9-16

AVERY NORTH

LOTS 1 THRU 154 INCL.

BEING A PLATTING OF LOT 9A TOGETHER WITH THE EAST 10 ACRES OF LOT 9C IN THE S.E. 1/4 OF SECTION 22, AND A REPLAT OF ALL OF LOTS 1 THRU 17 AND 25 THRU 28, PART OF LOTS 18 THRU 24, AVERY COMMERCIAL INDUSTRIAL PLAZA LOCATED IN THE S.W. 1/4 OF SECTION 23, THE N.W. 1/4 OF SECTION 26 AND THE N.E. 1/4 OF SECTION 27, AND A REPLAT OF LOTS 141 THRU 148, AVERY HILLS LOCATED IN THE N.E. 1/4 OF SECTION 27, ALL IN T 14 N, R 13 E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

Plat 100.25 & copy 5.00

1985 JUN -4 AM 11:16

REGISTER OF DEEDS

NEBRASKA REGISTERED LS-330 LAND SURVEYOR WILLIAM A. FARRELL

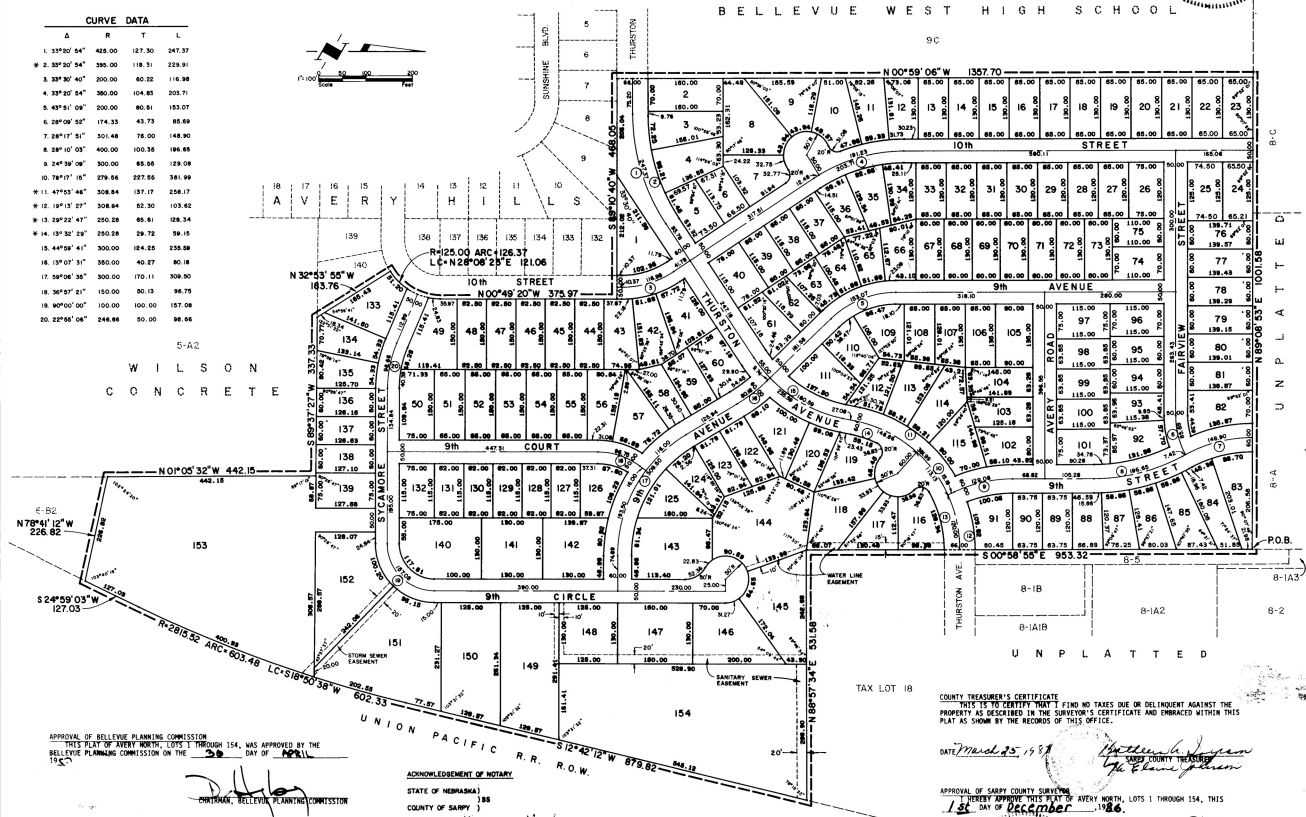
NOTES

1. ALL LOT ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ON CURVES ARE ARC DISTANCES.

NOTE: * DENOTES PROPERTY LINE CURVE DATA

CURVE DATA

	Δ	R	T	L
1.	33°20' 54"	425.00	127.50	247.37
* 2.	33°20' 54"	395.00	118.51	229.91
3.	33°30' 40"	200.00	60.22	116.98
4.	33°20' 54"	350.00	104.83	203.71
5.	43°51' 09"	200.00	80.51	153.07
6.	28°09' 52"	174.33	43.73	85.69
7.	28°17' 51"	301.48	76.00	148.90
8.	28°10' 03"	400.00	100.36	196.65
9.	24°39' 09"	300.00	65.86	129.08
10.	78°17' 15"	279.56	227.55	381.99
* 11.	47°53' 46"	308.84	137.17	258.17
* 12.	19°13' 27"	308.84	52.30	103.62
* 13.	29°22' 47"	250.28	65.61	128.34
* 14.	13°32' 29"	250.28	29.72	59.15
15.	44°09' 41"	300.00	124.25	238.89
16.	13°07' 31"	350.00	40.27	80.18
17.	59°06' 35"	300.00	170.11	309.50
18.	36°57' 21"	150.00	50.13	96.75
19.	90°00' 00"	100.00	100.00	157.08
20.	22°56' 06"	246.66	50.00	98.66



SURVEYOR'S CERTIFICATE

I, WILLIAM A. FARRELL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED, WITH IRON PIPE, THE BOUNDARY OF THE FOLLOWING DESCRIBED SUBDIVISION, AND THAT I WILL STAKE WITH IRON PIPE, ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND POINTS OF CURVATURE IN AVERY NORTH, LOTS 1 THROUGH 154 INCLUSIVE, BEING A PLATTING OF LOT 9A TOGETHER WITH THE EAST 10 ACRES OF LOT 9C IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, AND A REPLAT OF ALL OF LOTS 1 THROUGH 17 AND 25 THROUGH 28, PART OF LOTS 18 THROUGH 24, AVERY COMMERCIAL INDUSTRIAL PLAZA LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, THE NORTHWEST ONE-QUARTER OF SECTION 26, AND THE NORTHEAST ONE-QUARTER OF SECTION 27, AND A REPLAT OF LOTS 141 THROUGH 148, AVERY HILLS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27, ALL IN T 14 N, R 13 E OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9A, THENCE S 00°58' 55" E (ASSUMED BEARING) 953.32 FEET ALONG THE EAST LINE OF LOT 9A, THENCE N 89°57' 34" E 531.58 FEET TO THE WESTERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD, THENCE ALONG SAID R.O.W. ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S 12°42' 12" W 879.82 FEET, (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2815.52 FEET, AN ARC LENGTH OF 603.48 FEET, AND A LONG CHORD BEARING S 18°50' 38" W FOR 602.33 FEET, (3) THENCE S 24°59' 03" W 127.03 FEET, THENCE N 78°41' 12" W 226.82 FEET, THENCE N 01°05' 32" W 442.15 FEET, THENCE S 89°37' 27" W 337.33 FEET, THENCE N 32°53' 55" W 183.76 FEET TO THE EASTERLY R.O.W. LINE OF 10TH STREET, THENCE ALONG SAID R.O.W. ON A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 126.37 FEET, AND A LONG CHORD BEARING N 28°08' 25" E FOR 121.06 FEET, THENCE CONTINUING ALONG SAID R.O.W. N 00°49' 20" W 375.97 FEET TO THE NORTH LINE OF AVERY HILLS, THENCE ALONG SAID NORTH LINE S 89°10' 40" W 468.05 FEET, THENCE N 00°59' 06" W 1357.70 FEET, THENCE N 89°08' 53" E 1001.58 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 52.45 ACRES, MORE OR LESS.

WILLIAM A. FARRELL, L.S. # 330 — 6-20-85 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL McCORMACK, TRUSTEE, AVERY INC., A NEBRASKA CORPORATION AND JOHN C. CZERWINSKI, PRESIDENT OF BENCHMARK HOMES INC., A NEBRASKA CORPORATION AND LESLIE J. HASSEL AND LORRAINE L. HASSEL, HUSBAND AND WIFE, BEING THE OWNERS 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 HEREAFTER KNOWN AS AVERY NORTH, AND THEY DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT. THEY 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 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 (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE EASEMENTS, BUT THEY 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 HEREOF, WE DO HEREBY SET OUR HANDS THIS 10 DAY OF Sept, 1985.

MICHAEL McCORMACK, TRUSTEE

AVERY, INC. — BY DONALD M. VERVAECKE, PRESIDENT

LESLIE J. HASSEL

LORRAINE L. HASSEL

BENCHMARK HOMES INC. — BY JOHN C. CZERWINSKI, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

ON THIS 10 DAY OF Sept, 1985, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MICHAEL McCORMACK AND DONALD M. VERVAECKE, PERSONALLY 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.

GENERAL NOTARY-State of Nebraska JAMES M. DeCREE My Comm. Exp. Mar. 5, 1989

MY COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

ON THIS 10th DAY OF JUNE, 1985, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED LESLIE J. HASSEL AND LORRAINE L. HASSEL, PERSONALLY 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 Sept. 15, 1989 — NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska JOHN E. DERRY, SR. My Comm. Exp. Sept. 15, 1989

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF AVERY NORTH, LOTS 1 THROUGH 154, WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THE 25th DAY OF April, 1985.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF AVERY NORTH, LOTS 1 THROUGH 154, WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THE 7th DAY OF May, 1985.

ATTEST: CITY CLERK — MAYOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

ON THIS 16 DAY OF March, 1984, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED JOHN C. CZERWINSKI, PERSONALLY KNOWN BY ME 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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 March 25, 1985 — SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF AVERY NORTH, LOTS 1 THROUGH 154, THIS 1st DAY OF December, 1986.

SARPY COUNTY SURVEYOR

NORMAN WHITNEY SURVEYOR SARPY COUNTY NEBRASKA

Design Engineering and Associates, Inc.

ENGINEERS LAND SURVEYORS PLANNERS

2200 CLAY STREET BELLEVUE, NEBRASKA 68005 402.291.6100

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