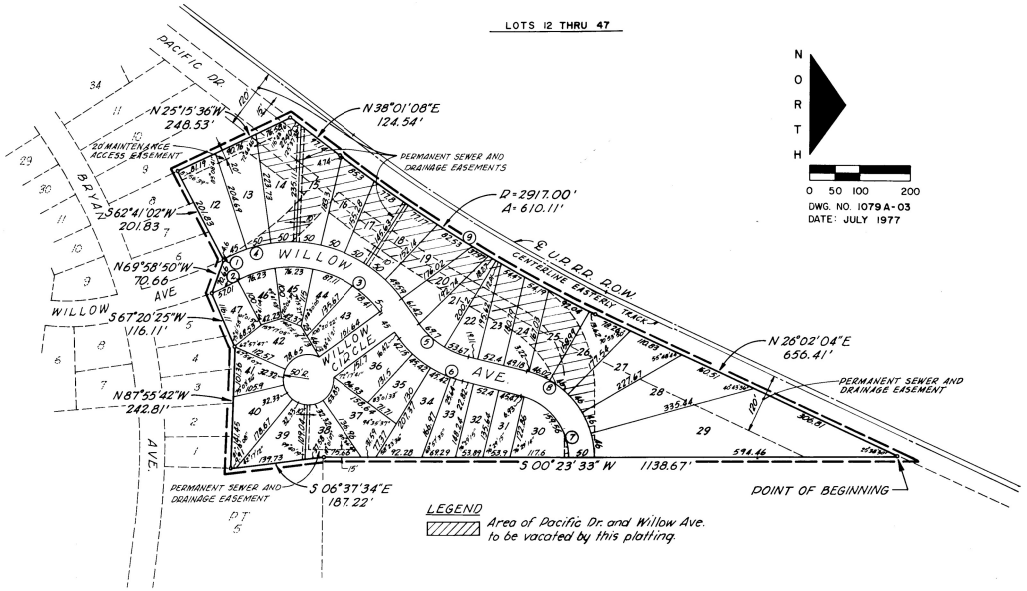
TWIN RIDGE V

A REPLAT OF A PART OF LOT 5, LOTS 6 AND 7 AND PART OF LOT 8 TOGETHER WITH A PART OF VACATED PACIFIC DRIVE AND WILLOW AVENUE ADJACENT THERETO, ALL IN TWIN RIDGE II, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LOTS 12 THRU 47



N O R T H

0 50 100 200

DWG. NO. 1079A-03
DATE: JULY 1977

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A CASHIER'S CHECK HAS BEEN FURNISHED TO THE CITY OF BELLEVUE IN ORDER TO INSURE THE PLACEMENT OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION TO BE KNOWN AS TWIN RIDGE V, A REPLAT OF A PART OF LOTS 5, LOTS 6 AND 7 AND PART OF LOT 8 TOGETHER WITH A PART OF VACATED PACIFIC DRIVE AND WILLOW AVENUE ADJACENT THERETO, ALL IN TWIN RIDGE II, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLYMOST CORNER OF LOT 7 IN SAID TWIN RIDGE II; THENCE SOUTH 00°23'33" WEST ALONG THE EAST LINE OF LOTS 6 AND 7 IN SAID ADDITION TO THE SOUTHEASTERLY CORNER OF LOT 6, A DISTANCE OF 1,138.67 FEET; THENCE SOUTH 06°37'34" EAST, A DISTANCE OF 187.22 FEET; THENCE NORTH 87°55'42" WEST, A DISTANCE OF 242.81 FEET; THENCE SOUTH 62°20'25" WEST TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLOW AVENUE AS PLATTED BY THE FINAL PLAT OF TWIN RIDGE II, A DISTANCE OF 116.11 FEET; THENCE NORTH 69°58'50" WEST TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW AVENUE, A DISTANCE OF 70.66 FEET; THENCE SOUTH 62°41'02" WEST, A DISTANCE OF 201.83 FEET; THENCE NORTH 25°15'36" WEST TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 248.53 FEET; THENCE NORTH 38°01'08" EAST ALONG SAID LINE, A DISTANCE OF 124.54 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID LINE ON A 2,917.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 610.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°02'04" EAST ALONG SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE WESTERLY LINE OF LOT 7, A DISTANCE OF 656.41 FEET TO THE POINT OF BEGINNING.

DATE August 3, 1977

REGISTERED LAND SURVEYOR — LYNN D. RUSELL — L.S. 506 — NEBRASKA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PAUL DECKER, TRUSTEE (OWNER), AND THE UNITED STATES NATIONAL BANK OF OMAHA, (MORTGAGEE), BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS TWIN RIDGE V THE LOTS NUMBERED AS SHOWN AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREIN: WE DO FURTHER 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 (5') FOOT WIDE STRIP OF LAND ADJOINING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING 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. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN A PART OF THE SOUTHEAST AND NORTHEAST QUARTER OF SECTION 27, LYING EAST OF THE UNION PACIFIC RAILROAD RIGHT OF WAY AND WEST OF HIGHWAY 73-75 ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HAND THIS 4th DAY OF August, A.D., 1977.

Paul Decker - Trustee
PAUL DECKER, TRUSTEE

UNITED STATES NATIONAL BANK OF OMAHA
R. R. Cushner
VICE PRESIDENT

ATTEST: Duane A. Ferguson

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 4th DAY OF August, A.D., 1977, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME R. R. Cushner, Vice President OF THE UNITED STATES NATIONAL BANK OF OMAHA, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND HE ACKNOWLEDGED HIS EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF THE UNITED STATES NATIONAL BANK OF OMAHA.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

Georgia L Bjurecki
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28th DAY OF August, A.D., 1980.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY APPROVE OF THIS PLAT OF TWIN RIDGE V ON THIS 4th DAY OF August, A.D., 1977.

Norman Whitney
COUNTY SURVEYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS SUBDIVISION OF TWIN RIDGE V WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 8th DAY OF August, A.D., 1977.

John J. Walter
CHAIRMAN, BELLEVUE PLANNING COMMISSION

VACATION OF PRIOR DEDICATION PLAT AND APPROVAL OF BELLEVUE CITY COUNCIL

THE VACATION OF A PART OF PACIFIC DRIVE AND WILLOW AVENUE AS SHOWN BY SHADING ON THIS PLAT AND DEPICTED IN THE LEGEND, AND THIS PLATTING OF TWIN RIDGE V WAS HEREBY APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS 8th DAY OF August, A.D., 1977.

Robert M. Haworth
MAYOR

ATTEST: Mary Shinkle
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS OF THIS 4th DAY OF Aug, A.D., 1977.

Kathleen A. Ingram
SARPY COUNTY TREASURER

CURVE DATA

CURVE	DELTA	T	R	D	L
1	00°26'49"	2.30	590.00	9.71116	4.60
2	05°06'12"	28.52	640.00	8.95248	57.01
3	82°03'42"	196.24	225.51	25.40756	322.98
4	82°03'41"	239.75	275.51	20.79651	394.59
5	40°23'39"	64.38	175.00	32.74044	123.38
6	40°23'38"	82.77	225.00	25.46479	158.63
7	76°29'16"	98.30	124.72	45.94129	166.49
8	76°29'16"	137.70	174.72	32.79381	233.24
9	11°59'03"	306.18	2917.00	1.96421	610.11

8-22-77 9:30A 1 plat
23 DEEDS 13.00

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 4th DAY OF August, A.D., 1977, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME PAUL DECKER, TRUSTEE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

Georgia L Bjurecki
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28th DAY OF August, A.D., 1980.

Fee # 70070

COLLEHON, SCHIMMER & ASSOCIATES, INC.
ARCHITECTS · ENGINEERS · PLANNERS
OMAHA DAVENPORT ORLANDO

28 x 36

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