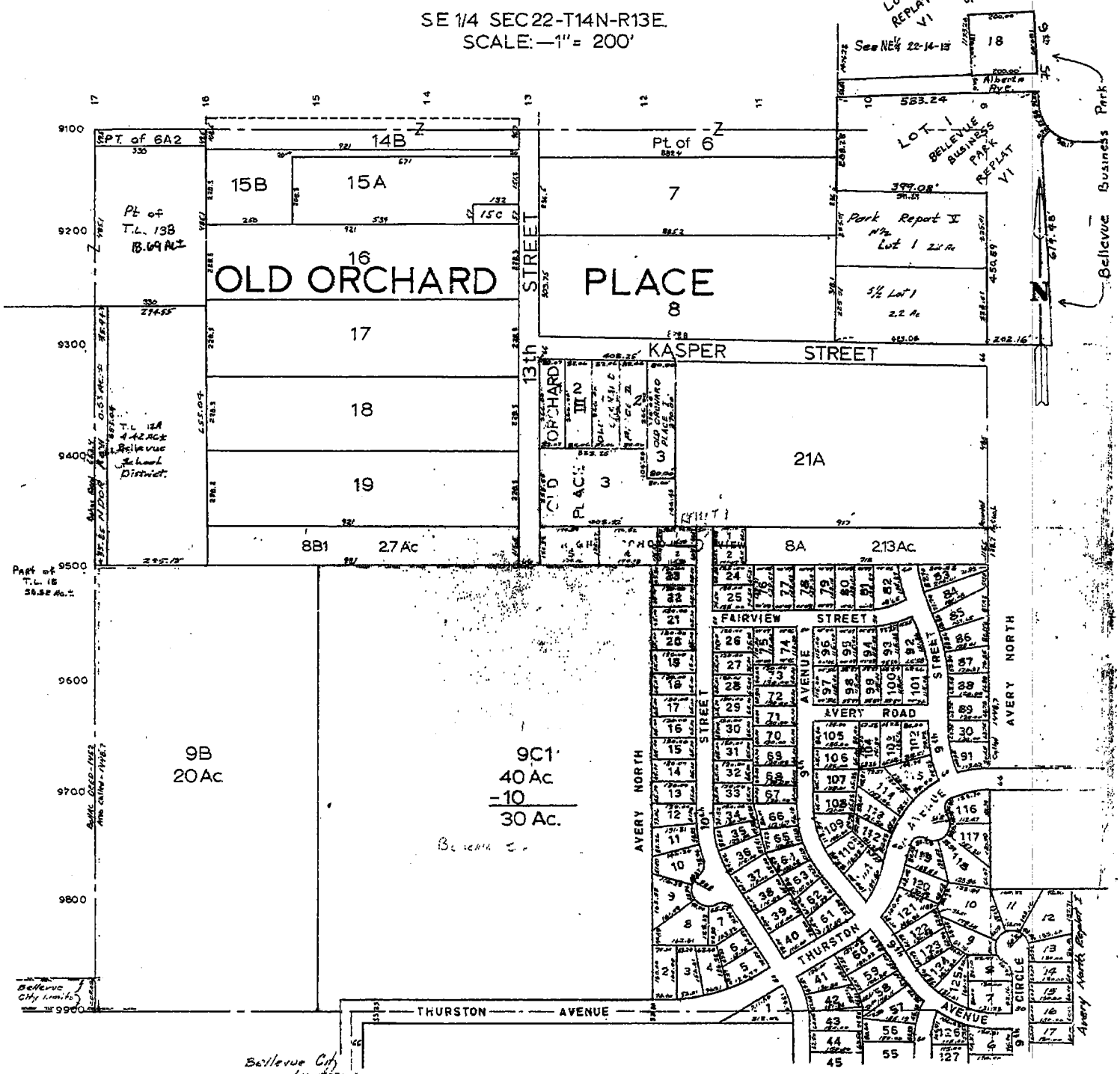
SE 1/4 SEC 22-T14N-R13E.
SCALE: —1" = 200'



SARPY COUNTY SURVEYOR'S OFFICE
JANUARY 1967

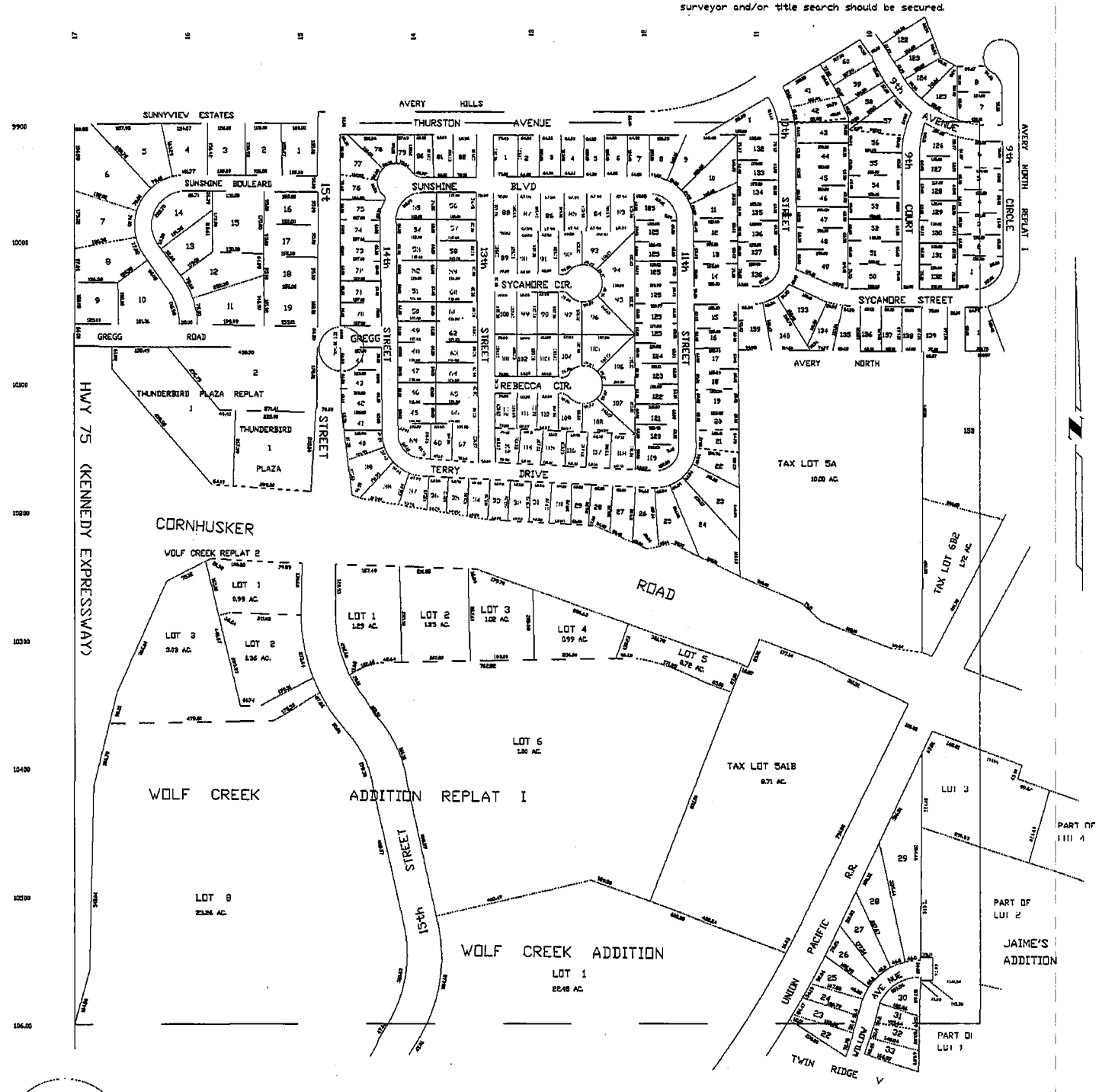
Revised
1/9/79
4/7/83
2-12-86
2-16-86
9-16-86
6-18-87
2-26-91
5-5-90
12-30-91
7-6-92
10-20-92
6-28-95
12-11-96
9-27-04

NOTICE

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representations regarding the accuracy of the size, dimensions, measurements, condition, 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.

NE¼ SECTION 27 T14N-R13E

SCALE 1" = 200'



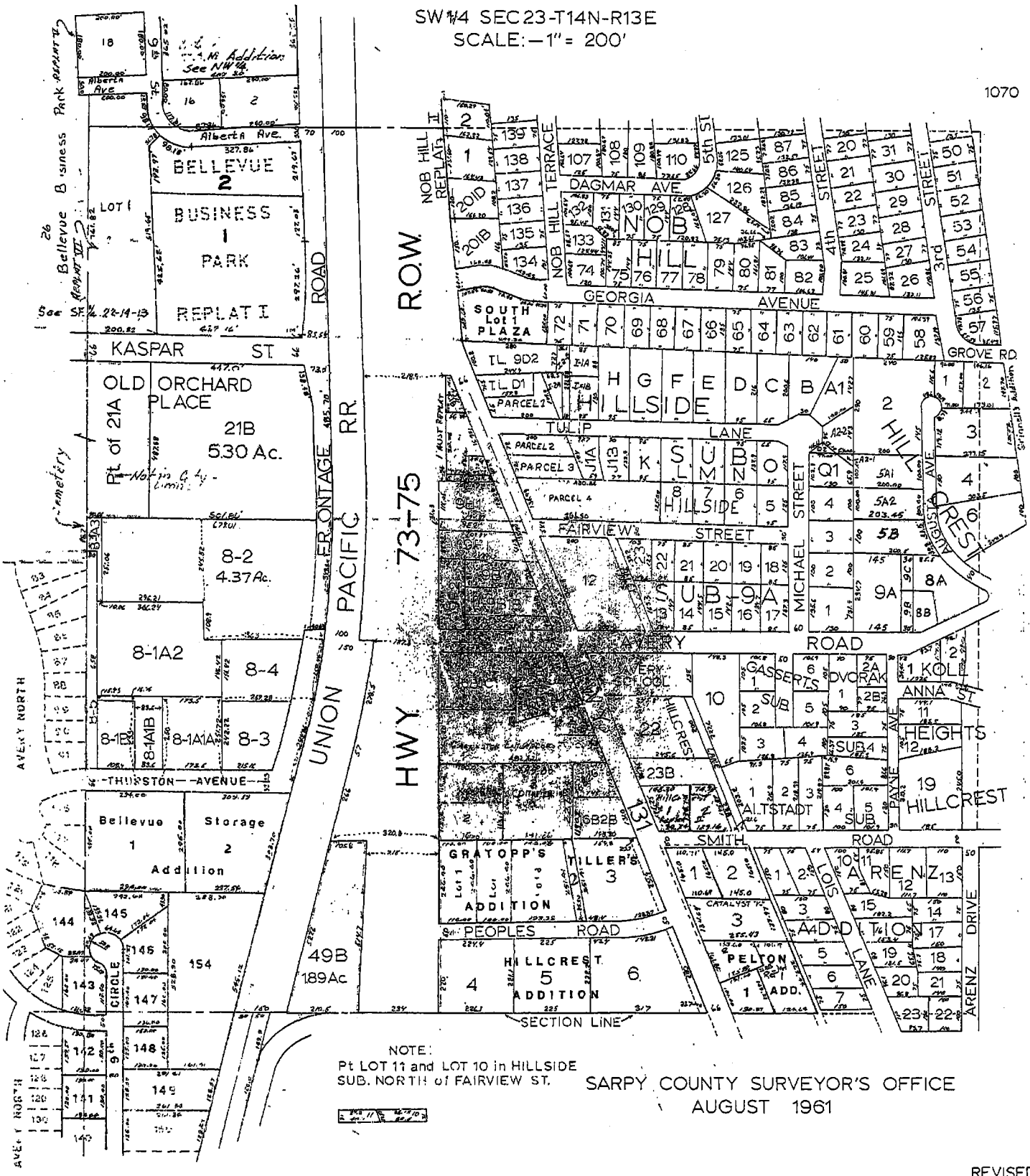
SARPY COUNTY SURVEYOR'S OFFICE

REVISIONS

03-28-90-PLAT
11-24-90-PLAT
03-02-00-PLAT
09-25-00-PLAT
12-27-00-PLAT

SW 1/4 SEC 23-T14N-R13E
SCALE:—1" = 200'

1070



NOTE:
Pt LOT 11 and LOT 10 in HILLSIDE SUB. NORTH of FAIRVIEW ST.

SARPY COUNTY SURVEYOR'S OFFICE
AUGUST 1961

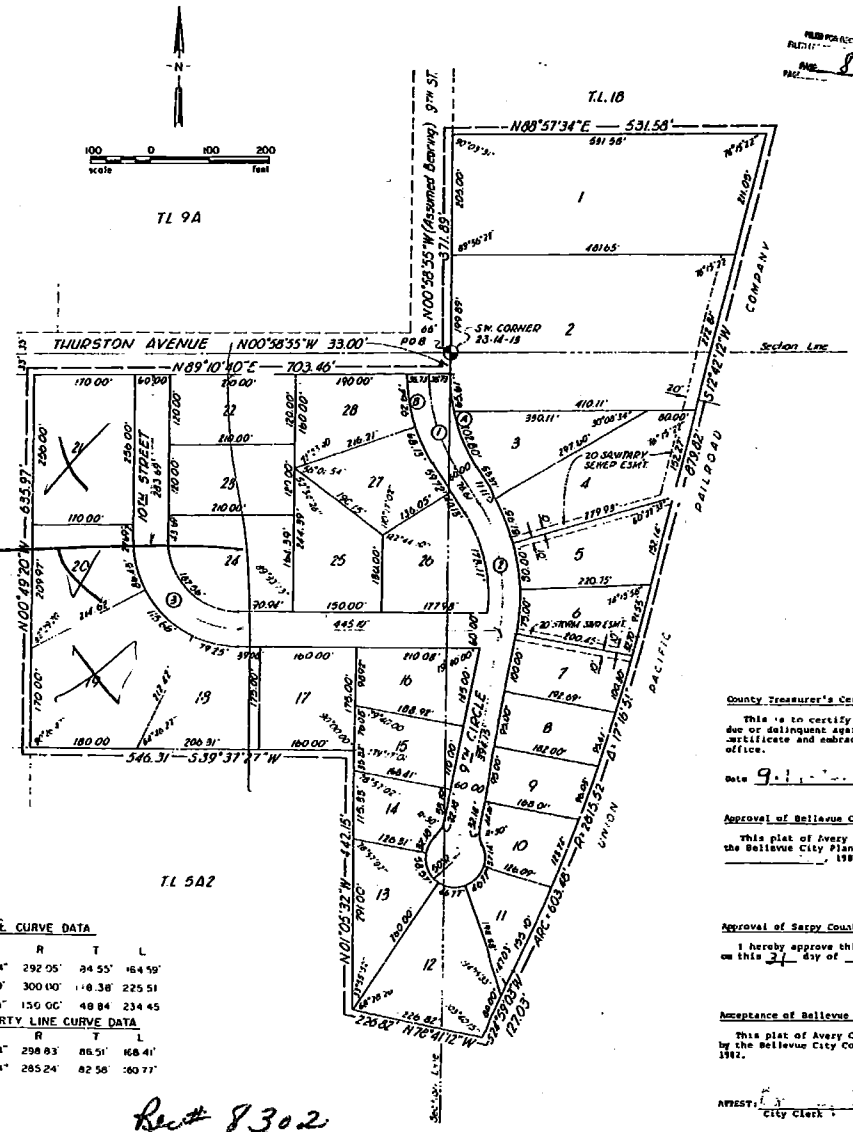
05-15-01-Plat

REVISED	
10-20-65	9-19-88
3-04-74	10-11-88
5-09-77	11-27-89
8-11-78	12-16-89
1-9-79	8-27-90
3-13-79	7-7-92
12-6-82	8-18-92
11-4-83	10-20-92
4-11-85	1-12-93
6-11-87	2-5-93
8-14-98-PLAT	3-11-99

AVERY COMMERCIAL INDUSTRIAL PLAZA

A REPLAT OF T.L. 5 & 6A2A NW 1/4 SECTION 26, T.L. 6B1 & PART OF T.L. 1 NE 1/4 SECTION 27, PART OF T.L. 18 SW 1/4 SECTION 23, T14N, R13E 6th P.M., SARPY COUNTY, NEBRASKA

FILED FOR RECORD 11-5-82 at 3:42 P.M. 8 Plats
BOOK 8 PAGE 8
REGISTER OF DEEDS, SARPY COUNTY, NEB.
10.75



AvHi

TL

NOTES

ALL ANGLES ARE 90°00'00" UNLESS SHOWN OTHERWISE

2 THE CENTERLINE AND SOUTH PROPERTY LINE OF 9TH CIRCLE ENTER THE SOUTH RIGHT-OF-WAY LINE OF THURSTON AVE AT 90°

℄ CURVE DATA

	Δ	R	T	L
1	32°7'24"	292.05'	84.55'	164.59'
2	43°04'10"	300.00'	118.38'	225.51
3	89°33'43"	150.00'	48.84	234.45

PROPERTY LINE CURVE DATA

	Δ	R	T	L
A	32°17'24"	298.83'	86.51'	168.41'
B	32°17'24"	285.24'	82.58'	160.77'

Rec# 8302

SURVEYOR'S CERTIFICATE

I, Wayne M. Wheeler, do hereby certify that I am a duly registered land surveyor. I do hereby certify that I have accurately surveyed, placed and staked with [illegible] all corners of all lots, streets, angle points and curves of the Avery Commercial/Industrial Plaza addition located in parts of Tax Lots 18 of the Southwest one-quarter of Section 23, Tax Lot 1 and Tax Lot 6A2A of the Northeast one-quarter of Section 26, and Tax Lot 1 of Tax Lot 1 of the Northeast one-quarter of Section 27, all of which are located in Township 14 North, Range 13 East of the 6th Principal Meridian, Sarpy County, Nebraska and described more particularly as follows:

Beginning at the Southwest corner of Section 23, Township 14 North, Range 13 East; thence North 00°58'35" West, assuming a bearing along the West line of Section 23, being also the East right-of-way line of 9th Street and the West line of a Tax Lot 18 of Section 23, a distance of 371.89 feet; thence North 88°57'34" East, along a line parallel with the South line of said Tax Lot 18, a distance of 531.58 feet, along the West right-of-way line of the Union Pacific Railroad Company; thence South 14°42'12" West, along said West right-of-way line of the Union Pacific Railroad Company, being also the East line of Tax Lot 18 of Section 23 and the East line of Tax Lot 5 of Section 26, a distance of 878.82 feet; thence continuing along aforesaid West right-of-way line of the Union Pacific Railroad Company, being also the East lines of Tax Lot 5 and Tax Lot 6A2A of Section 26, with the following courses, of which the South 14°42'12" West, and a curve to the right having a central angle of 12°16'51" and a radius of 813.52 feet, an arc distance of 603.40 feet, thence continuing along aforesaid West right-of-way line of the Union Pacific Railroad Company, being also the East line of Tax Lot 6A2A of Section 26, South 27°59'03" West, a distance of 127.03 feet to the Southeast corner of said Tax Lot 6A2A; thence North 76°41'12" West along the South lines of aforesaid Tax Lot 6A2A of Section 26 and Tax Lot 1 of Section 27, a distance of 220.02 feet to the Southwest corner of said Tax Lot 6B1; thence North 01°05'32" West along the West line of aforesaid Tax Lot 6B1, being also the East right-of-way line of aforesaid Tax Lot 1 of Section 27, a distance of 442.15 feet to a point on the South line of Tax Lot 1 of Section 27; thence South 89°37'27" West along the South line of aforesaid Tax Lot 1 of Section 27, a distance of 546.31 feet to a point 60.00 feet West of the Southeast corner of said Tax Lot 1 of Section 27; thence South 89°37'27" West along the South line of aforesaid Tax Lot 1 of Section 27, a distance of 546.31 feet to a point on the West line of Section 27; thence North 00°49'20" West, a distance of 635.97 feet to a point on the Southerly right-of-way line of Thurston Avenue, being also parallel with and 33.00 feet South of the North line of Section 27; thence North 89°10'40" East, along said Southerly right-of-way line of Thurston Avenue, being also parallel with and 33.00 feet South of the North line of Section 27, a distance of 703.46 feet to a point on the Southerly extension of the West line of Section 23; thence North 00°58'35" West, along said Southerly extension of the West line of Section 23, a distance of 33.00 feet to the point of Beginning, and containing 23.64 acres more or less.

Date _____ Wayne M. Wheeler, R.L.S. 211

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 land to be subdivided into lots to be numbered as shown, said addition to be hereinafter known as Avery Commercial/Industrial Plaza, 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 signals and sounds of all kinds and the reception thereof, 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 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 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 hand this 1 day of July, 1982.

Michael McCormack, Trustee

Acknowledgement of Notary

State of Nebraska)
) SS
County of Sarpy)

On this _____ day of _____, 1982, 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.

NOTARY PUBLIC _____ My Commission Expires _____

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 9-1-82 _____ Sarpy County Treasurer

Approval of Bellevue City Planning Commission

This plat of Avery Commercial/Industrial Plaza was approved by the Bellevue City Planning Commission on this ___ day of _____, 1982.

_____ Chairman, Bellevue City Planning Com.

Approval of Sarpy County Surveyor

I hereby approve this plat of Avery Commercial/Industrial Plaza on this 31 day of Aug, 1982.

Norman Whitney
Sarpy County Surveyor

Acceptance of Bellevue City Council

This plat of Avery Commercial/Industrial Plaza was accepted by the Bellevue City Council on this ___ day of _____, 1982.

_____ Mayor

ATTEST: _____ City Clerk

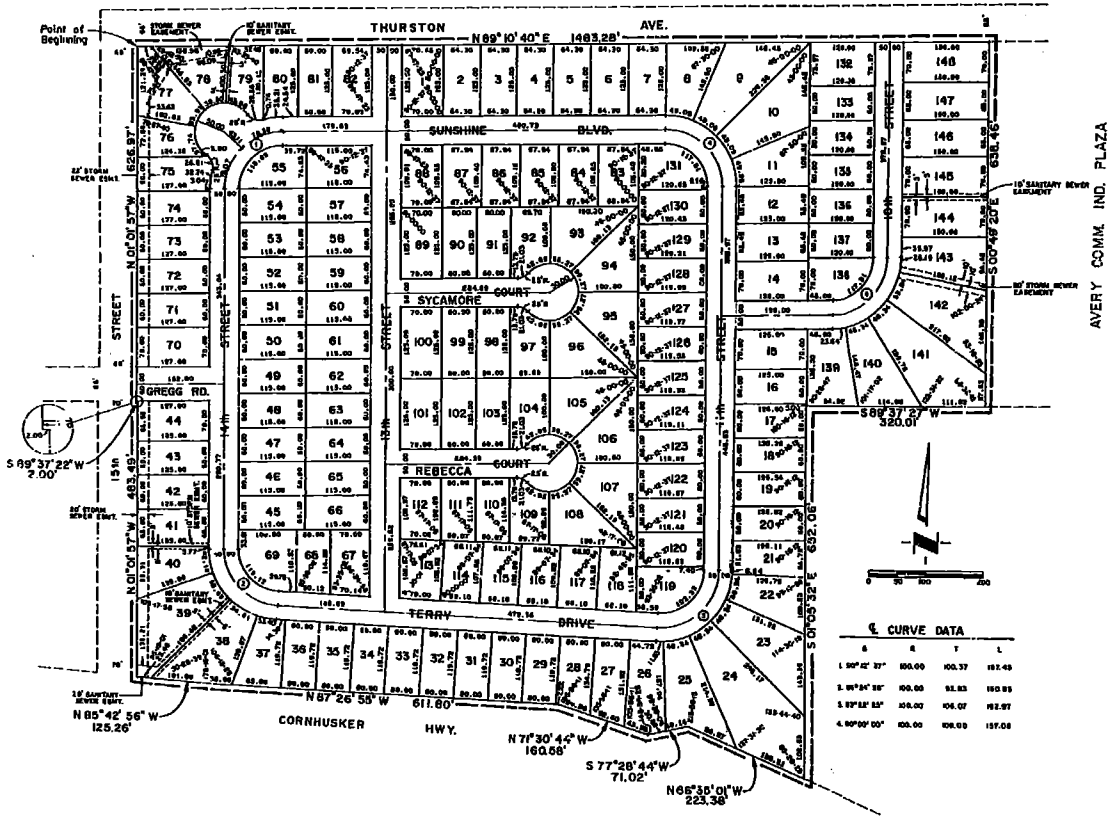
AVERY HILLS

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.

FILED FOR RECORD 10-18-83 AT 3:00 P.M. IN BOOK 8 OF Plats 83.0

PAGE 36 Carl L. Hitchcock REGISTER OF DEEDS, SARPY COUNTY, NEB.



℄ CURVE DATA				
	Δ	R	T	L
1.	50° 42' 27"	100.00	50.37	92.49
2.	95° 24' 35"	100.00	92.83	166.55
3.	57° 12' 25"	100.00	56.07	102.57
4.	90° 00' 00"	100.00	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, 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 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 S88°37'27"W 320.01 feet to the Northwest corner of Lot 5A3; thence S01°05'32"E 652.08 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) N65°35'01"W 223.38 feet; (2) thence S77°28'44"W 71.02 feet; (3) thence N77°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 N89°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 L.S. No. 330 — 9-8-83 Date

NEBRASKA REGISTERED LAND SURVEYOR 330 WILLIAM A. FARRELL

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 sub divided 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 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 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 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.

Notary Public

By 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 15th 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 19th day of September, 1983.

Mayor

ATTEST: City Clerk

CITY OF BELLEVUE NEBRASKA SEAL

Approval of Sarpy County Surveyor

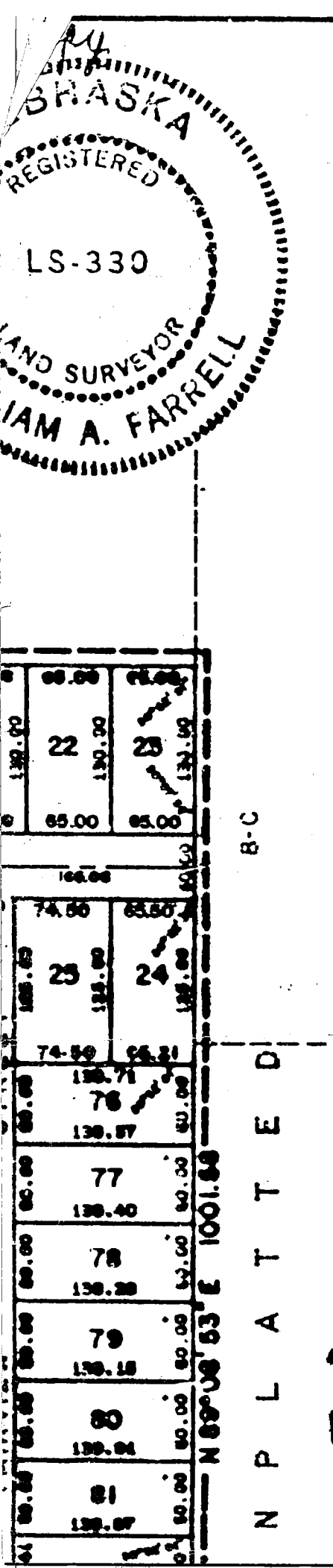
I hereby approve this plat of Avery Hills on this 8 day of September, 1983.

Sarpy County Surveyor

Receipt 11101

Filed June 4, 1987
Book 9, Page 16, Plat Records.

Lots 1-154



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 153, 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 88°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°08'23" E FOR 121.06 FEET, THENCE CONTINUING ALONG SAID R.O.W. N 00°49'28" W 375.97 FEET TO THE NORTH LINE OF AVERY HILLS, THENCE ALONG SAID NORTH LINE S 89°10'48" 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 — DATE 6-20-85

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL McCORMACK, TRUSTEE, AVERY INC., A NEBRASKA CORPORATION AND JOHN C. CZERNIGER, 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 [redacted] 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.

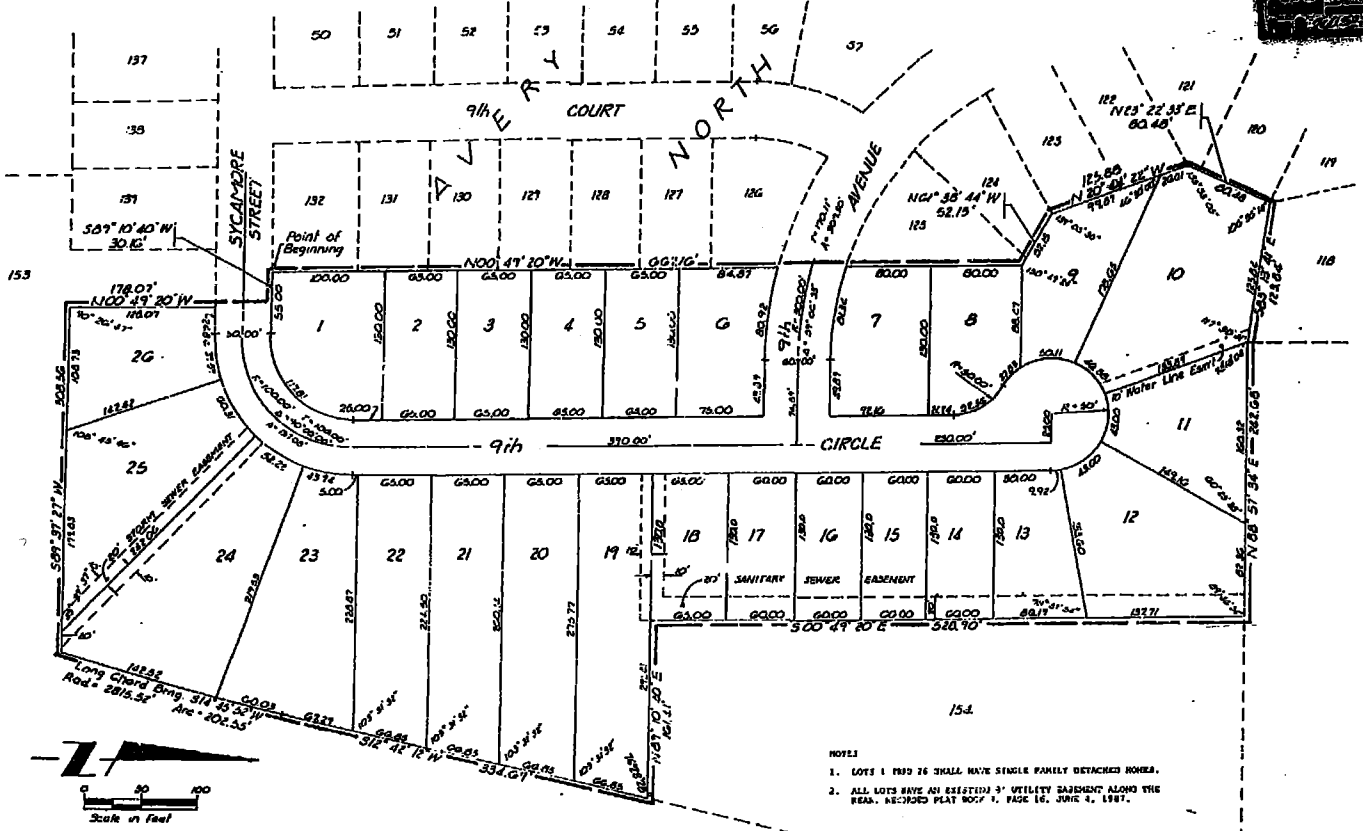
IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS 10 DAY OF Sept

91-02436

AVERY NORTH REPLAT I

BEING A RE-PLAT 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.



NOTES

1. LOTS 1 THRU 26 SHALL HAVE SINGLE FAMILY DETACHED HOMES.
2. ALL LOTS HAVE AN EXISTING 3' UTILITY EASEMENT ALONG THE REAR. RECORDED PLAT BOOK 7, PAGE 16, JUNE 4, 1987.

ANGLES NOT SHOWN ARE 90°

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 DEDICATED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE June 16, 1991

SARPY COUNTY TREASURER

Seal

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. Fenster

CHAIRMAN, BELLEVUE PLANNING COMMISSION

CITY OF BELLEVUE INCORPORATED FEB 21 1951

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "AVERY NORTH REPLAT I" WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS 19 DAY OF [illegible] 1991. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DATES OF THE ABOVE DATE.

ATTEST: Brenda Hedy CITY CLERK

Jerry M. Boyd MAYOR

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF "AVERY NORTH REPLAT I" THIS 15th DAY OF JAN., 1991.

Thomas A. Lynam

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

02436

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 SOUTHWEST CORNER OF LOT 132, AVERY NORTH, THENCE NORTH 00° 49' 20" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF LOTS 133 THRU 139, AVERY NORTH, 667.16 FEET; THENCE NORTH 61° 38' 46" WEST, 52.15 FEET; THENCE NORTH 20° 44' 38" WEST, 125.08 FEET; THENCE NORTH 13° 27' 31" EAST, 80.48 FEET; THENCE SOUTH 83° 37' 41" EAST 135.96 FEET; THENCE NORTH 88° 57' 38" EAST, 242.68 FEET; THENCE SOUTH 00° 49' 20" EAST, 538.90 FEET; THENCE NORTH 88° 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) NORTH 12° 42' 32" WEST 334.67 FEET. 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING NORTH 14° 15' 31" WEST, 202.50 FEET, RADIUS 2,815.52 FEET, ARC 202.55 FEET; THENCE SOUTH 89° 37' 27" WEST, 308.56 FEET; THENCE NORTH 89° 09' 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 303,052.22 SQUARE FEET OR 6.81 ACRES MORE OR LESS.

DATE: January 8, 1991

CLARENCE ROGER CARROLL
R.L.S. 306

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, H.M. VERVAECKE, ESTATE, DIRECT ACREAGE SOUTH AND AVERY, INC., OWNERS 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 NAMED AND NUMBERED AS SHOWN. SAID ADDITION TO BE DESIGNATED 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 REMOVE CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO REMOVE TREES OR WEEDS OR CAUSE FOR THE GRANTING 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 15'1 WIDE STRIP OF LAND ADJACENT THE FRONT BOUNDARY LOT LINES. NO PERMANENT BUILDINGS OR PERMANENT WALLS SHALL BE PLACED IN THE SAID EASEMENT AREA, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OF 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
H.M. VERVAECKE ESTATE BY LUCILLE A. VERVAECKE
REPRESENTATIVE

DIRECT ACREAGE SOUTH
JACK GIVENS
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 GIVENS, 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

CARROLL & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
1108 "O" STREET
BEATRICE, NEBRASKA 68310
(402) 223-2188

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