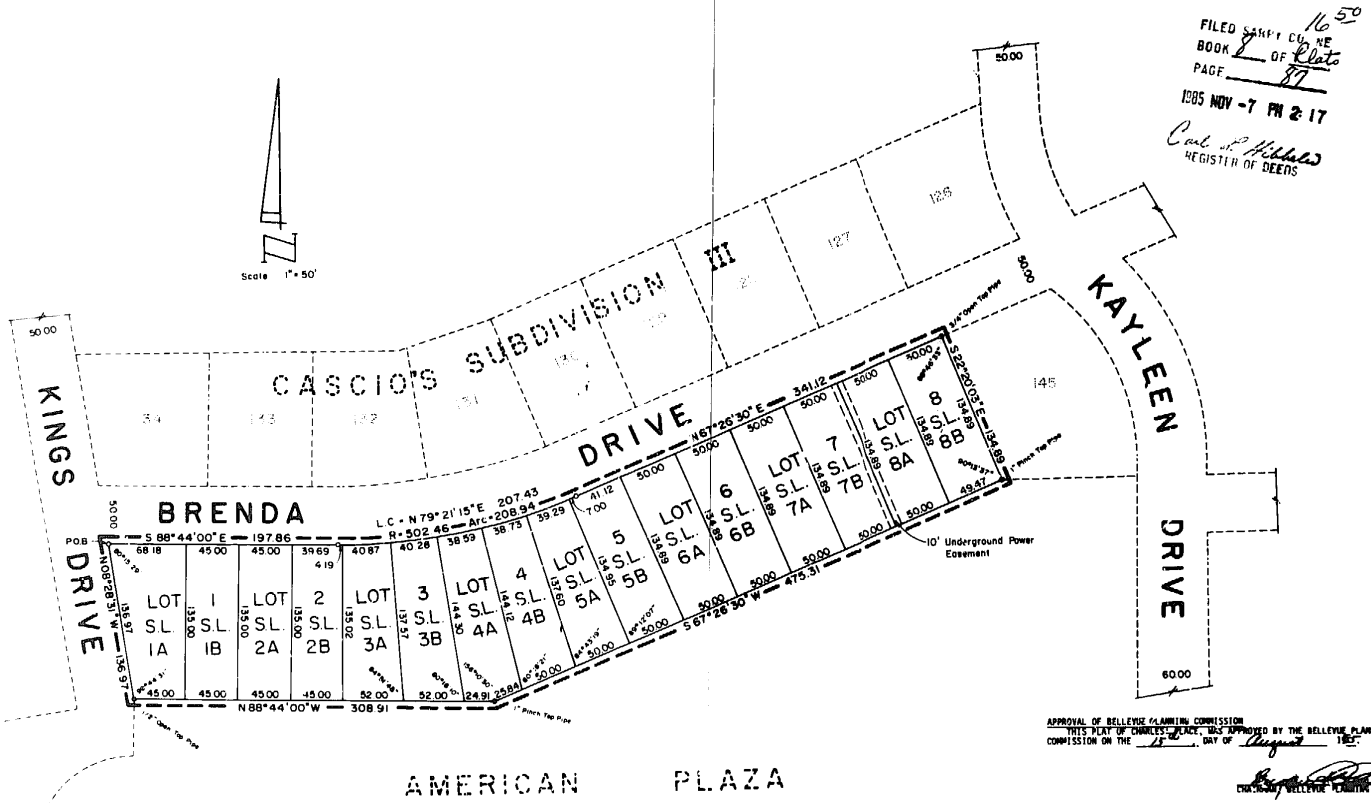
CHARLES' PLACE

LOTS 1 THRU 8 INCLUSIVE

BEING A REPLAT OF LOTS 138 THRU 144, CASCIO'S SUBDIVISION III, AS PLATTED AND RECORDED, LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



FILED SARPY CO. NE
BOOK 16 OF Plats
PAGE 50
1985 NOV -7 PM 2:17
Carl W. Hibbeler
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED, WITH IRON PIPE, ALL CORNERS OF ALL LOTS, CURVES AND ANGLE POINTS IN CHARLES' PLACE, BEING A REPLAT OF ALL OF LOTS 138 THROUGH 144, INCLUSIVE, CASCIO'S SUBDIVISION III, AS PLATTED AND RECORDED, SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 138, THENCE S 88°44'00" E (ASSUMED BEARING) 197.86 FEET ALONG THE SOUTH LINE OF BRENDA DRIVE, THENCE CONTINUING ALONG SAID SOUTH LINE ON THE FOLLOWING TEN DESCRIBED COURSES; (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.46 FEET, AN ARC LENGTH OF 208.94 FEET, AND A LONG CHORD BEARING N 79°21'15" E FOR 207.43 FEET, (2) THENCE N 67°26'30" E 341.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 144, CASCIO'S, THENCE S 22°20'03" E 134.89 FEET TO THE SOUTHEAST CORNER OF LOT 144, THENCE S 67°26'30" W 475.31 FEET, THENCE N 88°44'00" W 308.91 FEET TO THE SOUTHWEST CORNER OF LOT 138 CASCIO'S, THENCE N 00°28'31" W 136.97 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 2.40 ACRES, MORE OR LESS.

WILLIAM A. FARRELL L.S. 330 — DATE 7-24-85

NEBRASKA REGISTERED LS-330 LAND SURVEYOR WILLIAM A. FARRELL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARCO, INC., CHARLES CLATTERBUCK, PRESIDENT, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS CHARLES' PLACE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT BOUNDARY LOT LINES; AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. 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 25th DAY OF July, 1985.

CHARCO, INC., CHARLES CLATTERBUCK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 25th DAY OF July, 1985, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED CHARLES CLATTERBUCK, PRESIDENT OF CHARCO, INC., PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF CHARCO, INC.

MY COMMISSION EXPIRES Dec 31, 1988 — NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF CHARLES' PLACE, WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THE 12th DAY OF August, 1985.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF CHARLES' PLACE, WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THE 26th DAY OF August, 1985.

ATTEST: CITY CLERK — 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 Aug 12 1985 — SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF CHARLES' PLACE, THIS 1st DAY OF August, 1985.

SARPY COUNTY SURVEYOR

LEGEND
- ● = Corners Found
- ○ = Corners Set (3/4" Open Top Pipe)

NOTE
All Interior Lot Angles are 90° unless otherwise noted

Design Engineering and Associates, Inc.
ENGINEERS LAND SURVEYORS PLANNERS
7200 CLAY STREET BELLEVUE NEBRASKA 68005 402 291-8100

Rec # 14091