December 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, MEMBER OF BOYER YOUNG DEVELOPMENT COMPANY AND MEMBER OF BOYER YOUNG EQUITIES XVI - BELLE LAGO, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska LESLIE FITZGERALD My Comm. Exp. June 3, 2020

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 7th DAY OF December 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MARY P. MOORE, OWNER OF LOT 1, BELLE LAGO, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HER VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska LESLIE FITZGERALD My Comm. Exp. June 3, 2020

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER YOUNG DEVELOPMENT COMPANY, BOYER YOUNG EQUITIES XVI - BELLE LAGO, LLC AND MARY P. MOORE, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLE LAGO (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES, AND DRIVES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGE OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

BOYER YOUNG DEVELOPMENT COMPANY

TIM YOUNG, MEMBER — DATE 12/4/17

BOYER YOUNG EQUITIES XVI - BELLE LAGO, LLC

TIM YOUNG, MEMBER — DATE 12/4/17

MARY P. MOORE

MARY P. MOORE — DATE 12-7-17

OWNER OF LOT 1, BELLE LAGO

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELLE LAGO (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, LOCATED IN SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF TAX LOT 14, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 08; THENCE N87°16'20"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 14, A DISTANCE OF 1,333.53 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 15, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 20, A TAX LOT LOCATED IN THE SW1/4 OF SECTION 05, SAID TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; THENCE N87°17'18"E ALONG THE NORTH LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 15, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 20, A DISTANCE OF 1,332.99 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 5, A TAX LOT LOCATED IN THE NE1/4 OF SAID SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 158, A TAX LOT LOCATED IN THE SE1/4 OF SAID SECTION 05; THENCE S02°34'51"E ALONG THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 15, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 5, A DISTANCE OF 1325.05 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 15; THENCE S87°09'18"W ALONG THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08; SAID LINE ALSO BEING THE SOUTH LINE OF TAX LOT 15, A DISTANCE OF 1,334.24 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, GLENN MILLER ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 4, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 08; THENCE N02°31'39"W ALONG THE WEST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 15, SAID LINE ALSO BEING THE EAST LINE OF LOTS 1 AND 2, SAID GLENN MILLER ADDITION, A DISTANCE OF 664.10 FEET TO THE SOUTHEAST CORNER OF THE N1/2 OF SAID NW1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, GLENN MILLER ADDITION; THENCE S87°13'08"W ALONG THE SOUTH LINE OF SAID N1/2 OF THE NW1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE SOUTH LINE OF TAX LOT 14, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, GLENN MILLER ADDITION AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 1333.89 FEET TO THE SOUTHWEST CORNER OF SAID N1/2 OF NW1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 14, SAID POINT ALSO BEING ON THE WEST LINE OF SAID NW1/4 OF THE NW1/4 OF SECTION 08; THENCE N02°29'49"W ALONG SAID WEST LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 14, A DISTANCE OF 665.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,655,653 SQUARE FEET OR 60.965 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE Dec. 5, 2017

STATE OF NEBRASKA LS-608 REGISTERED LAND SURVEYOR ERIC A. SCHABEN

2017-30294

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 300 Omaha, NE. 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com
E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO
LOTS 1 THRU 81 & OUTLOTS "A" THRU "H" INCLUSIVE
BELLEVUE, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	

Proj No: 2F0016.541.001
Date: 11/30/2017
Designed By: MAW
Drawn By: TRH
Scale: 1" = 100'
Sheet: 1 of 1
Last Mod: 12/7/2017 12:23 PM
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