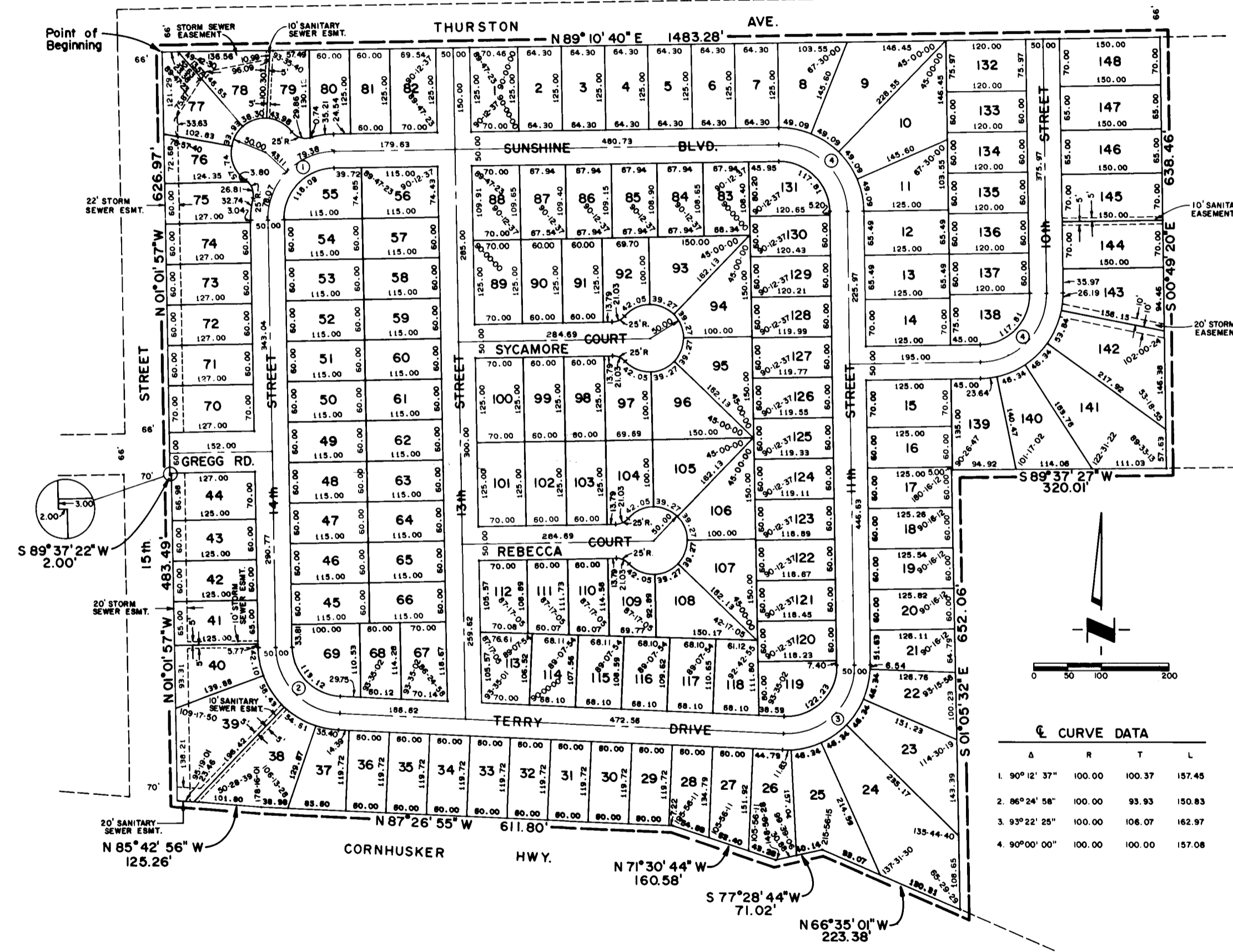


AVERY HILLS

LOTS 1 THRU 148 INCL.

PART OF TAX LOT 5A3 AND PART OF TAX LOT 1 AND
A REPLAT OF ALL OF LOTS 19, 20 & 21 & PART OF LOTS
18, 22, 23 & 24 IN AVERY COMMERCIAL INDUSTRIAL PLAZA,
ALL IN THE NORTHEAST 1/4 OF SECTION 27, T14N, R13E
OF THE 6th P.M. IN SARPY COUNTY, NEBRASKA.

10-10-83 3:00 P.M. 8 Plates 83.00
36



€ CURVE DATA

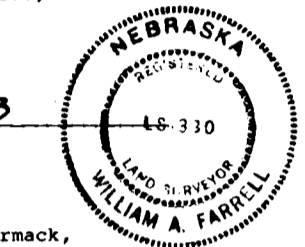
A	R	T	L
1	90° 12' 37"	100.00	157.45
2	86° 24' 58"	100.00	150.83
3	93° 22' 25"	100.00	162.97
4	90° 00' 00"	100.00	157.08

Surveyor's Certificate

I, William A. Farrell, the undersigned registered Land Surveyor, do hereby certify that I have accurately surveyed and will stake with iron pipe all corners of all lots, streets, angle points and points of curvature in AVERY HILLS, lots 1 through 148 inclusive, an addition located in Part of Tax Lot 5A3 and part of Tax Lot 1 and a replat of Lots 19, 20 & 21 and part of Lots 18, 22, 23 & 24 in AVERY COMMERCIAL INDUSTRIAL PLAZA, all in the Northeast one-quarter of Section 27, T14N, R13E of the 6th P.M. in Sarpy County, Nebraska, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 1 (said point being the intersection of the South R.O.W. line Thurston Avenue with the East R.O.W. line of 15th Street); thence N89°10'40"E (assumed bearing) 1483.28 feet along the North line of Lot 1; thence S00°49'20"E 638.46 feet; thence S89°37'27"W 320.01 feet to the Northeast corner of Lot 5A3; thence S01°05'32"E 652.06 feet along the East line of Lot 5A3 to the North R.O.W. line of Cornhusker Road; thence along said North R.O.W. on the following five (5) described courses: (1) N66°35'01"W 223.38 feet; (2) thence S77°28'44"W 71.02 feet; (3) thence N71°30'44"W 160.58 feet; (4) thence N87°26'55"W 611.80 feet; (5) thence N85°42'56"W 125.26 feet to the East R.O.W. line of 15th Street; thence along said East R.O.W. line on the following three (3) described courses: (1) N01°01'57"W 483.49 feet; (2) thence S89°37'22"W 2.00 feet; (3) thence N01°01'57"W 626.97 feet to the point of beginning. Described tract contains 35.72 acres, more or less.

William A. Farrell
William A. Farrell L.S. No. 330

9-8-83
Date



KNOW ALL MEN BY THESE PRESENTS THAT I, Michael McCormack, Trustee, being the Owner of the Property described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said addition to be hereinafter known as Avery Hills, and I do hereby ratify and approve of the disposition of the property as shown on this plat. I do also grant a perpetual easement to the Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair, poles, wires, 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 foot (5') wide strip of land abutting all front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') 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; said sixteen foot (16') 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.

In witness whereof, I do set my name this 24 day of Aug., 1983.

Michael McCormack, Trustee

Acknowledgement of Notary
State of Nebraska)
)SS
County of Sarpy)

On this 24 day of Aug., 1983, before the undersigned, a Notary Public in and for said County, personally came Michael McCormack to me personally known to be the identical person whose name is affixed to the dedication on this plat, and he did acknowledge the execution thereof to be his voluntary act and deed.

John E. Berry Sr.
Notary Public

My Commission Expires: Sept 15, 1985

County Treasurer's Certificate

This is to certify that I find no regular or special taxes due or delinquent against the property described in the surveyor's certificate and embraced in the plat shown by the records of this office.

Date Sept 19, 1983
Sarpy County Treasurer

Approval of Bellevue City Planning Commission

This plat of Avery Hills was approved by the Bellevue City Planning Commission on this 25th day of August, 1983.

Chairman, Bellevue City Planning Com.

Acceptance of Bellevue City Council
This plat of Avery Hills was accepted by the Bellevue City Council on this 12th day of September, 1983.

ATTEST: Beverly H. H...
City Clerk

Approval of Sarpy County Surveyor

I hereby approve this plat of Avery Hills on this 8 day of September, 1983.

Sarpy County Surveyor

Realt 11101

