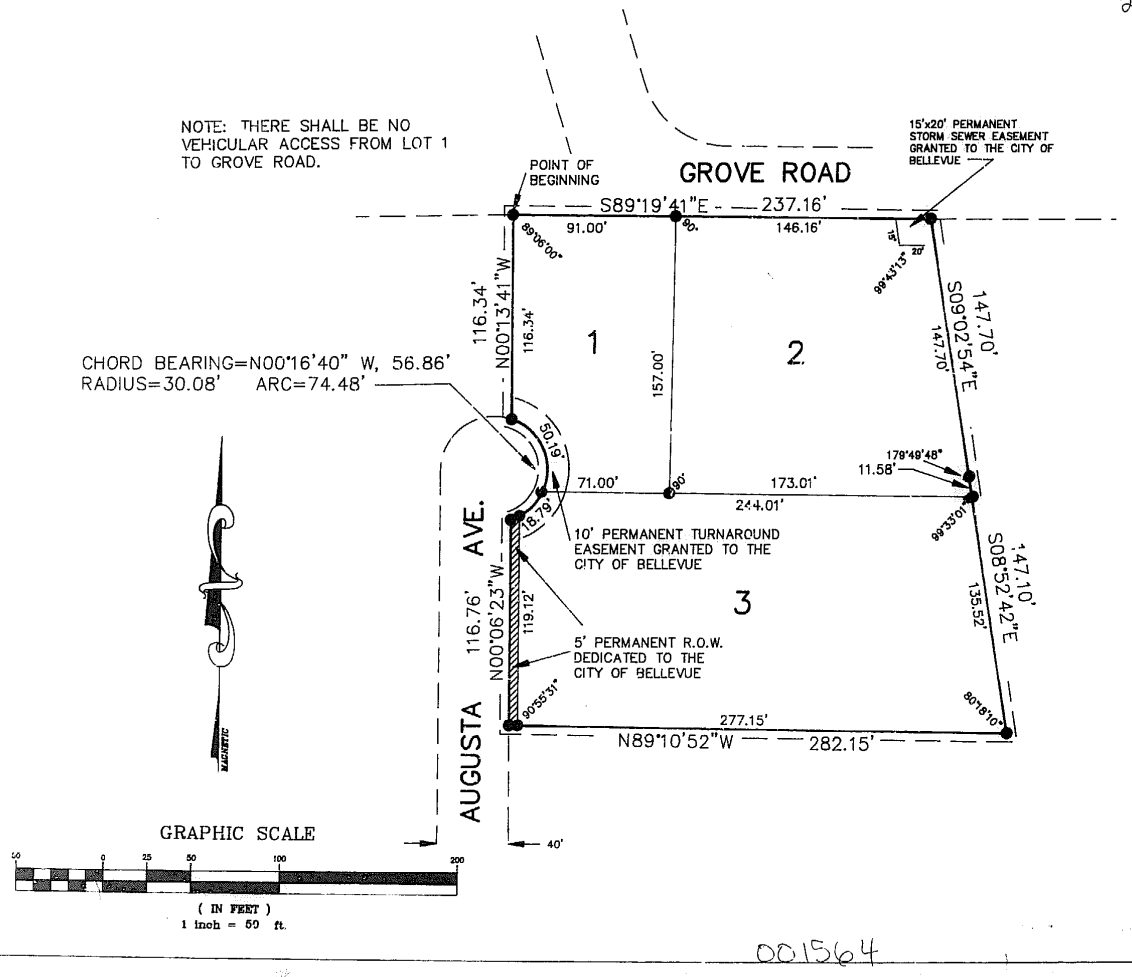
GRINNELL'S ADDITION

A REPLAT OF LOT 1 AND 3, HILLCREST, LOCATED IN THE SOUTH 1\2 OF SECTION 23, T14N, R13E, OF THE 6th P.M., SARPY COUNTY, NEBRASKA

LOTS 1,2 AND 3

FILED SARPY CO. NE.
INSTRUMENT NUMBER
93-001564
93 JAN 26 PM 3:23
Carol A Slavin
REGISTER OF DEEDS

Proof
D.E.
Verify
Filmed
Checked
Fee $ 17.50
25¢ copy



SURVEYOR'S CERTIFICATE 93-01564

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL LOTS, STREETS, AND POINTS AND END OF CURVES IN "GRINNELL'S ADDITION", BEING A REPLAT OF LOTS 1 AND 3, IN HILLCREST, LOCATED IN THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, HILLCREST; THENCE S89°19'41"E, 237.16 FEET; THENCE S09°02'54"E, 147.70 FEET; THENCE S08°52'42"E, 147.10 FEET; THENCE N89°10'52"W, 282.15 FEET TO A POINT ON THE EAST R.O.W. OF AUGUSTA AVE.; THENCE N00°06'23"W, 119.12 FEET ALONG SAID EAST R.O.W. OF AUGUSTA AVE.; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST R.O.W. ALONG A CURVE TO THE LEFT, CHORD BEARING N00°16'40"W, 56.86 FEET, RADIUS OF 30.08 FEET, AN ARC DISTANCE OF 74.48 FEET; THENCE N00°13'41"W, 116.34 FEET TO THE POINT OF BEGINNING, CONTAINING TRACT CONTAINS 1.71 ACRES.

DATE Nov. 10, 1992

RONALD D. HILL, REGISTERED LAND SURVEYOR, LS-373

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, KENNETH G. GRINNELL AND BONNIE J. GRINNELL, HUSBAND AND WIFE, BEING THE OWNER'S OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS "GRINNELL'S ADDITION" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT TO 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, 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 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 SET OUR NAMES THIS 23rd DAY OF Dec 1992.

Kenneth G. Grinnell — Bonnie J. Grinnell
KENNETH G. GRINNELL — BONNIE J. GRINNELL

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 23rd DAY OF Dec 1992, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KENNETH G. GRINNELL AND BONNIE J. GRINNELL, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION [redacted]

NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "GRINNELL'S ADDITION" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 16th DAY OF November, 1992.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "GRINNELL'S ADDITION" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 14th DAY OF December, 1992. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK — MAYOR, CITY OF BELLEVUE

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

COUNTY TREASURER'S CERTIFICATE

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

DATE Dec. 22, 92 Jan 26, 93 RD — SARPY COUNTY TREASURER

COUNTY TREASURER Seal SARPY COUNTY

REVIEW OF SARPY COUNTY SURVEYOR

I HEREBY REVIEWED THIS PLAT OF "GRINNELL'S ADDITION" THIS 22nd DAY OF December 1992.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

001564

"GRINNELL"

GRINNELL'S ADDITION

FINAL PLAT LOTS 1,2 AND 3

Hill-Farrell Associates, Inc.
Land Surveyors, Land Planners, Construction Surveys
11804 S. 25th St., Bellevue, NE 68123 402-291-8100

10/12/92