2005-17220

ROSE DALE HEIGHTS NO. 2 REPLAT I

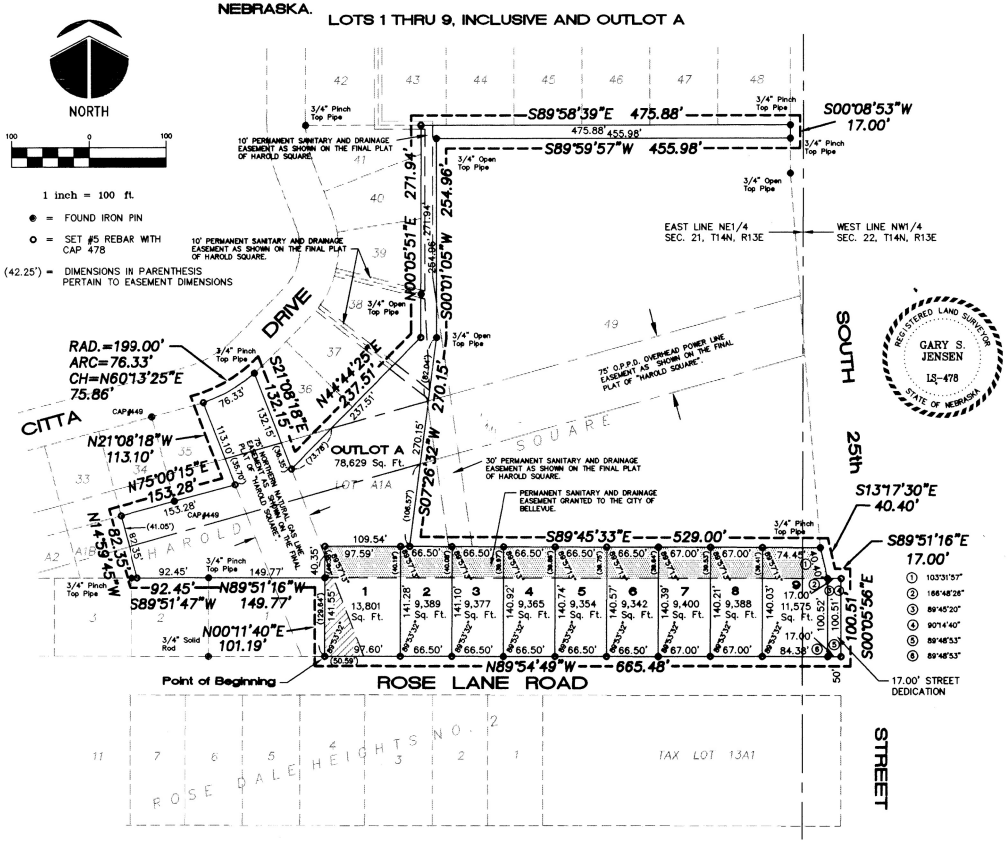
Filed for Record 5-26-05 at 11:09:48A
Instrument # 2005-17220
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

COUNTER LM C.E. LM
VERIFY LM SCAN E.
PROOF P
FEES $ 22.50
CHECK#
CHG. HFEA CASH
REFUND CREDIT
SHORT NCR

SURVEYED MRS
DRAWN GBJ
CHECKED WAF
DATE: 3-25-05
REV.: 4-14-05

BEING A REPLAT OF LOTS 8 THRU 13, INCL., ROSE DALE HEIGHTS NO. 2, TOGETHER WITH LOT A1A, HAROLD SQUARE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 9, INCLUSIVE AND OUTLOT A



SURVEYORS CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS, ALL CORNERS OF ALL LOTS IN " ROSE DALE HEIGHTS NO. 2 REPLAT I ", BEING A REPLAT OF LOTS 8 THRU 13, INCLUSIVE ROSE DALE HEIGHTS NO. 2, TOGETHER WITH LOT A1A, HAROLD SQUARE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N00°11'40"E (ASSUMED BEARING) 101.19 FEET TO THE SOUTH LINE OF SAID LOT A1A; THENCE ALONG THE SOUTH LINE OF SAID LOT A1A THE FOLLOWING TWO (2) COURSES; (1) N89°51'16"W 149.77 FEET; (2) THENCE S89°51'47"W 92.45 FEET TO THE SOUTHEAST CORNER OF LOT A1B, HAROLD SQUARE; THENCE N14°59'45"W 82.35 FEET TO THE NORTHEAST CORNER OF SAID LOT A1B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A1A THE FOLLOWING SEVEN (7) COURSES; (1) N75°00'15"E 153.28 FEET; (2) THENCE N21°08'18"W 113.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CITTA DRIVE; (3) THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 199.00 FEET, AN ARC LENGTH OF 76.33 FEET WITH A LONG CHORD BEARING N60°13'25"E FOR 75.86 FEET; (4) THENCE S21°08'18"E 132.15 FEET; (5) THENCE N44°44'25"E 237.51 FEET; (6) THENCE N00°05'51"E 271.94 FEET; (7) THENCE S89°58'39"E 475.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 25th STREET; THENCE S00°08'53"W 17.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 49, HAROLD SQUARE; THENCE S89°59'57"W 455.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE ALONG THE WEST LINE OF SAID LOT 49 THE FOLLOWING TWO (2) COURSES; (1) S00°01'05"W 254.96 FEET; (2) THENCE S07°26'32"W 270.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49; THENCE S89°45'33"E 529.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 49 AND TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 25th STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S13°17'30"E 40.40 FEET; (2) THENCE S89°51'16"E 17.00 FEET; (3) THENCE S00°05'56"E 100.51 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ROSE LANE ROAD; THENCE N89°54'49"W 665.48 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 171,328 SQUARE FEET, MORE OR LESS.

REGISTERED LAND SURVEYOR GARY S. JENSEN LS-478 STATE OF NEBRASKA

DATE: MAY 11, 2005

GARY S. JENSEN R.L.S. NE. REG. NO. 478

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD T. JOHNSON AND IRENE JOHNSON, ARLON R. MILLER AND DORIS Y. MILLER, AND FRANK ROBERT SATORIE AND BETTY A. SATORIE, BEING THE OWNERS 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 " ROSE DALE HEIGHTS NO. 2 REPLAT I " AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST COMMUNICATIONS, INC., 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, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE 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) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL 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 HEREOF WE DO SET OUR NAME THIS 13 DAY OF MAY 2005.

RICHARD T. JOHNSON

ARLON R. MILLER

FRANK ROBERT SATORIE

IRENE JOHNSON

DORIS Y. MILLER

BETTY A. SATORIE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 13 DAY OF MAY 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RICHARD T. JOHNSON AND IRENE JOHNSON, 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 EXPIRES: 12-1-05

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska J. GRABOWSKI My Comm. Exp. Dec. 1, 2005

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 12 DAY OF MAY 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARLON R. MILLER AND DORIS Y. MILLER, 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 EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska CYNTHIA L. FAIMAN My Comm. Exp. Oct. 16, 2008

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " ROSE DALE HEIGHTS NO. 2 REPLAT I " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 20th DAY OF April 2005.

DATE: 05/19/05

BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " ROSE DALE HEIGHTS NO. 2 REPLAT I " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 9th DAY OF May 2005. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR, CITY OF BELLEVUE

ATTEST: CITY CLERK

CITY OF BELLEVUE INCORPORATED 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.

TAXES ASSESSED AND UNPAID ON CURRENT YEAR ARE NOT DELINQUENT. TREASURERS CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

DATE: 5/20/05

SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " ROSE DALE HEIGHTS NO. 2 REPLAT I " THIS 12th DAY OF May 2005.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 13th DAY OF May 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME FRANK ROBERT SATORIE AND BETTY A. SATORIE, 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 EXPIRES: 5/13/08

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska MICHELE L. HATCHER My Comm. Exp. 5/13/08

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ROSE DALE HEIGHTS NO. 2 REPLAT I

FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
Architects • Engineers • Surveyors
1008 Lincoln Road Bellevue, NE 68005 (402)291-6100

PROJECT NO. 05-054

SHEET NO. 1 OF 1

Drawing: S:\DWG\2005\WORK\05-054.DWG (GARY)

2005-17220