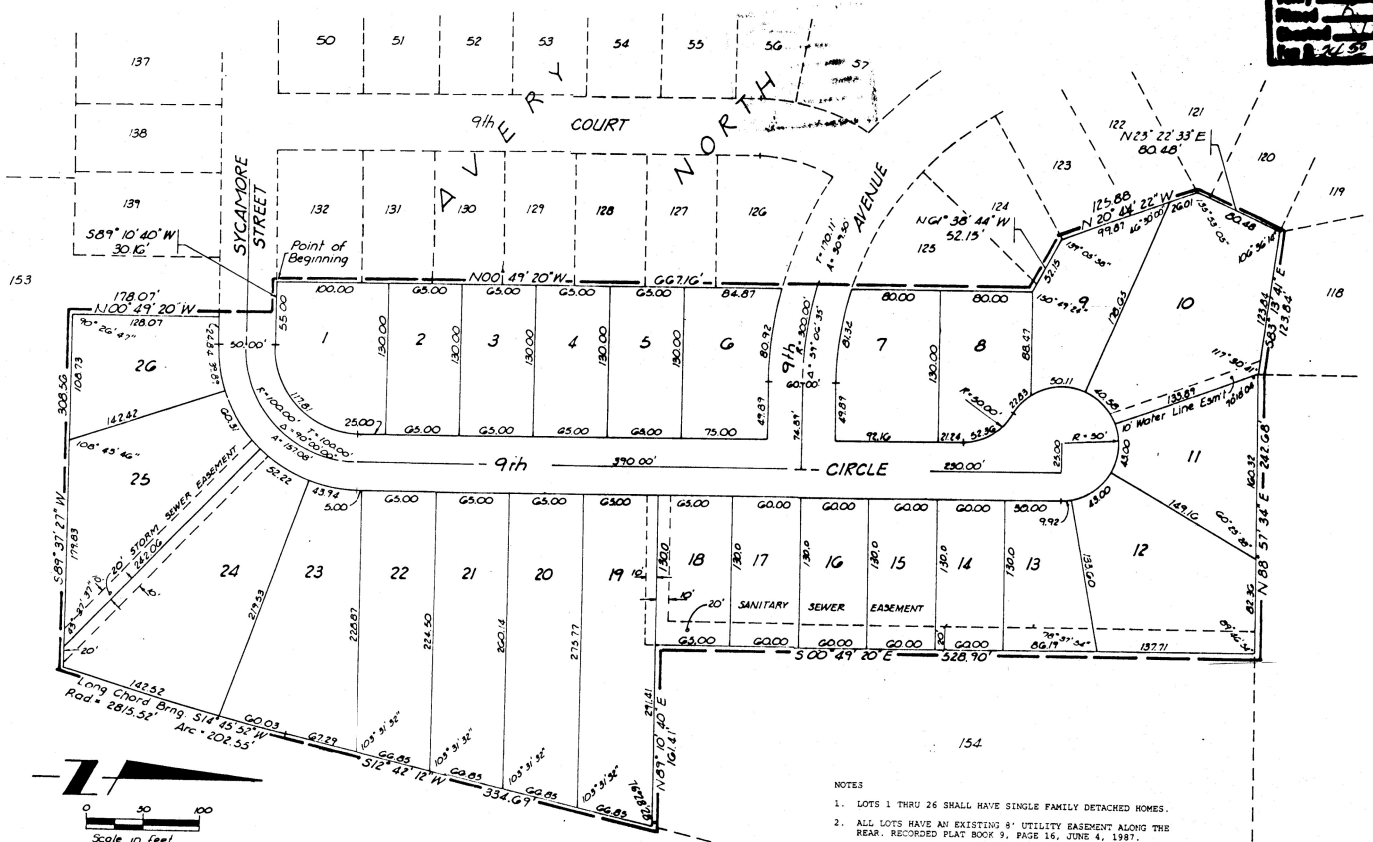
FILED SARPY CO. NE.
INSTRUMENT NUMBER
91-02436
91 FEB 22 PM 1:46
Carol A Stevin
REGISTER OF DEEDS

91-02436

AVERY NORTH REPLAT I

BEING A REPLAT OF LOTS 140 THRU 152, AVERY NORTH, LOCATED IN THE SE 1/4 OF SEC. 22, SW 1/4 SEC. 23, NW 1/4 SEC. 26 & NE 1/4 SEC. 27, ALL IN T14N, R13E OF THE 6th P.M., SARPY CO., NEBRASKA

LOTS 1 THRU 26 INCL.



ANGLES NOT SHOWN ARE 90°

NOTES

1. LOTS 1 THRU 26 SHALL HAVE SINGLE FAMILY DETACHED HOMES.
2. ALL LOTS HAVE AN EXISTING 8' UTILITY EASEMENT ALONG THE REAR. RECORDED PLAT BOOK 9, PAGE 16, JUNE 4, 1987.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION DESCRIBED HEREIN, AND HAVE FOUND OR SET PINS ON ALL CORNERS OF ALL LOTS AND STREETS IN "AVERY NORTH REPLAT I" BEING A REPLAT OF LOTS 140 THRU 152 INCLUSIVE, AVERY NORTH, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 132, AVERY NORTH, THENCE NORTH 00° 49'20" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF LOTS 125 THRU 132, AVERY NORTH, 667.16 FEET; THENCE NORTH 61° 38'44" WEST, 52.15 FEET; THENCE NORTH 20 44'22" WEST, 125.88 FEET; THENCE NORTH 23°22'33" EAST, 80.48 FEET; THENCE SOUTH 83° 11'41" EAST 123.84 FEET; THENCE NORTH 88°57'34" EAST, 242.68 FEET; THENCE SOUTH 00°49'20" EAST, 528.90 FEET; THENCE NORTH 89°10'40" EAST, 161.41 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; ALONG THE FOLLOWING 2 COURSES; 1) SOUTH 12°42'12" WEST 134.69 FEET, 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING SOUTH 14°45'52" WEST, 202.50 FEET, RADIUS 2,815.52 FEET, ARC 202.55 FEET, THENCE SOUTH 89°37'27" WEST, 308.56 FEET; THENCE NORTH 00°49'20" WEST, 178.07 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SYCAMORE STREET; THENCE SOUTH 89°10'40" WEST, ALONG SAID NORTH RIGHT OF WAY 30.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 383,652.22 SQUARE FEET OR 8.81 ACRES MORE OR LESS.

DATE: January 8, 1991

Clarence Roger Carrell
CLARENCE ROGER CARRELL
R.L.S. 306

REGISTERED LAND SURVEYOR
CLARENCE ROGER CARRELL
#LS-306
STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, M.M. VERVAECKE, ESTATE, GUYETT ACREAGE SOUTH AND AVERY, INC., 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 TO BE NAMED AND NUMBERED AS SHOWN. SAID ADDITION TO BE HEREAFTER KNOWN AS "AVERY NORTH REPLAT I" (LOTS 1 THRU 26 INCLUSIVE) AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS AND FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT BOUNDARY LOT LINES. 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, WE DO SET OUR NAMES THIS 15th DAY OF January, 1991.

Donald M Vervaecke
AVERY, INC. BY DONALD M. VERVAECKE
PRESIDENT

Lucille A Vervaecke By Rep
M.M. VERVAECKE ESTATE BY
LUCILLE A. VERVAECKE
REPRESENTATIVE

Jack Guyett
GUYETT ACREAGE SOUTH BY
JACK GUYETT
PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS 15th DAY OF January, 1991 BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED DONALD M. VERVAECKE, LUCILLE A. VERVAECKE AND JACK GUYETT, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 4-11-91 NOTARY Theresa M Marr

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Jan 14, 1991
Kathleen A Ingram
SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "AVERY NORTH REPLAT I" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS 17 DAY OF JANUARY, 1991.

Donald E Lonsdale
CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "AVERY NORTH REPLAT I" WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS 22 DAY OF JANUARY, 1991. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: Brenda Hurley
CITY CLERK

Jay M. Boyd
MAYOR

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF "AVERY NORTH REPLAT I" THIS 17th DAY OF Jan. 1991.

Thomas A. Lynam
SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

02436

CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
11128 "O" STREET
OMAHA, NEBRASKA 68137
(402) 331-2333

4429AC