

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, in 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, R13 E 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 P.O.W. line Thurston Avenue with the East R.O.W. line of 15th Street); thence N89°10'40"E (assumed bearing) 1423.28 feet along the North line of Lot 1; thence S00°49'20"E 638.46 feet; thence S89°37'27"W 126.01 feet to the Northeast corner of Lot 5A3; thence S81°05'32"E 452.36 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°15'01"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 611.30 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) N81°01'57"W 487.49 feet; (2) thence S89°37'22"W 2.00 feet; (3) thence S91°01'57"W 626.97 feet to the point of beginning. Described tract contains 35.72 acres, more or less.

BOOK

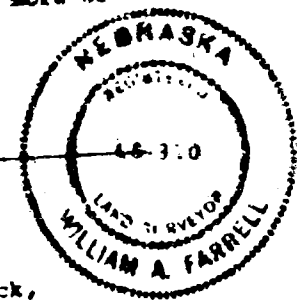
*Plats 83-52*

REGISTER OF DEEDS, SARPY COUNTY, NEB.

*F- Oct 18, 1983  
in Book 8  
page 36*

*William A. Farrell*  
William A. Farrell L.S. No. 130

9-8-83  
Date



DEDICATION

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 and renew, 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 ~~any and all kinds of~~ signals and the reception of ~~any and all kinds of~~ signals.

~~\_\_\_\_\_~~  
The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition: ~~\_\_\_\_\_~~  
\_\_\_\_\_ foot (16') wide easement will be ~~\_\_\_\_\_~~ 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.

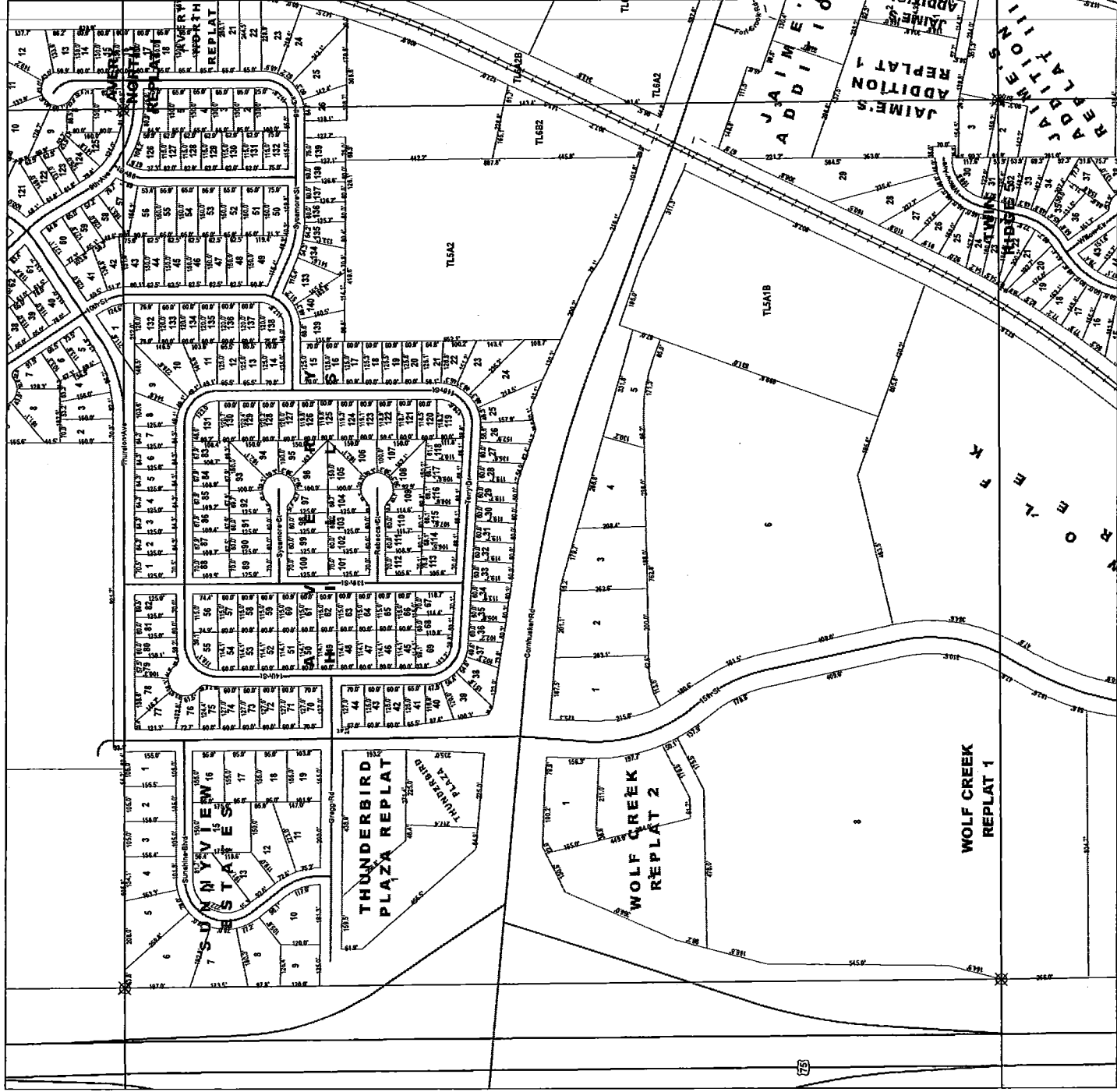
PLAZA  
IND.  
COMM.  
AVERY

10' SANITARY SEWER EASEMENT

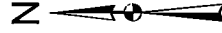
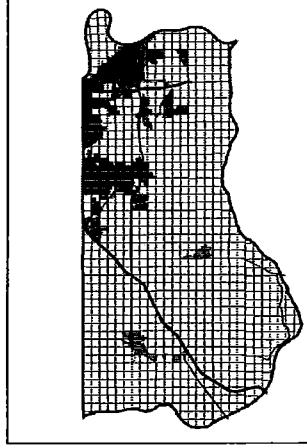
20' STORM SEWER EASEMENT

# NE1/4 SEC 27 T14N R13E

1 inch = 200 feet



SARPY COUNTY  
SURVEYOR'S OFFICE



### Legend

- ☒ Corners
- ▣ Quarter Sections
- ▤ Subdivisions
- ▥ Rights of Way
- ▧ Lots
- ▨ Blocks
- ▩ Railroads
- Street Centerline

### NOTICE

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representation is made regarding the accuracy of the size, dimensions, measurements, calculation, platting, or location of the within described area are made. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or title search should be secured.

This Map Was Printed On:  
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