

AVIAN FOREST REPLAT I

LOTS 1 THRU 53 INCLUSIVE & OUTLOT "A"

96-25967

BEING A REPLAT OF ALL OF LOTS 1 THRU 83, INCLUSIVE, AND ALSO PART OF LOT 85; AND ALSO ALL OF THE STREET RIGHT-OF-WAY FOR ROBINWOOD DRIVE, SHADOW LANE, EASTER AVENUE, CHANTAREL COURT AND DALE DRIVE; ALL LOCATED IN AVIAN FOREST, A SUBDIVISION LOCATED IN A PART OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that permanent monuments and stakes will be placed at all corners of all lots, streets, angle points and ends of all curves in Avian Forest Replat I (the lots numbered as shown) being a replat of all of Lots 1 thru 83, inclusive, and also part of Lot 85; and also all of the street rights-of-way for Robinwood Drive, Shadow Lane, Easter Avenue, Chantarel Court and Dale Drive; all located in Avian Forest, a subdivision located in a part of Section 23, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28, Avian Forest; thence along the North line of said Avian Forest on the following described courses; thence S89°40'50" E, a distance of 229.31 feet; thence S89°41'25" E, a distance of 390.41 feet to the Northeast corner of said Lot 83, Avian Forest; thence S00°00'00" W along the East line of said Avian Forest, a distance of 1422.75 feet to the Southeast corner of Lot 79, Avian Forest, said point also being on the North line of Lot 87, said Avian Forest; thence S74°33'21" W along the South line of said Lot 79, Avian Forest, said line also being said North line of Lot 87, Avian Forest, a distance of 68.35 feet to the Southwest corner of said Lot 79, Avian Forest; thence along the Southerly line of said Avian Forest on the following described courses; thence N23°57'30" W, a distance of 103.13 feet; thence N00°17'12" W, a distance of 50.83 feet; thence S89°53'43" W, a distance of 149.81 feet; thence S32°11'02" W, a distance of 92.95 feet; thence N37°41'04" W, a distance of 42.60 feet; thence N32°12'07" E, a distance of 66.41 feet; thence N00°04'50" W, a distance of 318.00 feet; thence S89°55'10" W, a distance of 406.85 feet; thence S32°09'20" W, a distance of 125.05 feet to the point of intersection of the Easterly right-of-way line of said Robinwood Drive and the Northerly right-of-way line of Bellevue Boulevard, said point also being the Southwest corner of Lot 86, said Avian Forest; thence N57°50'40" W along said Northerly right-of-way line of Bellevue Boulevard, a distance of 60.00 feet; thence N32°09'20" E, a distance of 121.33 feet to a point on the Northerly line of said Lot 85, Avian Forest, said line also being the Southerly line of said Lot 8, Avian Forest; thence along said Northerly line of Lot 85, Avian Forest, on the following described courses; thence N57°50'40" W, a distance of 79.14 feet; thence N61°58'12" W, a distance of 90.00 feet; thence S80°14'58" W, a distance of 80.37 feet to the Southwest corner of Lot 10, said Avian Forest, said point also being on the East line of Lot 84, said Avian Forest; thence N00°06'01" E along the West line of said Lot 10, Avian Forest, said line also being said East line of Lot 84, Avian Forest, a distance of 164.00 feet to the Southeast corner of said Lot 11, Avian Forest, said point also being the Northeast corner of said Lot 84, Avian Forest; thence S89°40'09" W along the North line of said Lot 84, Avian Forest, a distance of 230.12 feet to the Southwest corner of said Lot 12, Avian Forest, said point also being the Northwest corner of said Lot 84, Avian Forest, said point also being on the West line of said Avian Forest; thence N00°06'46" E along said West line of Avian Forest, a distance of 810.00 feet to the point of beginning.

Said tract of land contains an area of 28.502 acres, more or less.

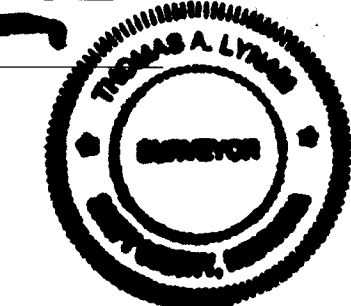
Robert Clark Oct. 23, 1996
Robert Clark L.S. 419 Date



REVIEW OF COUNTY SURVEYOR

This plat of the AVIAN FOREST REPLAT I (Lots numbered as shown) was reviewed by the Sarpy County Surveyor on this 19th day of Oct., 1996.

SARPY COUNTY SURVEYOR



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 this plat as shown by the records of this office.

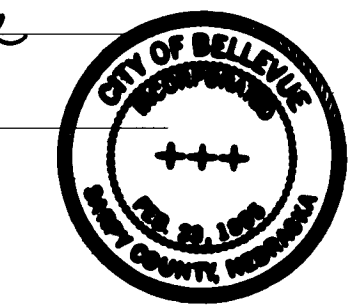
Rene V. Deady DEPUTY 12/24/96
SARPY COUNTY TREASURER DATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

BELLEVUE CITY COUNCIL APPROVAL

This plat of AVIAN FOREST REPLAT I (Lots numbered as shown) was approved by the City Council of Bellevue on this 9th day of December, 1996. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue subdivision regulations.

Mayor: Inez M. Boyd
Attest: Beverly J. Brady
CITY CLERK



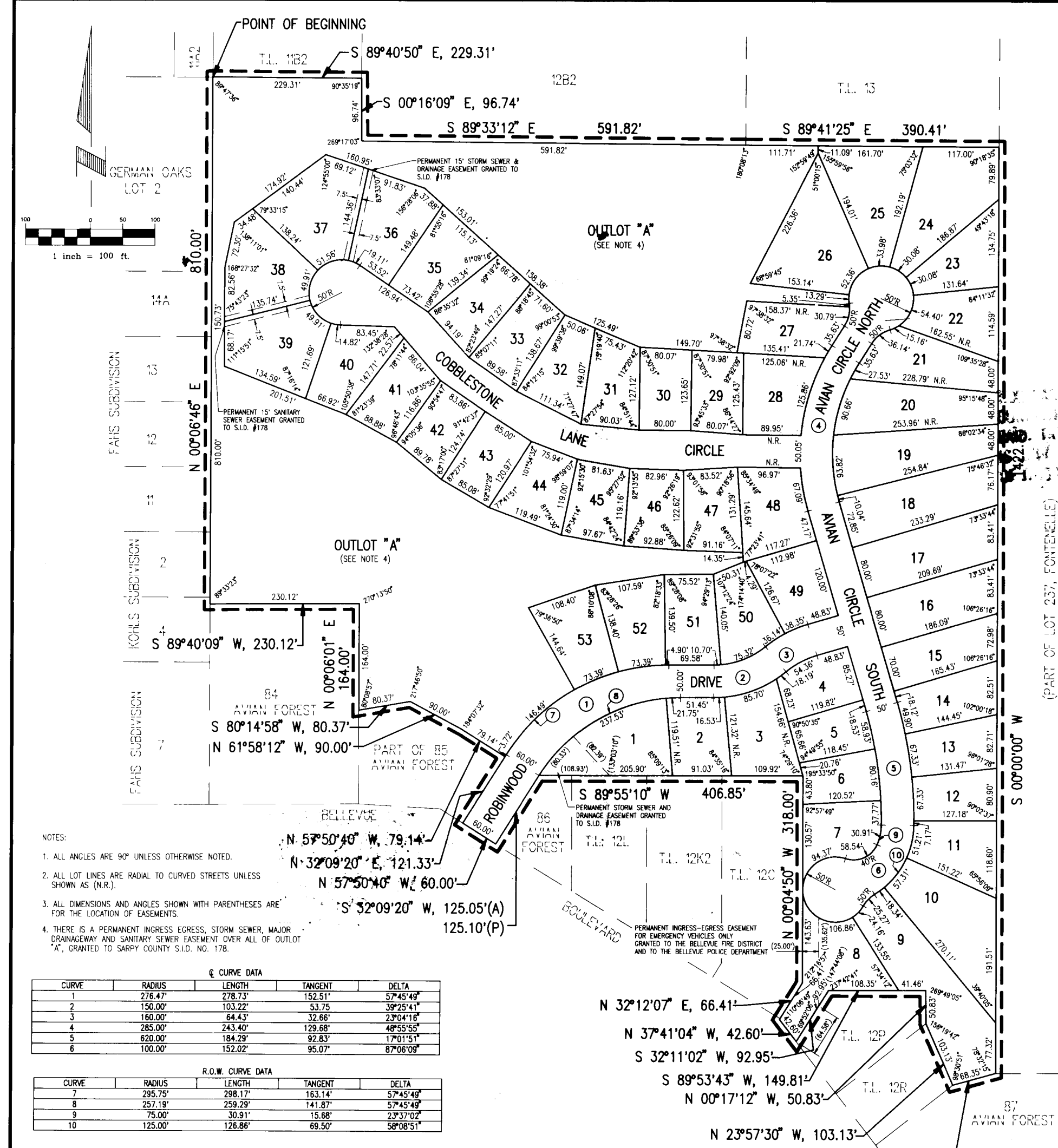
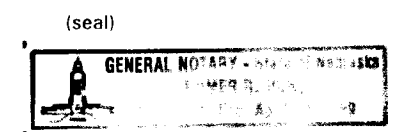
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 24 day of Oct., 1996, before me, the undersigned, a Notary Public in and for said County, personally came Paul Sharples, manager of Avian Development Company, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as manager of said liability company.

WITNESS my hand and Notarial Seal the day and year last above written.

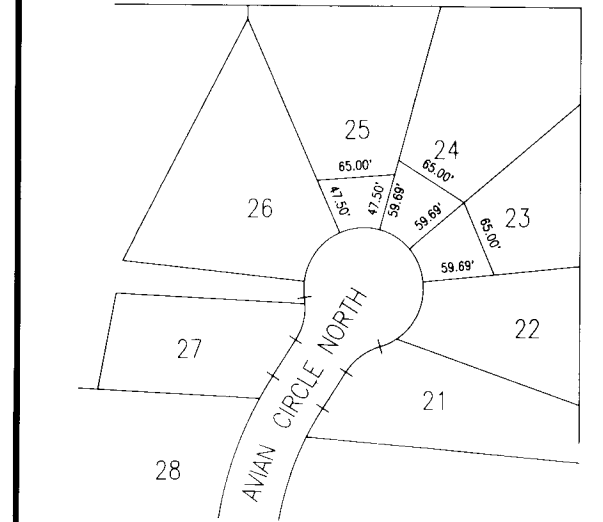
Notary Public: Homer Rollant



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. THERE IS A PERMANENT INGRESS EGRESS, STORM SEWER, MAJOR DRAINAGEWAY AND SANITARY SEWER EASEMENT OVER ALL OF OUTLOT "A", GRANTED TO SARPY COUNTY S.I.D. NO. 178.

CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	278.47'	278.73'	152.51'	57°45'49"
2	150.00'	103.22'	53.75'	39°25'41"
3	160.00'	64.43'	32.86'	23°04'18"
4	285.00'	243.40'	129.68'	48°55'55"
5	620.00'	184.29'	92.83'	17°01'51"
6	100.00'	152.02'	95.07'	87°06'09"

R.O.W. CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	295.75'	298.17'	163.14'	57°45'49"
8	257.19'	259.29'	141.87'	57°45'49"
9	75.00'	30.91'	15.88'	23°37'02"
10	125.00'	126.86'	69.50'	58°08'51"



MINIMUM FRONT YARD SETBACK EXHIBIT (LOTS 23 THRU 25)

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
This plat of AVIAN FOREST REPLAT I (Lots numbered as shown) was approved by the Bellevue City Planning Commission on this 24th day of October, 1996.
Chairman of City Planning Commission: Paddy Russell

25967

E&A CONSULTING GROUP

AVIAN FOREST REPLAT I

FINAL PLAT

DATE: 10-10-96
DRAWN BY: RLS
CHECKED BY: TRH
SCALE: 1"=100'
SHEET: 1 of 1