

FILED SARY COUNTY, NEBRASKA
INSTRUMENT NUMBER
2018-10584
05/17/2018 11:06:56 AM
Klay D. Dreesen
REGISTER OF DEEDS

COUNTY CLERK
SARY COUNTY, NEBRASKA
RECEIVED
MAY 17 2018 11:06:56 AM
REGISTER OF DEEDS

FALCON POINTE

LOTS 1 THRU 228, INCLUSIVE, AND OUTLOTS "A", "B", "C" AND "D"

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT THE BOUNDARY LINES AND CORNERS HAVE BEEN SET AND MARKED IN ACCORDANCE WITH THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT. I HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND SET AS SHOWN ON THIS PLAT AND APPROVED OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEVOTE TO THE PUBLIC FOR PUBLIC USE AND BENEFIT THE WHOLE OF SAID LAND AND THE PARTS THEREOF TO THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID NORTH 1/2 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, AND PROCEEDING AS FOLLOWS:
THENCE S89°59'14"W (ASSUMED BEARING) 2864.18 FEET ON THE SOUTH LINE OF SAID NORTH 1/2 TO THE SW CORNER THEREOF;
THENCE N0°40'13"W 1275.88 FEET ON THE WEST LINE OF SAID NORTH 1/2 TO THE SOUTH LINE OF CAPEHART ROAD;
THENCE N89°50'2"E 2440.85 FEET ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF CAPEHART ROAD TO THE WEST LINE OF TAX LOT 1 LOCATED IN SAID NORTH 1/2;
THENCE S00°07'22"W 191.00 FEET ON A LINE 241.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH 1/2 AND ON THE WEST LINE OF SAID TAX LOT 1 TO THE SW CORNER THEREOF;
THENCE N69°53'02"E 241.00 FEET ON A LINE 241.00 FEET SOUTH OF AND PARALLEL WITH THE WEST LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF SAID TAX LOT 1 TO THE EAST LINE OF SAID NORTH 1/2;
THENCE S00°07'22"W 191.00 FEET ON THE EAST LINE OF SAID NORTH 1/2 TO THE POINT OF BEGINNING.

CONTAINING 77.379 ACRES MORE OR LESS

JAMES D. DREESEN
REGISTERED SURVEYOR
NEBRASKA RLS 308

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, CHALSTON HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND SET AS SHOWN ON THIS PLAT AND APPROVED OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEVOTE TO THE PUBLIC FOR PUBLIC USE AND BENEFIT THE WHOLE OF SAID LAND AND THE PARTS THEREOF TO THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID NORTH 1/2 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, AND PROCEEDING AS FOLLOWS:
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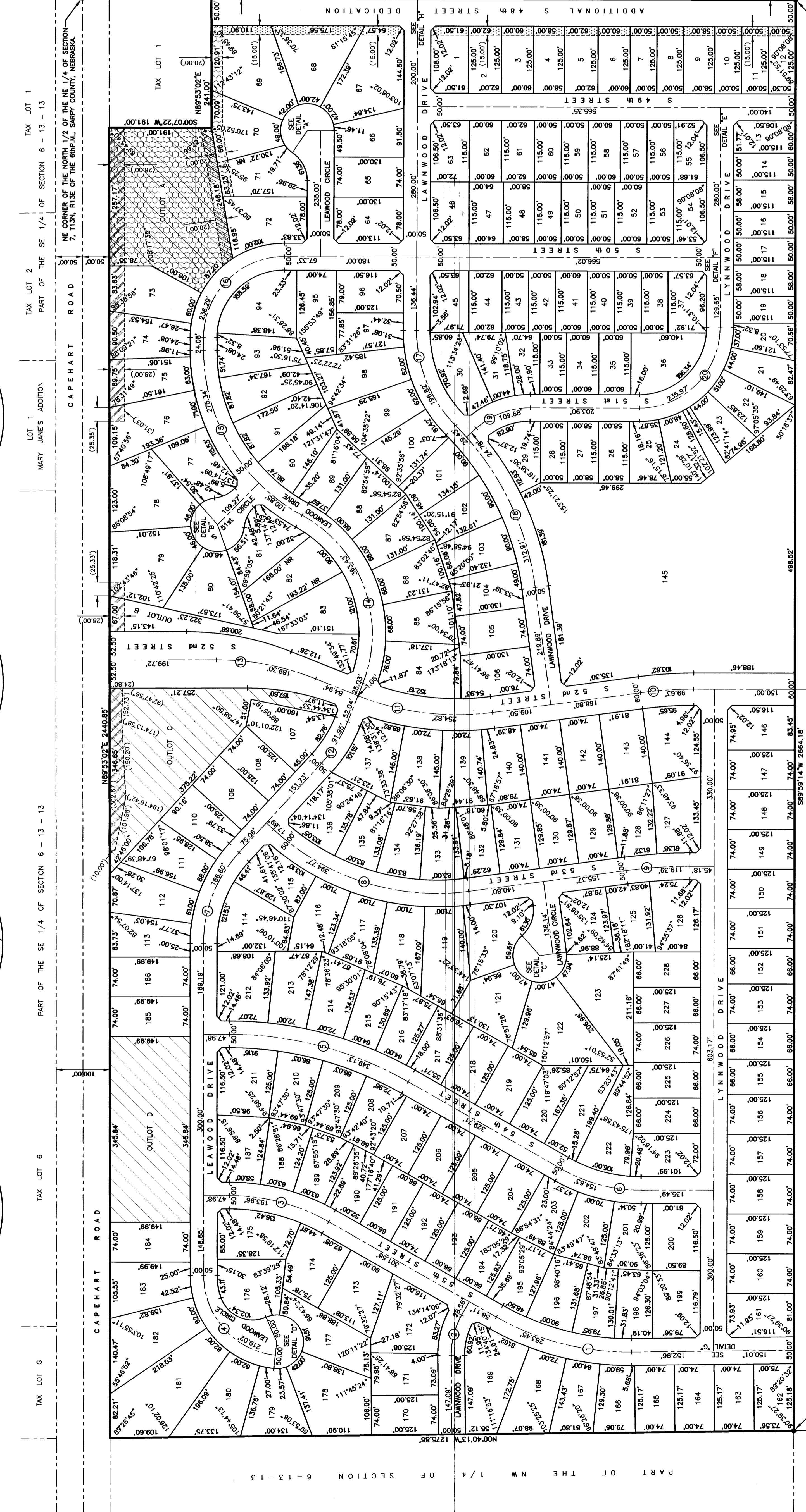
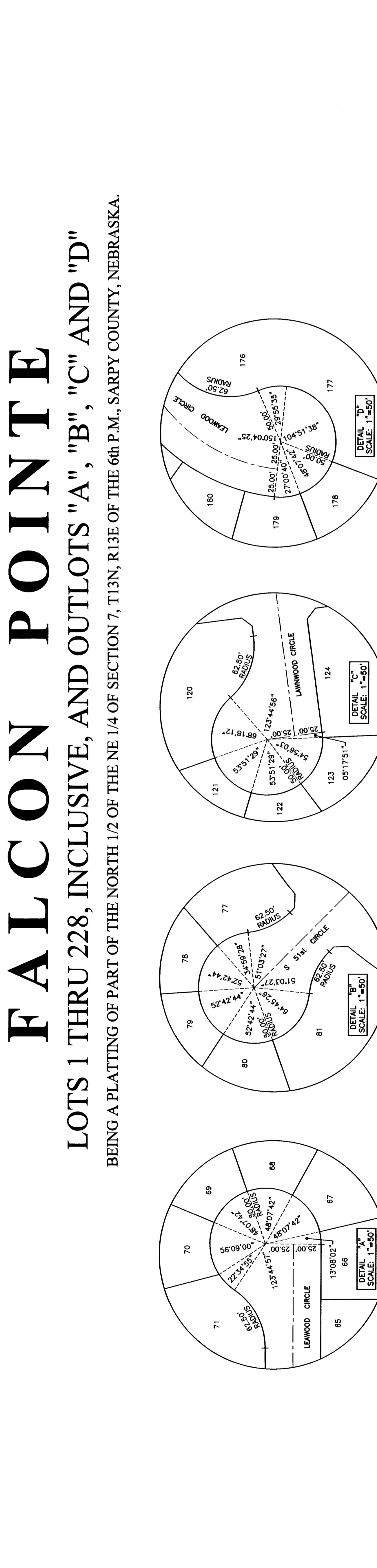
ACKNOWLEDGEMENT OF NOTARY
I, JAMES D. DREESEN, REGISTERED SURVEYOR, NEBRASKA RLS 308, DO HEREBY ACKNOWLEDGE THAT I HAVE MADE BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT THE BOUNDARY LINES AND CORNERS HAVE BEEN SET AND MARKED IN ACCORDANCE WITH THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT. I HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND SET AS SHOWN ON THIS PLAT AND APPROVED OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEVOTE TO THE PUBLIC FOR PUBLIC USE AND BENEFIT THE WHOLE OF SAID LAND AND THE PARTS THEREOF TO THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID NORTH 1/2 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARY COUNTY, NEBRASKA, AND PROCEEDING AS FOLLOWS:
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APPROVAL OF BELLEVUE PLANNING COMMISSION
THIS PLAT OF FALCON POINTE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSIONER THIS 22ND DAY OF FEBRUARY, 2018.

APPROVAL OF BELLEVUE CITY COUNCIL
THIS PLAT OF FALCON POINTE WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 22ND DAY OF FEBRUARY, 2018. THE BELLEVUE CITY COUNCIL HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY CHARTER AND CITY ORDINANCES AND THAT THE PLAT IS IN THE BEST INTERESTS OF THE CITY OF BELLEVUE, NEBRASKA.

REVIEW BY SARY COUNTY PUBLIC WORKS
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND DETERMINED THAT IT IS IN ACCORDANCE WITH THE SARY COUNTY SURVEYORS' ACT AND THE SARY COUNTY PUBLIC WORKS DEPARTMENT RECORDS.

TREASURER'S SEAL
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAYABLE UNTIL DECEMBER 31ST OF THIS YEAR.



CURVE NO.	CENTERLINE	DELTA	LENGTH	TANGENT	RADIUS
1	30711'22"	263.45'	134.86'	500.00'	500.00'
2	30711'22"	79.04'	40.46'	150.00'	150.00'
3	29238'07"	183.96'	99.20'	375.00'	375.00'
4	83239'28"	219.02'	134.26'	150.00'	150.00'
5	29238'07"	349.13'	178.56'	675.00'	675.00'
6	29231'55"	154.63'	79.07'	300.00'	300.00'
7	42746'00"	186.60'	97.89'	250.00'	250.00'
8	50151'50"	394.77'	211.10'	450.00'	450.00'
9	07381'02"	119.39'	59.78'	900.00'	900.00'
10	07381'02"	99.63'	48.88'	745.00'	745.00'
11	29191'12"	255.85'	130.80'	500.00'	500.00'
12	21042'28"	91.95'	46.50'	250.00'	250.00'
13	21413'32"	189.30'	95.80'	500.00'	500.00'
14	61347'59"	376.19'	208.57'	250.00'	250.00'
15	61347'59"	363.43'	222.32'	350.00'	350.00'
16	90715'22"	236.29'	150.67'	150.00'	150.00'
17	45026'28"	196.82'	103.83'	250.00'	250.00'
18	34083'56"	312.91'	161.26'	525.00'	525.00'
19	41534'44"	109.68'	57.42'	150.00'	150.00'
20	30708'07"	235.97'	150.35'	150.00'	150.00'