FILE SARPY CO. NE
INSTRUMENT NUMBER
91 14104
91 SEP -9 PM 12:53
Carol A. Gavin
REGISTER OF DEEDS

91-14104

CEDAR PLACE

BEING A REPLAT OF LOTS 1 AND 2, NORTHWESTERN BELL PARK, IN THE SW 1/4 OF SEC. 35, T14N, R13E, OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 thru 13, INCLUSIVE
&
OUTLOT "A"

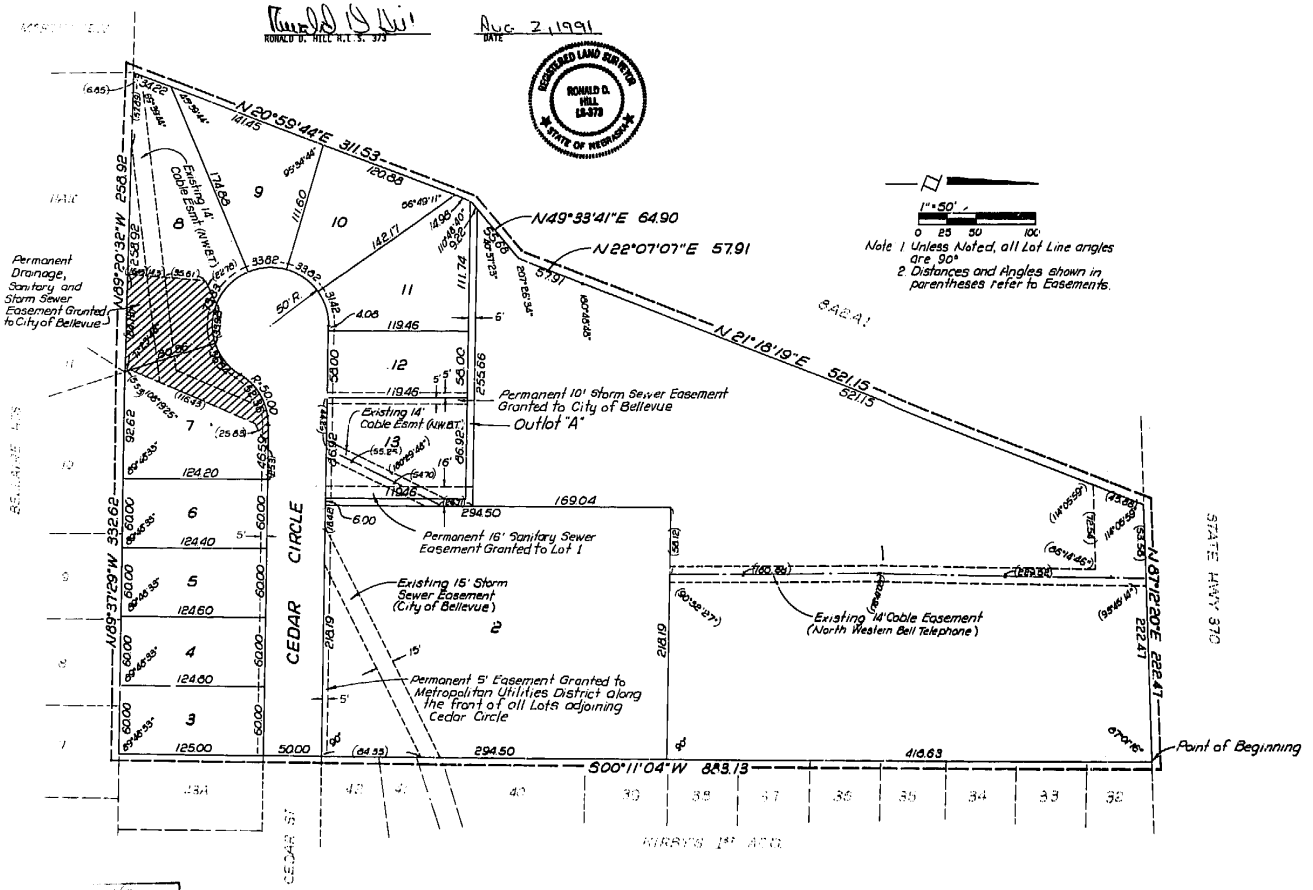
SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH 3/4 " IRON PIPE ALL CORNERS OF ALL LOTS AND STREETS IN " CEDAR PLACE ", BEING A REPLAT OF LOTS 1 AND 2, NORTHWESTERN BELL PARK, AS PLATTED AND RECORDED, SARPY COUNTY NEBRASKA, LOCATED IN THE SOUTHWEST 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 2, NORTHWESTERN BELL PARK, THENCE S 00°11'04" W (ASSUMED BEARING) 883.13 FEET ALONG THE EAST BOUNDARY OF SAID NORTHWESTERN BELL PARK TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE N 89°37'29" W 332.62 FEET ALONG THE SOUTH BOUNDARY OF LOT 2; THENCE N 0°20'32" W 258.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 20°59'44" E 311.53 FEET ALONG THE WEST LINE OF SAID LOT 2, THENCE CONTINUING ALONG SAID WEST LINE N 49°33'41" E 64.90 FEET, THENCE CONTINUING ALONG SAID WEST LINE N 22°07'07" E 57.91 FEET, THENCE CONTINUING ALONG SAID WEST LINE N 21°18'19" E 521.15 FEET THE NORTHEAST CORNER OF LOT 2, THENCE N 87°12'20" E 222.47 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 8.13 ACRES, MORE OR LESS.

Ronald D. Hill
RONALD D. HILL R.L.S. 373

Aug. 2, 1991
DATE

REGISTERED LAND SURVEYOR
RONALD D. HILL
LS-373
STATE OF NEBRASKA



1" = 50'
0 25 50 100

Note 1 Unless Noted, all Lot Line angles are 90°
2 Distances and Angles shown in parentheses refer to Easements.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, U.S.WEST COMMUNICATIONS AND CHARLES R. CLATTERBUCK AND LINDA L. CLATTERBUCK, HUSBAND AND WIFE, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENLARGED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS "CEDAR PLACE", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, CEDAR CIRCLE AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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 AND 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 ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 8 DAY OF August, 1991

U. S. WEST COMMUNICATIONS
BY: U S WEST Business Resources, Inc.
Its Authorized Agent
C K Higginson

Charles R Clatterbuck
CHARLES CLATTERBUCK

Linda L Clatterbuck
LINDA L. CLATTERBUCK

APPROVED AS TO FORM: 8-6-91

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

ON THIS 8 DAY OF August 1991, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED CHARLES R. CLATTERBUCK AND LINDA L. CLATTERBUCK, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 12-23-94

Virginia A Slate
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

ON THIS 2nd DAY OF AUGUST, 1991, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED C.K. HIGGINSON TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS IN THE DEDICATION OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 9-1-93

Glenda Dr. Hyjer
NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " CEDAR PLACE " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS 15TH DAY OF August, 1991.

Donald E Lynch
CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " CEDAR PLACE " WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS 3RD DAY OF Sept, 1991. THIS APPROVAL BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: Barbara Kelly
CITY CLERK

Lee M Ryan
MAYOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 9-13-91

Kathleen A Dey
SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF " CEDAR PLACE " THIS 12TH DAY OF August, 1991.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

Checked
Fee $ 12.50
2 cy copy

14104

HFA SURVEY

Hill-Farrell Associates, Inc.
Land Surveyors, Land Planners, Construction Surveys
1904 South 25th St. • Bellevue, NE 68123 • 402-291-6100