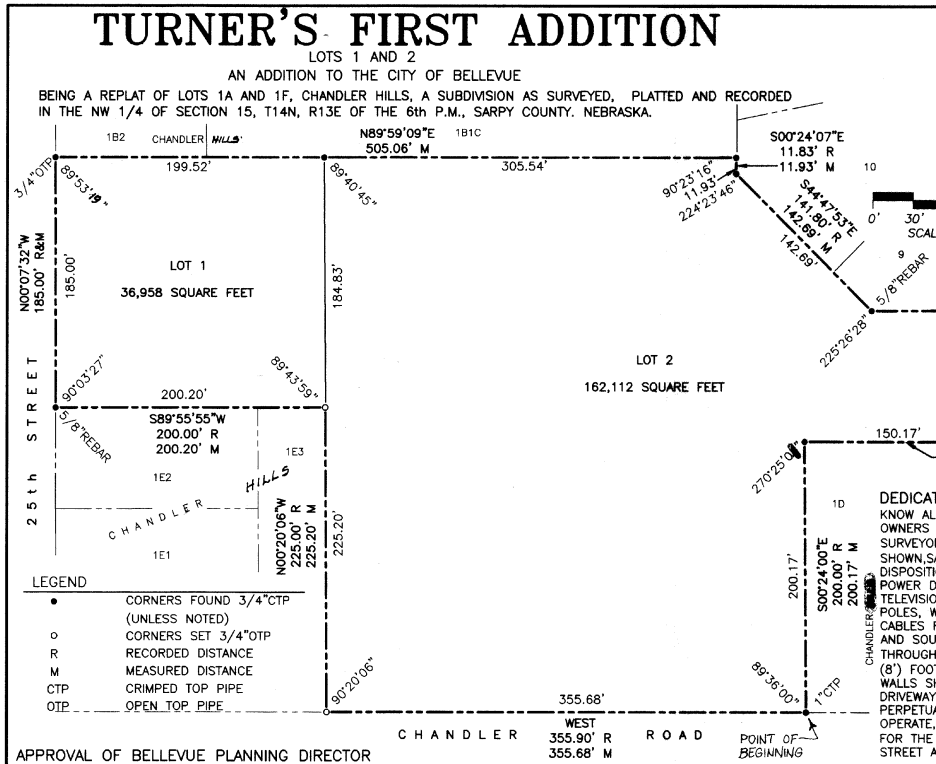
98- 34166

TURNER'S FIRST ADDITION

LOTS 1 AND 2

AN ADDITION TO THE CITY OF BELLEVUE

BEING A REPLAT OF LOTS 1A AND 1F, CHANDLER HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE NW 1/4 OF SECTION 15, T14N, R13E OF THE 6th P.M., SARPY COUNTY. NEBRASKA.



LEGEND

•	CORNERS FOUND 3/4"CTP (UNLESS NOTED)
o	CORNERS SET 3/4"OTP
R	RECORDED DISTANCE
M	MEASURED DISTANCE
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND 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 TURNER'S FIRST ADDITION, LOTS 1 AND 2, BEING A REPLAT OF LOTS 1A AND 1F, CHANDLER HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 1A; THENCE WEST (ASSUMED BEARING) 355.68 FEET ON THE SOUTHERLY LINE OF SAID LOT 1A TO THE SW CORNER THEREOF; THENCE N00°20'06"W 225.20 FEET ON THE WESTERLY LINE OF SAID LOT 1A TO A CORNER THEREOF; THENCE S89°55'55"W 200.20 FEET ON THE SOUTHERLY LINES OF SAID LOTS 1A AND 1F TO THE SW CORNER OF SAID LOT 1F; THENCE N00°07'32"W 185.00 FEET ON THE WESTERLY LINE OF SAID LOT 1F TO THE NW CORNER THEREOF; THENCE N89°59'09"E 505.06 FEET ON THE NORTHERLY LINES OF SAID LOTS 1A AND 1F TO THE WESTERLY LINE OF LOT 10, SAID CHANDLER HILLS; THENCE S00°24'07"E 11.93 FEET ON THE WESTERLY LINE OF SAID LOT 10; THENCE S44°47'53"E 142.69 FEET ON THE SOUTHWESTERLY LINES OF LOTS 9 AND 10, SAID CHANDLER HILLS; THENCE N89°45'39"E 150.09 FEET ON THE SOUTHERLY LINES OF LOTS 8 AND 9, SAID CHANDLER HILLS TO THE SE CORNER OF SAID LOT 8; THENCE S00°21'08"E 47.44 FEET ON THE EASTERLY LINE OF SAID LOT 1A TO THE NE CORNER OF LOT 1C, SAID CHANDLER HILLS; THENCE N89°58'58"W 50.00 FEET ON THE NORTHERLY LINE OF SAID LOT 1C TO THE NW CORNER THEREOF; THENCE S00°21'08"E 50.00 FEET ON THE WESTERLY LINE OF SAID LOT 1C TO THE SW CORNER THEREOF; THENCE N89°58'58"W 150.17 FEET ON THE NORTHERLY LINE OF LOT 1D, SAID CHANDLER HILLS TO THE NW CORNER THEREOF; THENCE S00°24'00"E 200.17 FEET ON THE EASTERLY LINE OF SAID LOT 1A TO THE POINT OF BEGINNING.

CONTAINING 199,070 SQUARE FEET OR 4.57 ACRES

Filed For Record Nov DEC 1 1998 9:14 A M
Instrument # 98- 034166
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Plunter
Verify:
D.E.
Proof:
Fee: 16.50
ck
Cash

+25¢ stamped copy

NEBRASKA REGISTERED L.S. 507 LAND SURVEYOR CHRIS E DORNER

OCTOBER 1, 1998
DATE:

CHRIS E. DORNER
NEBRASKA R.L.S. 507

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PLEASANTVIEW BEREAN FUNDAMENTAL CHURCH OF BELLEVUE AND AMTI, INC., BEING THE OWNERS AND LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA, BEING THE MORTGAGE HOLDERS 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 TURNER'S FIRST ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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, 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, ON, OVER, THROUGH, UNDER AND ACROSS A 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. 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES 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 25TH STREET AND ABUTTING CHANDLER ROAD.

PLEASANTVIEW BEREAN FUNDAMENTAL CHURCH OF BELLEVUE
BY: David F. Newell
DAVID F. NEWELL, ADMINISTRATIVE ELDER

AMTI, INC.
BY: Allen Turner
ALLEN TURNER, PRESIDENT

LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA
BY: Leo Schumacher
LEO SCHUMACHER, PRESIDENT

APPROVAL OF BELLEVUE PLANNING DIRECTOR

THIS PLAT OF TURNER'S FIRST ADDITION WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR THIS 25 DAY OF November, 1998. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF TURNER'S FIRST ADDITION WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR THIS 25th DAY OF November, 1998.

BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF TURNER'S FIRST ADDITION WAS APPROVED BY THE BELLEVUE CITY ENGINEER ON THIS 19th DAY OF November 1998.

BELLEVUE CITY ENGINEER

REVIEWED BY SARPY COUNTY SURVEYOR

THIS PLAT OF TURNER'S FIRST ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 23rd DAY OF October, 1998.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF Oct, 1998 BY DAVID F. NEWELL, ADMINISTRATIVE ELDER OF PLEASANTVIEW BEREAN FUNDAMENTAL CHURCH OF BELLEVUE, ON BEHALF OF SAID CHURCH.

GENERAL NOTARY-State of Nebraska MELINDA M. DEYO My Comm. Exp. June 19, 2002

Melinda M. Deyo
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 1998 BY ALLEN TURNER, PRESIDENT OF AMTI, INC., ON BEHALF OF SAID AMTI, INC.

GENERAL NOTARY-State of Nebraska LEE ROY SWANSON My Comm. Exp. March 26, 1999

Lee Roy Swanson
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 1998 BY LEO SCHUMACHER, PRESIDENT OF LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA, ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska JOHN C. HANEY My Comm. Exp. June 24, 2001

John C. Haney
NOTARY PUBLIC

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, THIS 23rd DAY OF October, 1998.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

Ken Uehling DEPUTY
SARPY COUNTY TREASURER

TURNER'S FIRST ADDITION

SMALL SUBDIVISION PLAT

DATE: OCT. 1, 1998
DRAWN BY: JKW
CHECKED BY: CED

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

200-251-84

A20025184A.DWG