FAIRVIEW SOUTH 2

LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, BEING A PLATTING OF THAT PART OF TAXLOT 2C AND TAXLOT 3, OF THE NORTH HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RIGHT OF WAY RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC RIGHT OF WAY THROAT RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
8. OUTLOTS B, C AND E ARE DEDICATED DRAINAGEWAYS.
9. OUTLOTS A, D AND F ARE DEDICATED WATER QUALITY BASINS.
10. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

SANITARY SEWER EASEMENT DETAIL
NO SCALE

LEGEND

- SECTION CORNER
- CORNERS FOUND
- CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-566)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

LOCATED IN:

NE 1/4 NW 1/4 SEC. 15, T13N, R13E
SE 1/4 NW 1/4 SEC. 15, T13N, R13E
NW 1/4 NE 1/4 SEC. 15, T13N, R13E
SW 1/4 NE 1/4 SEC. 15, T13N, R13E

COUNTER ____ CK
VERIFY ____ CASH
PROOF 52.00
FEES ____
CHECK ____
CHG ____ CASH
REFUND ____ CREDIT
SHORT ____ NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2016-09666
05/03/2016 11:04:21 AM
REGISTER OF DEEDS

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	15868	51	9360	101	9913
2	8840	52	10224	102	9913
3	8840	53	12052	103	9913
4	8450	54	9360	104	11170
5	8450	55	8450	105	10378
6	8840	56	9360	106	8997
7	9360	57	8450	107	9204
8	9360	58	9360	108	9051
9	9360	59	10104	109	8919
10	9360	60	9360	110	8845
11	9360	61	8840	111	8645
12	9360	62	10104	112	8645
13	9360	63	11014	113	9360
14	9360	64	9360	114	9360
15	9360	65	12877	115	9360
16	9360	66	19113	116	9360
17	11596	67	30466	117	11014
18	10104	68	19520	118	11014
19	9360	69	12750	119	9522
20	8450	70	10164	120	9523
21	9360	71	13027	121	9523
22	8450	72	9387	122	9523
23	9360	73	9520	123	11014
24	10104	74	9492	124	11014
25	10104	75	13281	125	9523
26	9360	76	14088	126	9523
27	8450	77	9240	127	9523
28	9360	78	10080	128	9523
29	8450	79	9240	129	11014
30	9360	80	10080	130	8504
31	10104	81	9240	131	8540
32	10104	82	9240	132	8576
33	9360	83	12042	133	8612
34	8450	84	9544	134	8648
35	9360	85	9996	135	10379
36	8450	86	10306	136	10432
37	9360	87	10306	137	10483
38	10104	88	10296	138	11495
39	10104	89	9787	139	11600
40	9360	90	9785	140	10049
41	8450	91	9786	141	10084
42	9360	92	11230	142	10138
43	8450	93	9578	143	10035
44	9360	94	9577	144	9566
45	10104	95	9360		
46	10104	96	9360		
47	9360	97	11014		
48	8450	98	11592		
49	9360	99	9913		
50	8450	100	9913		

PARCEL AREA TABLE	
OUTLOT	AREA (SF)
A	18297
B	49573
C	65550
D	25303
E	129754
F	32768

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA
C1	150.00'	235.62'	212.13'	90°00'00"
C2	150.00'	46.40'	46.22'	17°43'28"
C3	500.00'	73.62'	73.56'	8°26'12"
C4	500.00'	73.63'	73.56'	8°26'13"
C5	750.00'	123.97'	123.83'	9°28'15"
C6	750.00'	201.65'	201.05'	15°24'18"
C7	750.00'	95.93'	95.86'	7°19'42"
C8	750.00'	232.01'	231.09'	17°43'28"
C9	150.00'	36.21'	36.12'	13°49'56"
C10	975.00'	399.55'	396.76'	23°28'47"

PARCEL CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	125.00'	N47°54'07"W	176.78'	196.35'	90°00'00"
C2	180.00'	N64°08'34"W	173.21'	180.70'	57°31'04"

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

10 DAY OF March, 2016.

SARPY 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.

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF FAIRVIEW SOUTH 2, LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION

28th DAY OF January, 2016.

CHAIRMAN

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF FAIRVIEW SOUTH 2, LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

2ND DAY OF March, 2016.

SARPY COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED LS.421 LAND SURVEYOR LOUIS WHISNANT

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO ENSURE THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS FAIRVIEW SOUTH 2, LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, BEING A PLATTING OF THAT PART OF TAXLOT 2C AND TAXLOT 3, OF THE NORTH HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

THENCE NORTH 02°54'07" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83 ADJUSTMENT) FOR 1568.66 FEET ALONG THE WEST LINE OF THE EAST HALF OF NORTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER OF TAXLOT 2C OF THE NORTH HALF OF SAID SECTION 15;

THENCE NORTH 87°16'30" EAST FOR 1318.48 FEET ALONG THE NORTH LINE OF SAID TAXLOT 2C;

THENCE SOUTH 02°51'48" EAST FOR 159.77 FEET;

THENCE SOUTH 69°25'20" EAST FOR 267.43 FEET;

THENCE SOUTH 20°34'40" WEST FOR 316.37 FEET;

THENCE SOUTH 11°07'04" WEST FOR 188.91 FEET;

THENCE SOUTH 00°11'36" WEST FOR 126.66 FEET;

THENCE SOUTH 02°54'07" EAST FOR 686.55 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH 86°36'29" WEST FOR 67.57 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 86°36'39" WEST FOR 1317.48 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING.

CONTAINS 50.419 ACRES.

WILLIAM E. KNIGHT, L.S. 566

3-2-2016
DATE

WILLIAM E. KNIGHT LS-566

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FAIRVIEW SOUTH 2, LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, ASSIGNEES, SUCCESSORS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT CONSTITUTE, NOR BE CONSTRUED TO, THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, COX COMMUNICATIONS AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF BELLEVUE, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA AND OR CITY OF BELLEVUE 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 FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS AND THE PERPETUAL SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF BELLEVUE, NEBRASKA, AND SANITARY AND IMPROVEMENT DISTRICT #314. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, BUT SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

8th DAY OF March, 2016

BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. October 30, 2017

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF FAIRVIEW SOUTH 2, LOTS 1 THROUGH 144, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

8th DAY OF February, 2016.

THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAY OF THE ABOVE DATE.

MAYOR

ATTEST

CITY CLERK

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY NEBRASKA

2016-09666

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-Inc.com

FAIRVIEW SOUTH 2 (LOTS 1 THROUGH 144 AND OUTLOTS A THROUGH F)
BELLEVUE, SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by: EAM
designed by:
reviewed by: WEK
references: 0113022F100, 13027D01
filename: 0113022101.dwg
revisions:
job number-tasks: 0113022.01-003
book page
date: 12-24-2015
sheet: 1 of 1

L:\Engineering\01-13022\SURVEY\DRAWINGS\0113022F101.dwg, 3/2/2016 8:30:28 AM, BILL E. KNIGHT, LAMP RYNEARSON & ASSOCIATES