

# APPLE GROVE ADDITION

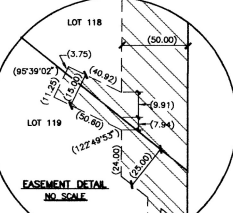
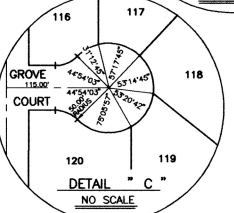
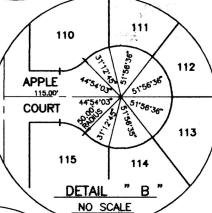
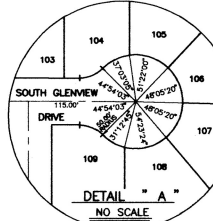
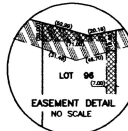
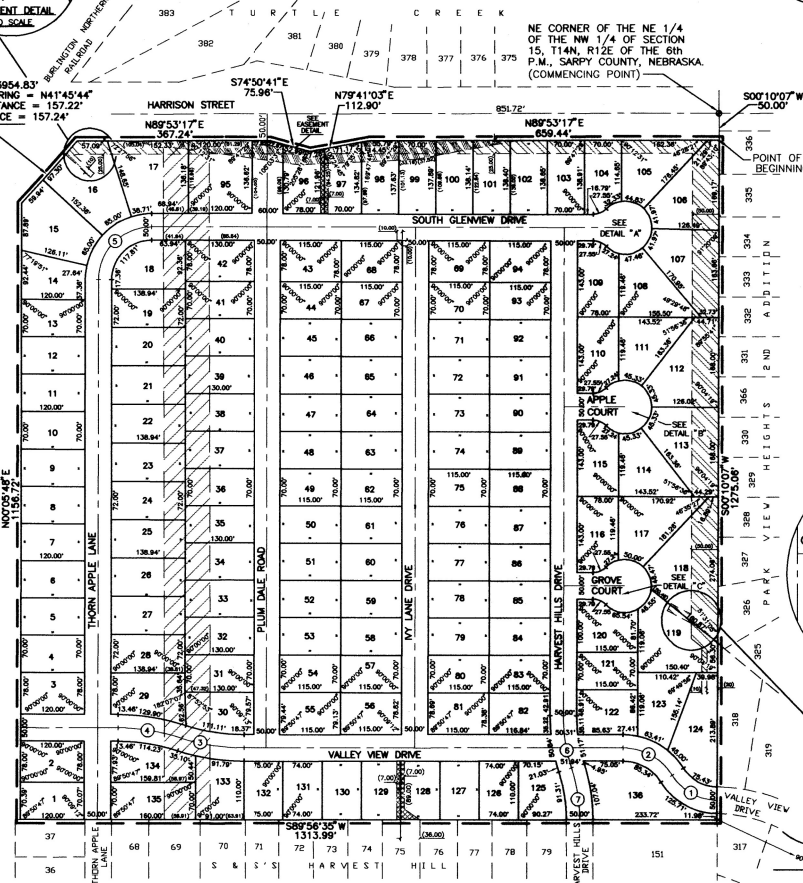
LOTS 1 THRU 136, INCLUSIVE

BEING A PLATING OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

**NOTE**  
DIRECT VEHICULAR ACCESS TO HARRISON STREET FROM LOTS 14, 17, 85 THRU 106 WILL NOT BE PERMITTED.

NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. (COMMENCING POINT)

RADIUS = 3954.83'  
CHORD BEARING = N41°45'44"  
CHORD DISTANCE = 157.22'  
ARC DISTANCE = 157.24'



CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	100.00'	55.00'	100.57'	57°37'16"
2	109.53'	60.52'	110.58'	57°50'49"
3	377.00'	60.00'	119.00'	18°05'09"
4	390.05'	61.54'	122.08'	17°55'56"
5	100.00'	100.00'	157.08'	90°00'00"
6	312.53'	50.00'	99.16'	18°10'44"
7	315.23'	50.00'	99.17'	18°11'32"

- NOTES:**
- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  - ALL RETURN CURVES ON CUL-DE-SAC ARE 35.00 FOOT RADII.
  - ALL DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS ONLY.

- 86 FOOT WIDE EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY RECORDED AS INSTRUMENT NUMBER 1313.99 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.
- EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NUMBER 95-17522 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.
- SEWER EASEMENT RECORDED AS INSTRUMENT NUMBER 17221 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.

95-19367

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN DESCRIBED AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITHIN THE CITY OF LAWRENCE TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNER ANGLES POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION AS FOLLOWS COMMENCING AT THE NE CORNER OF SAID NE 1/4 THRU 136, INCLUSIVE, BEING A PLATING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS COMMENCING AT THE NE CORNER OF SAID NE 1/4, THENCE S00°10'07"W (ASSUMED BEARING) 50.00 FEET ON THE EAST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF HARRISON STREET AND THE POINT OF BEGINNING; THENCE FOLLOWING CORNER AT THE NE CORNER OF SAID NE 1/4, THENCE S00°10'07"W (ASSUMED BEARING) 50.00 FEET ON THE EAST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF SAID NE 1/4 TO THE SE CORNER THEREOF; THENCE S89°50'35"W 131.99 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF; THENCE S00°00'00"E 115.67 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SOUTHEASTERN LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ON A NORTWENT 354.83 FOOT COURSE CURVE TO THE LEFT AND ON THE SOUTHEASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; CHORD BEARING N41°45'44"E, CHORD DISTANCE 157.22 FEET, AN ARC DISTANCE OF 157.24 FEET TO THE SOUTH LINE OF HARRISON STREET; THENCE N08°53'17"E 659.44 FEET ON THE SOUTH LINE OF HARRISON STREET AND ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4, THENCE S74°50'41"E 75.98 FEET ON THE SOUTH LINE OF HARRISON STREET; THENCE N79°41'03"E 112.90 FEET ON THE SOUTH LINE OF HARRISON STREET; THENCE N08°53'17"E 659.44 FEET ON THE SOUTH LINE OF HARRISON STREET AND ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

Filed For Record 11-2-95, 12/24/95  
Instrument # 95-19367  
David J. Dornier, Register of Deeds, Sarpy Co., NE

Counter 2000  
Verify 15-45  
D.E. M  
Proof 83.50  
Fee \$ Cash  CPG



JUNE 19, 1995

DATE

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, APPLE GROVE, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, AND NORTHERN NATURAL GAS COMPANY, BEING THE MORTGAGEE OF THE LAND DESCRIBED WITHIN THIS SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SHOWN ON STREETS AND LOTS TO BE BOUND AND NUMBERED AS SHOWN, SAID SUBDIVISION AS FOLLOWS COMMENCING AT THE NE CORNER OF SAID NE 1/4 THRU 136, INCLUSIVE AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY GRANT TO THE PUBLIC FOR THE USE OF THE STREETS AS SHOWN ON THIS PLAT AND I HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED FRANCHISES TO PROVIDE TELEVISION SERVICE, TELEPHONE SERVICE, TELEPHONE SERVICE, TELEVISION SERVICE, SUCCESSORS AND ASSIGNS, TO ELECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER FACILITIES, AND TO EXTEND THEREON WIRES FOR THE CONVEYANCE AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND FOR RECEPTION THEREOF INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEM AND THEIR RECEIPTS ON, OVER, THROUGH, UNDER AND ACROSS A LINE (C) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY 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 THAT DO NOT FRONT EXISTING UNIMPROVED, PLATTED AND RECORDED LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SURVEYOR SHALL BE BOUND TO RECORD THIS PLAT WITHIN AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AS SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ELECT, 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 LINE (C) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INTERFERE UNLAWFULLY WITH THE FOREGOING USES OR RIGHTS HEREBY GRANTED.

APPLE GROVE, INC., A NEBRASKA CORPORATION  
BY: *Henry J. Surobeck* HENRY J. SUROBECK, PRESIDENT  
NORTHERN NATURAL GAS COMPANY  
BY: *Joan A. Ferguson* JOAN A. FERGUSON, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th day of October 1995, BY HENRY J. SUROBECK, PRESIDENT OF APPLE GROVE, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.  
NOTARY PUBLIC  
*Nicole A. Bohm*  
NICOLE A. BOHM, Notary Public  
My Comm. Exp. May 11, 1998

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th day of October 1995, BY JOUAN A. FERGUSON, VICE PRESIDENT OF NORTHERN NATURAL GAS COMPANY ON BEHALF OF SAID CORPORATION.  
NOTARY PUBLIC  
*Nicole A. Bohm*  
NICOLE A. BOHM, Notary Public  
My Comm. Exp. May 11, 1998

### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF APPLE GROVE ADDITION WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION ON THIS 20th DAY OF July, 1995.  
*Michael J. Koppert*  
CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

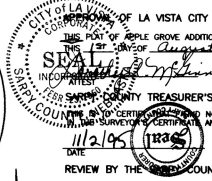
### CITY OF LA VISTA CITY COUNCIL

THIS PLAT OF APPLE GROVE ADDITION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 20th day of August 1995.  
*Harold*  
MAYOR

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS PLAT OF APPLE GROVE ADDITION WAS RECORDED AS INSTRUMENT NUMBER 95-19367 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.  
TREASURER'S CERTIFICATION  
IS ONLY VALID UNTIL  
DATE 11/2/95  
REVIEW BY THE SARPY COUNTY SURVEYOR  
DECEMBER 30th OF THIS YEAR

THIS PLAT OF APPLE GROVE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 2nd DAY OF Nov, 1995.



AS SHOWN DATE 6/12/95 BY RUIR & DHH DRAWN BY JDW

FINAL PLAT

APPLE GROVE ADDITION

2 THOMPSON, DRENNER & DORNER, INC. Engineers & Land Surveyors  
10888 OLD MILL ROAD  
OMAHA, NEBRASKA 68131  
(402) 421-4800

734-112  
A734112A.DWG

