

2003-10735

# KATHERINE ADDITION

BEING A PLATTING OF PART OF THE NE 1/4 SW 1/4, SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOT 1

Filed for Record Feb 28 2003 at 3:39 PM  
Record # 2003-10735  
Lloyd J. Dowling, Registrar of Deeds, Sarpy Co., NE

Counter 500  
Verify RK KH  
D.E. LM  
Proof LM  
Fee \$ 16.00  
Ck  Cash  Chg HIFA



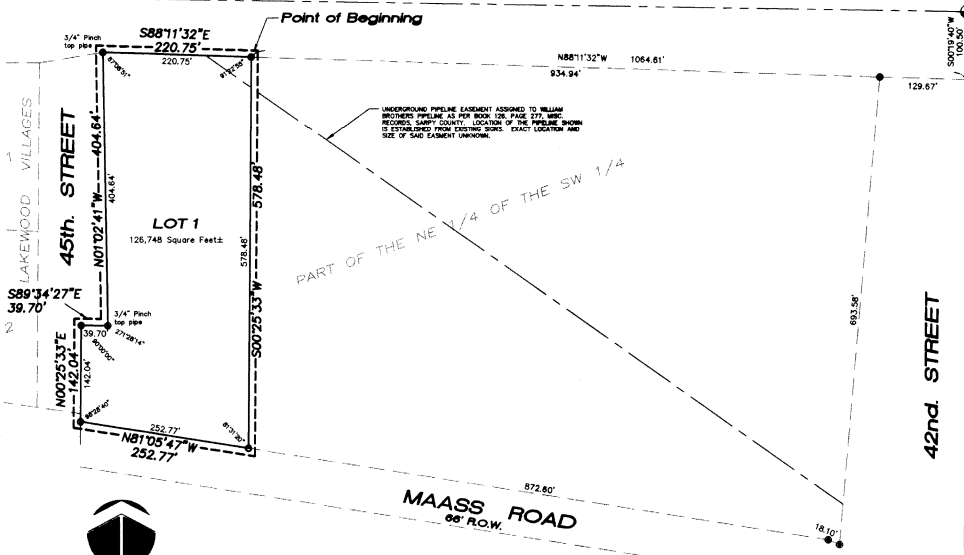
### SURVEYOR'S CERTIFICATE

I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS, ALL CORNERS OF ALL LOTS IN "KATHERINE ADDITION", BEING A PLATTING OF PART OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S00°40'00"W (ASSUMED BEARING) 100.50 FEET ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 370; THENCE N88°11'32"W 1064.61 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S00°25'33"W 578.48 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 45th STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N00°25'33"E 142.04 FEET; (2) S89°34'27"E 39.70 FEET; (3) THENCE N01°02'41"W 404.64 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 370; THENCE S89°34'27"E 252.77 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 126,748 SQUARE FEET OR 2.91 ACRES, MORE OR LESS.

DATE December 13 2002 Michael R. Sharp  
MICHAEL R. SHARP R.L.S., REG. NO. 515

STATE HWY. 370

CENTER OF SECTION 32, T14N, R13E



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOSEPH J. CASCIO SR. AND CATHERINE A. CASCIO, BEING THE OWNERS 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 NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "KATHERINE ADDITION", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND 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, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, 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 BOUNDARY LINES, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE 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 OF SAID EASEMENT GRANTED. IN WITNESS WHEREOF WE DO SET OUR NAMES THIS 13th DAY OF December, 2002.

Joseph J. Cascio Sr. Catherine A. Cascio  
JOSEPH J. CASCIO SR. CATHERINE A. CASCIO

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
ON THIS 24th DAY OF January, 2003 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOSEPH J. CASCIO AND CATHERINE A. CASCIO, PERSONALLY KNOWN BY ME TO BE THE CENTRAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES March 9, 2005 Robert E. Albrecht  
NOTARY PUBLIC

### APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "KATHERINE ADDITION" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 24th DAY OF January, 2003.

Lee A. MacLean  
CHAIRMAN, BELLEVUE PLANNING COMMISSION

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "KATHERINE ADDITION" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 24th DAY OF January, 2003. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: John D. ... CITY CLERK  
James ... MAYOR

### REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "KATHERINE ADDITION" THIS 19th DAY OF December, 2002.

Richard ...  
SARPY COUNTY SURVEYOR



### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN. TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

DATE: 1-17-03 Richard ...  
SARPY COUNTY TREASURER

SURVEYED MAP  
DRAWN ON  
CHECKED MAP  
DATE 08/10/02

KATHERINE ADDITION

FINAL PLAT

Hill-Farrell Associates, Inc.  
Architects, Engineers, Land Surveyors  
1008 Lincoln Bld., Bellevue, NE 68005 402-291-6100



PROJECT NO. 02-270

SHEET NO. 1 OF 1