

CEDAR GROVE REPLAT 1

LOTS 1 THRU 38 INCLUSIVE AND OUTLOTS "A" THRU "C"

BEING A REPLATTING OF ALL OF LOTS 91 THRU 95, LOTS 102 THRU 133, AND OUTLOT "E", CEDAR GROVE, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 7, AND ALSO THE RIGHT-OF-WAYS OF BIRCHWOOD DRIVE, 52ND STREET, 53RD STREET, AND CLEARWATER DRIVE, AND ALSO TOGETHER WITH PART OF SAID SOUTH 1/2 OF THE SE 1/4 OF SECTION 7, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-10524

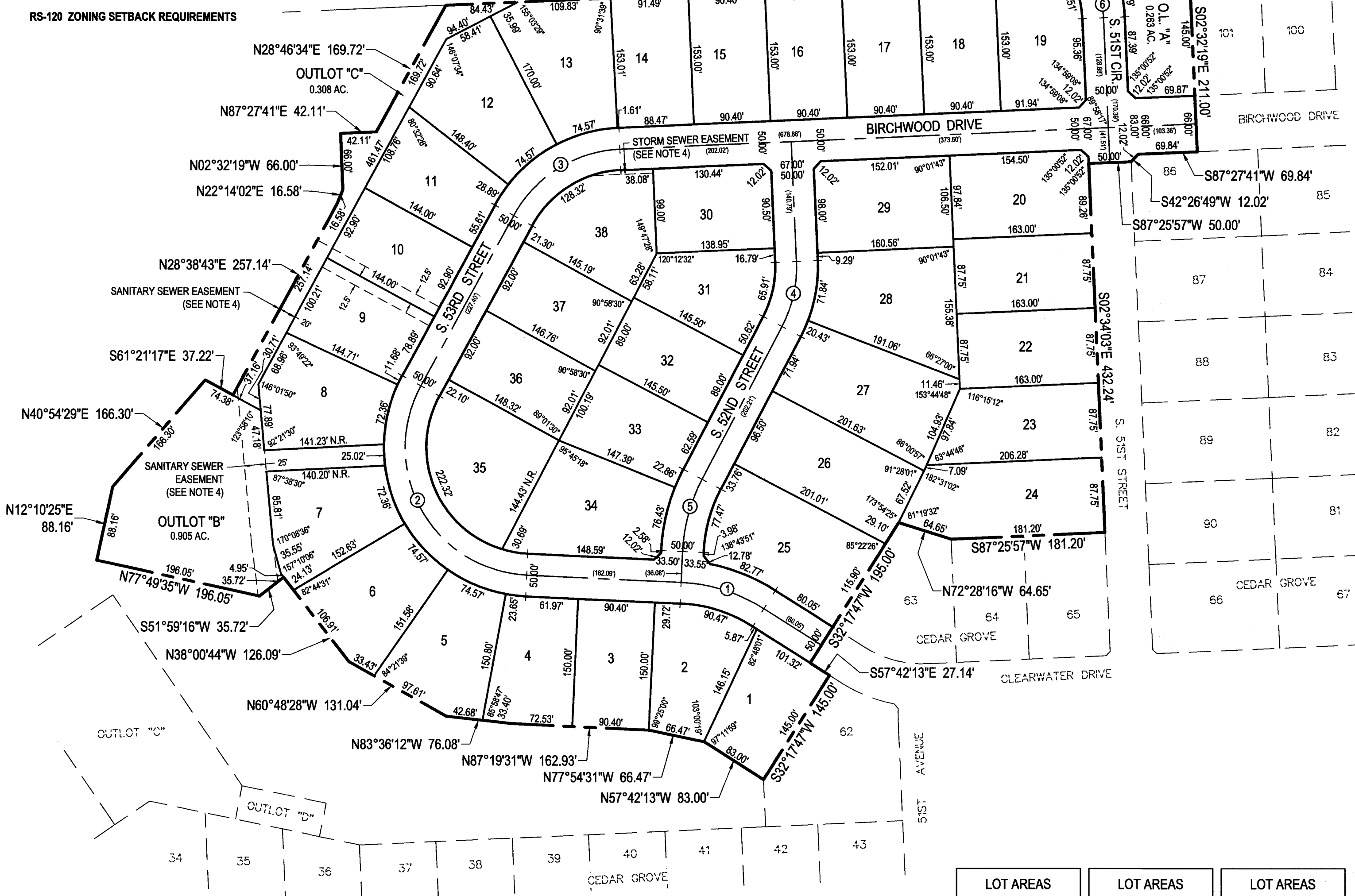
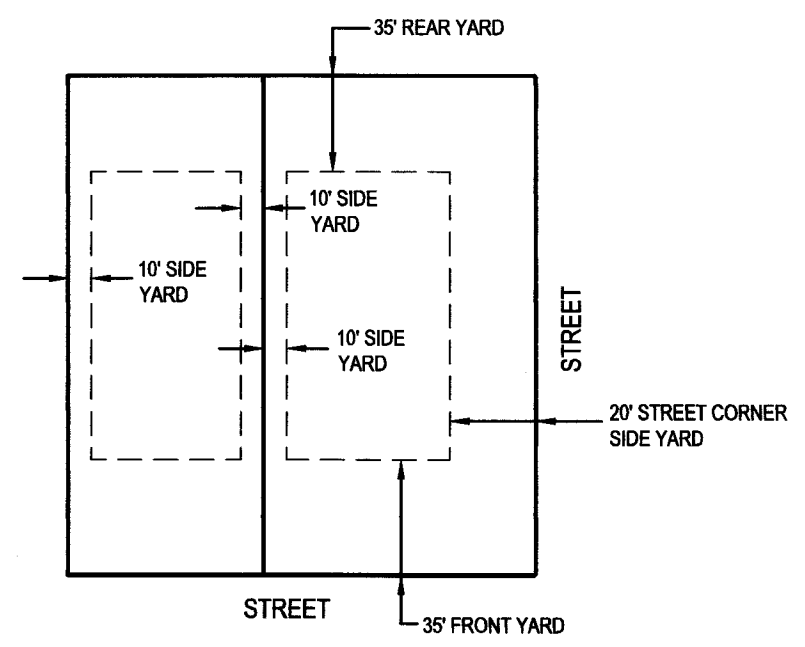
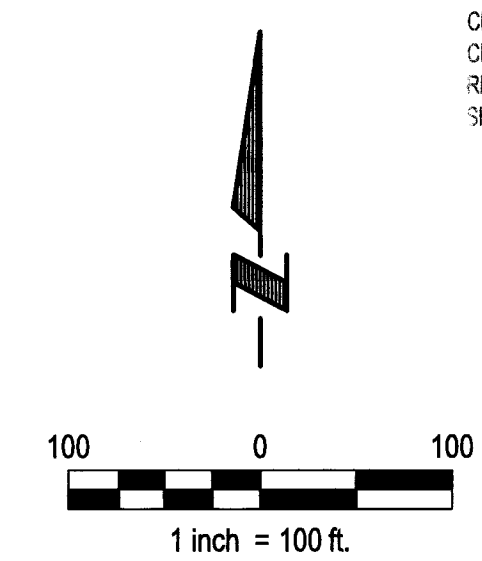
05/12/2017 9:50:12 AM

Clayton J. Douding
REGISTER OF DEEDS

COUNTER 8 C.E. 7
VERIFY P D.E. 7
PROOF S
FEES \$ 34.00
CHECK # _____
CHG E-A CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLEARWATER FALLS, L.L.C., 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 CEDAR GROVE REPLAT 1 (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 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. 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.

CLEARWATER FALLS, L.L.C.

Timothy W. Young
TIMOTHY W. YOUNG
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 28th DAY OF April, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, MANAGING MEMBER OF CLEARWATER FALLS, L.L.C., 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 AS SUCH OFFICER OF SAID L.L.C.

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

Clayton J. Douding
CLAYTON J. DOUDING
NOTARY PUBLIC

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAN OF CEDAR GROVE REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 13th DAY OF February, 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.

Eric A. Schaben
ERIC A. SCHABEN
MAYOR

Abina Chomack
ABINA CHOMACK
ATTEST

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF CEDAR GROVE REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

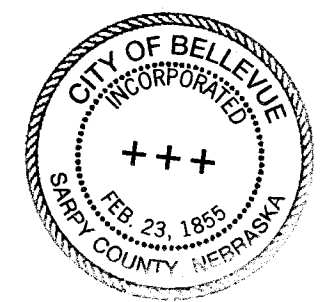
Eric A. Schaben
ERIC A. SCHABEN
CHAIRMAN OF CITY PLANNING COMMISSION

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.

Richard Jones
RICHARD JONES
COUNTY TREASURER

DATE 20 APRIL 17
MD



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 CEDAR GROVE REPLAT 1 (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING ALL OF LOTS 91 THRU 95, LOTS 102 THRU 133, AND OUTLOT "E", CEDAR GROVE, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 7, AND ALSO THE RIGHT-OF-WAYS OF BIRCHWOOD DRIVE, 52ND STREET, 53RD STREET, AND CLEARWATER DRIVE, AND ALSO TOGETHER WITH PART OF SAID SOUTH 1/2 OF THE SE 1/4 OF SECTION 07, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "E", CEDAR GROVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 101, SAID CEDAR GROVE, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE 1/4 OF SECTION 07; THENCE S02°32'19"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID OUTLOT "E", CEDAR GROVE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 101, CEDAR GROVE, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 211.00 FEET TO A POINT ON THE NORTH LINE OF LOT 95, SAID CEDAR GROVE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE; THENCE ALONG SAID NORTH LINE OF LOT 96, CEDAR GROVE, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE AND THE FOLLOWING TWO (2) COURSES: (1) THENCE S87°27'41"W, A DISTANCE OF 89.84 FEET; (2) THENCE S42°26'49"W, A DISTANCE OF 12.02 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 51ST STREET; THENCE S87°25'57"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 95, CEDAR GROVE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE AND THE WEST RIGHT-OF-WAY LINE OF 51ST STREET; THENCE S02°34'03"E ALONG THE EAST LINE OF SAID LOTS 91 THRU 95, CEDAR GROVE, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 51ST STREET, A DISTANCE OF 432.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 91, CEDAR GROVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 65, SAID CEDAR GROVE; THENCE ALONG THE SOUTH LINE OF SAID LOT 91, CEDAR GROVE, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 63 THRU 65, SAID CEDAR GROVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S87°25'57"W, A DISTANCE OF 181.20 FEET; (2) THENCE N72°28'16"W, A DISTANCE OF 64.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 91, CEDAR GROVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 63, CEDAR GROVE, AND ALSO BEING A POINT ON THE EAST LINE OF SAID LOT 113, CEDAR GROVE; THENCE S32°17'47"W ALONG THE EAST LINE OF SAID LOTS 113 AND 114, CEDAR GROVE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 63, CEDAR GROVE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 195.00 FEET TO A POINT OF THE NORTH LINE OF SAID LOT 124, CEDAR GROVE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEARWATER DRIVE; THENCE S57°42'13"E ALONG SAID NORTH LINE OF LOT 124, CEDAR GROVE, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF CLEARWATER DRIVE, A DISTANCE OF 27.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 124, CEDAR GROVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 62, SAID CEDAR GROVE; THENCE S32°17'47"W ALONG THE EAST LINE OF SAID LOT 124, CEDAR GROVE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 62, CEDAR GROVE, A DISTANCE OF 145.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 124, CEDAR GROVE, SAID POINT ALSO BEING A POINT ON SAID WEST LINE OF LOT 62, CEDAR GROVE; THENCE ALONG THE SOUTH LINE OF SAID LOTS 124 THRU 128, CEDAR GROVE ON THE FOLLOWING SIX (6) COURSES: (1) THENCE N57°42'13"W, A DISTANCE OF 83.00 FEET; (2) THENCE N77°54'31"W, A DISTANCE OF 66.47 FEET; (3) THENCE N87°19'31"W, A DISTANCE OF 162.93 FEET; (4) THENCE N83°36'12"W, A DISTANCE OF 76.08 FEET; (5) THENCE N60°48'28"W, A DISTANCE OF 131.04 FEET; (6) THENCE N38°00'44"W, A DISTANCE OF 126.09 FEET; THENCE S51°59'16"W, A DISTANCE OF 35.72 FEET; THENCE N77°49'35"W, A DISTANCE OF 196.05 FEET; THENCE N12°20'25"E, A DISTANCE OF 88.16 FEET; THENCE N40°54'29"E, A DISTANCE OF 166.30 FEET; THENCE S61°21'17"E, A DISTANCE OF 37.22 FEET; THENCE N28°38'43"E, A DISTANCE OF 257.14 FEET TO THE WEST LINE OF SAID LOT 133, CEDAR GROVE; THENCE N22°14'02"E ALONG SAID WEST LINE OF LOT 133, CEDAR GROVE, A DISTANCE OF 16.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 133, CEDAR GROVE, SAID POINT ALSO BEING A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE; THENCE N02°32'19"W, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE; THENCE N87°27'41"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE, A DISTANCE OF 42.11 FEET; THENCE N28°46'34"E, A DISTANCE OF 169.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 109, CEDAR GROVE, SAID POINT ALSO BEING ON SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 07; THENCE N87°27'41"E ALONG THE NORTH LINE OF SAID LOTS 102 THRU 109 AND OUTLOT "E", CEDAR GROVE, SAID LINE ALSO BEING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 07, A DISTANCE OF 876.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 779,911 SQUARE FEET OF 17.904 ACRES, MORE OR LESS.

Eric A. Schaben
ERIC A. SCHABEN, L.S. 608
REGISTERED LAND SURVEYOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CEDAR GROVE REPLAT 1 WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 28th DAY OF April, 2017.

Michael R. Sharp
MICHAEL R. SHARP
COUNTY SURVEYOR / ENGINEER



LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	13,363	14	13,890	27	20,543
2	14,630	15	13,831	28	19,717
3	13,560	16	13,831	29	17,061
4	14,369	17	13,831	30	13,719
5	16,272	18	13,831	31	13,777
6	16,280	19	15,164	32	12,950
7	16,005	20	15,905	33	13,519
8	16,052	21	14,303	34	18,728
9	13,738	22	14,303	35	18,626
10	13,378	23	16,202	36	13,574
11	13,957	24	19,375	37	13,430
12	18,009	25	21,500	38	15,790
13	17,696	26	19,532		

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	103.40'	52.88'	29°37'18"
2	150.00'	303.61'	239.91'	115°58'14"
3	150.00'	153.98'	84.55'	58°48'58"
4	150.00'	79.09'	40.49'	30°12'32"
5	202.59'	88.38'	44.90'	24°59'44"
6	150.00'	50.05'	25.26'	19°07'10"

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10809 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eaag.com

E & A CONSULTING GROUP, INC.
Engineering Answers

CEDAR GROVE REPLAT 1
LOTS 1 THRU 38 INCLUSIVE
AND OUTLOTS "A" THRU "C"
BELLEVUE, NEBRASKA

FINAL PLAT

Revisions	Description	Date

Proj No: P2013.038.001
Date: 11/10/2016
Designed By: JT
Drawn By: JRS
Scale: 1" = 100'
Sheet: 1 of 1

4/26/2017 10:31 AM K:\Projects\2017\05\01\Final\Drawings\FINAL-PLAT-1.dwg

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