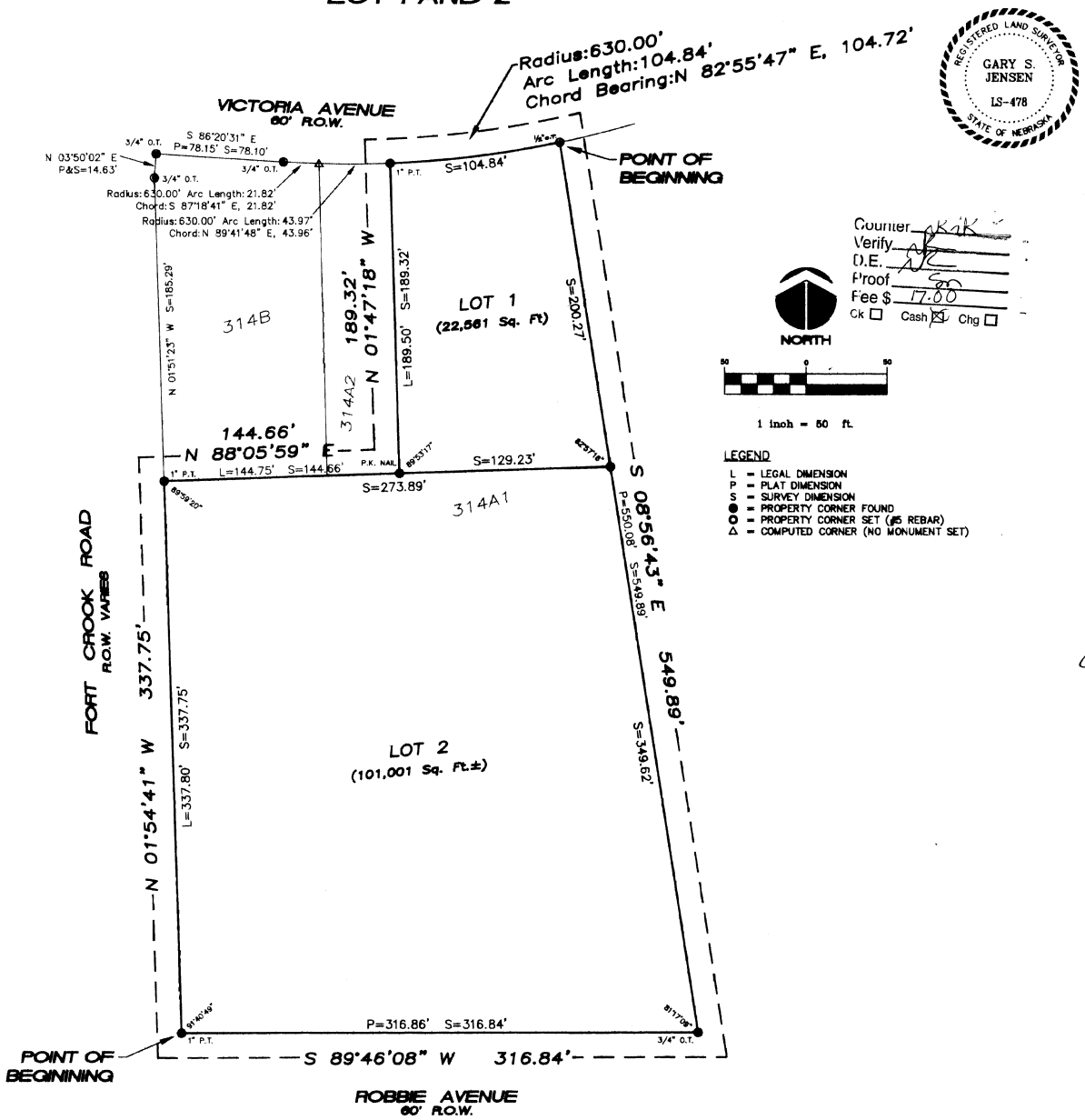
2002-37049

FILED SARPY CO. NE
INSTRUMENT NUMBER
2002-37049
2002 SEP 20 P 1:14
REGISTER OF DEEDS

TWIN RIDGE REPLAT X

BEING A REPLAT OF LOT 314A1, TWIN RIDGE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th. P.M., SARPY COUNTY, NEBRASKA.

LOT 1 AND 2



LEGEND
- L = LEGAL DIMENSION
- P = PLAT DIMENSION
- S = SURVEY DIMENSION
- ● = PROPERTY CORNER FOUND
- ○ = PROPERTY CORNER SET (#5 REBAR)
- △ = COMPUTED CORNER (NO MONUMENT SET)

REGISTERED LAND SURVEYOR
GARY S. JENSEN
LS-478
STATE OF NEBRASKA

Counter AK/K
Verify AK
D.E. AK
Proof SO
Fee $ 17.00
Ck ☐ Cash ☒ Chg ☐

LAND SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF ALL LOTS IN TWIN RIDGE REPLAT X, BEING A REPLAT OF LOT 314A1, TWIN RIDGE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th. P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 314A1, THENCE S 08°56'43" E (ASSUMED BEARING) FOR 549.89 FEET ALONG THE EAST LINE OF SAID LOT 314A1; THENCE S 89°46'08" W FOR 316.84 FEET ALONG THE SOUTH LINE OF SAID LOT 314A1; THENCE N 01°54'41" W FOR 337.75 FEET ALONG THE WEST LINE OF SAID LOT 314A1; THENCE N 88°05'59" E FOR 144.66 FEET ALONG THE SOUTH LINE OF LOT 314A2 AND 314B, TWIN RIDGE; THENCE N 01°47'18" W FOR 189.32 FEET ALONG THE EAST LINE OF SAID LOT 314A2; THENCE NORTHEASTERLY ALONG A 630.00 FOOT RADIUS CURVE TO THE LEFT FOR 104.84 FEET, WITH A LONG CHORD BEARING N 82°55'47" E, 104.72 FEET ALONG THE NORTH LINE OF SAID LOT 314A1 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 123,562 SQUARE FEET/2.84 ACRES, MORE OR LESS.

Aug 26 2002
DATE

GARY S. JENSEN, NE. L.S. #478

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RUSSELL BREHM, MANAGER OF CENTER ASSOCIATES, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS " TWIN RIDGE REPLAT X ", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS REPLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION, 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAME.

8-28-02
DATE

RUSSELL BREHM
MANAGER OF CENTER ASSOCIATES

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF ~~SARPY~~ Lancaster

ON THIS 28 DAY OF August, 2002 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL BREHM, MANAGER OF CENTER ASSOCIATES, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Judy Reiners
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JUDY REINERS
My Comm. Exp. July 18, 2006

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

9/6/02
DATE

COUNTY TREASURER

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

BELLEVUE PLANNING DIRECTOR'S APPROVAL

THIS PLAT OF " TWIN RIDGE REPLAT 'X' " WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE DATE BELOW.

9/17/02
DATE

PLANNING DIRECTOR

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF " TWIN RIDGE REPLAT 'X' " WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR.

9/16/02
DATE

BELLEVUE PUBLIC WORKS DIRECTOR

APPROVAL OF BELLEVUE CITY ENGINEER

THIS PLAT OF " TWIN RIDGE REPLAT 'X' " WAS APPROVED BY THE BELLEVUE CITY ENGINEER

9/16/02
DATE

BELLEVUE CITY ENGINEER

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " TWIN RIDGE REPLAT 'X' "

September 6, 2002
DATE

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SURVEYED: CJG
DRAWN: CJG
CHECKED: GSJ
DATE: 08/07/2002

FINAL PLAT

TWIN RIDGE REPLAT X

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

PROJECT NO.
02-216

SHEET NO.
1