

N FILED

04 DEC 17 PM 10:11

CHARLOTTE L. PETERSON  
WASHINGTON COUNTY CLERK  
BLAIR, NEBR.

SE DRIVE 200 0 200 Feet

**LEGEND**

SCALE: 1 INCH = 200 FEET

- Subdivision Corner Found
- 1/2" Ruler Found
- 3M® Farhad-top Pipe Found
- 5/8" Ruler Found
- 5/8" x 24" Ruler With Plastic Cap Bumped LS-302 Set
- Standard Hole Set

LOT 1  
1.37 Ac.  
59,615 Sq. Ft.

35.45'

- (P) Prized Distance  
(T) True Distance  
(D) Distance

14 36 10  
Harris  
Larsen Drive

14 36 10  
Harris  
Larsen Drive

14 36 10  
Harris  
Larsen Drive

and Pamela J.  
in this plot has  
intercourse as  
theirs, and  
theirs to the  
use of all other  
persons, and  
their actions,  
invasion of electric  
and provided by  
and others resulting  
of their acts, we do  
install, operate,  
and transmission  
instrument buildings,  
arms may be used  
uses or rights

2004

**PLANNING COMMISSION APPROVAL:**

This plan of "Bella Vista First Addition" was  
approved by the City Planning Commission of the City  
of Blair, Washington County, Nebraska on this 7 day  
of November, A.D. 2004.

**BLAIR CITY COUNCIL APPROVAL:**

This plan of "Bella Vista First Addition" was  
approved by the City Council of the City of Blair,  
Washington County, Nebraska, on this 7/10 day  
of December, A.D. 2004.

Mayor

ATTESTED:

City Clerk

200406444  
STATE OF NEBRASKA COUNTY OF WASHINGTON  
REGISTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THE 17TH DAY OF DECEMBER 2004  
BY [Signature] OVERLOOK LTD. AND REGISTERED IN BOOK  
AT PAGE 165 ON 12/17/2004  
SIGNED AND SWORN TO THIS 17TH DAY OF DECEMBER 2004  
BEFORE ME  
GENERAL NOTARY STATE OF NEBRASKA  
PHILLIS J. HUNTER  
My Comm. Exp. 2/28/2007  
(Date)

2-

**Final Plat**

**BELLA VISTA FIRST ADDITION**

A subdivision of all of Tax Lots 60 and 87 and Lot 3 of Bella Vista Addition  
to the City of Blair, all lying in the SE1/4 of the SE1/4 of Section 3,  
Township 18 North, Range 11 East of the 6th Principal Meridian,  
Washington County, Nebraska.

**LEGAL DESCRIPTION:**

All of Tax Lots 60 and 87 along with all of Lot 3 of Bella Vista Subdivision in the City of Blair and  
all lying in the SE1/4 of the SE1/4 of Section 3, Township 18 North, Range 11 East of the 6th  
Principal Meridian, Washington County, Nebraska and more particularly described as follows:

Beginning at an iron found at the Northwest Corner of the SE1/4 of the SE1/4 of Section 3,  
Township 18 North; Range 11 East; thence S 89°19'10" E (assumed bearing) along the  
northerly line of Tax Lot 60 in said Section 3 a distance of 378.78 feet to the westerly right-of-way  
line of 20th Avenue as platted and recorded in the City of Blair, Washington County, Nebraska;  
thence S 15°39'11" E along said avenue right-of-way a distance of 663.27 feet to an iron found  
at the Southeast Corner of Lot 3 of Bella Vista Subdivision in the City of Blair; thence southwesterly  
along the southerly line of said Lot 3 as follows: S 03°32'42" W a distance of 226.51 feet to an  
iron found; thence S 73°34'42" W a distance of 267.41 feet to the Southwest Corner of said Lot  
3; thence departing said southerly tax lot line S 00°49'34" W along the west line of said Bella  
Vista Subdivision a distance of 111.09 feet to an iron found at the Southwest Corner of said  
subdivision; thence N 89°41'07" W along the southerly line of Tax Lot 87 in said Section 3 a  
distance of 689.64 feet to an iron found at the Southwest Corner of said Tax Lot 87; thence  
N 00°10'57" W along the westerly lines of said Tax Lot 87 and said Tax Lot 60 a distance of  
921.44 feet to the Point of Beginning and containing 21.11 acres, more or less.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that the survey shown and described herein was  
made under my direct supervision and that I am a duly Registered  
Land Surveyor under the laws of the State of Nebraska.

*Richard L. Hansen*  
Richard L. Hansen  
Registered Land Surveyor  
Professional License #LS-582  
Date: November 23, 2004  
Client: 1st Christian Church/ Tim Armstrong  
Job No. 100-136



**TREASURER'S CERTIFICATION:**

This is to certify that I find no regular taxes due or  
delinquent against the property described in the  
Surveyor's Certificate and embraced within this plat,  
as shown by the records of this office on this 30<sup>th</sup> day  
of December, A.D. 2004.

*Jesse L. Miller, Deputy*  
Washington County Treasurer

**THIS IS TO SUBDIVISIONAL CORNER:**  
① NW Corner of the SE1/4 of the SE1/4 of Section 3-18-11  
FOUNG RAILROAD SPIKE IN BASE OF 36"  
MULBERRY TREE ON SOUTH SIDE  
11.31' N to "X" nail in feather fence post  
7.26' S 82.16' E to "X" nail in "X" tree  
13.20' NW to top center of telephone pedestal  
18.05' NW to northeast corner of electrical  
transformer concrete pad

B E S C O	BLAIR ENGINEERING & SURVEYING CO., INC. 936 GRANT ST., P.O. BOX 160 BLAIR, NEBRASKA 68009-0160 (402) 476-9114
FILE NO.: 04-155	FILE NO.: CIVITA PROJECT#04138101-135.CMV
PRINTED:	DRAWN BY: VSF
DATE: 12/24/04	

N FILED

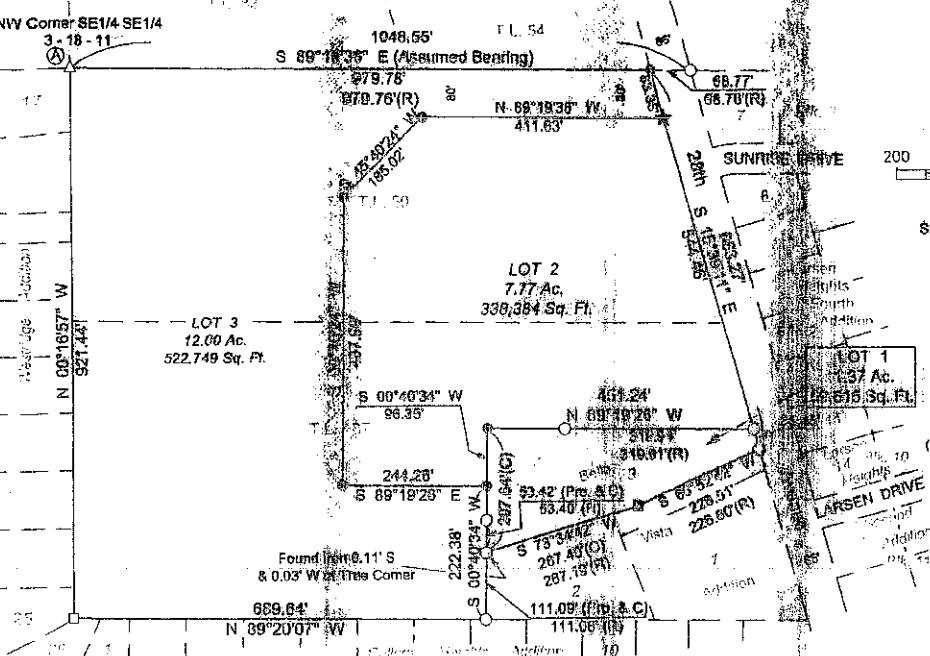
04 DEC 17 PM 4:1

CHARLOTTE L. PETERSEN  
WASHINGTON COUNTY CLERK  
BLAIR, NEBR

200 200 Feet

LEGEND

- SCALE: EACH = 200 FEET  
△ Surveyor's Corner Found  
○ 1st Corner Found  
□ No Surveyor's Corner Found  
■ Other Found  
● Old Metal Tap Pipe Found  
○ Old Tap Pipe Found  
● Old Metal Tap Pipe Found  
○ Old Tap Pipe Found  
★ Tamp Hole Set  
● Previous Plat  
(P) Previous Plat  
(C) Change in Survey  
(R) Restriction



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT:  
First Christian Church of Blair, Nebraska, Tim Armstrong, Congregational Clerk, Shawn K. Petersen and Pamela J. Petersen, members of the church of Christ, have dedicated within the Land Surveyor's Committee and embraced within these lots has been dedicated to the City of Blair, Nebraska, and to the public use, for the purpose of public utility, convenience, and welfare, and for the use and benefit of said property as shown on this final plat, and do hereby grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, Hunter Communications, and to any company which has been granted a franchise under the authority of the City Council of Blair, Nebraska, to provide a Cable Television System in the area to be dedicated, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downspouts, anchors, cables, conduits, and other related facilities, and extend thereon wires or cables for carrying and transmission of electric current for light, heat, and power, and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary line of all lots. We do further grant a perpetual easement to the City of Blair, and Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

*Tim Armstrong*  
Tim Armstrong, Congregational Clerk  
First Christian Church of Blair, Nebraska, Owner

*Shawn K. Petersen*  
Shawn K. Petersen, Owner

ACKNOWLEDGEMENT:  
STATE OF NEBRASKA )  
                      ) ss  
WASHINGTON COUNTY )

ACKNOWLEDGEMENT:  
STATE OF NEBRASKA )  
                      ) ss  
WASHINGTON COUNTY )

On the 3 day of December, 2004, A.D., before me a Notary Public in and for said County, personally came Tim Armstrong, Congregational Clerk of First Christian Church of Blair, Nebraska, who is known to me to be the identical person whose name is affixed to the Dedication on this plat, and he acknowledged the execution thereof to be his voluntary act and deed as owner.  
WITNESS my hand and official seal the date last aforesaid.

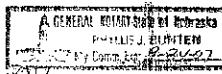
*Joyce E. Johnson*  
Notary Public  
My Commission Expires Sept 24, 2007  
JOYCE E. JOHNSON  
MY COMMISSION EXPIRES  
(Date) Sept 24, 2007

On this 3rd day of December, 2004, A.D., before me a Notary Public in and for said County, personally came the above named Shawn K. Petersen and Pamela J. Petersen, who are known to me to be the identical persons whose names are affixed to his Dedication on this plat, and they acknowledged the execution thereof to be their voluntary act and deed as owners.

WITNESS my hand and official seal the date last aforesaid.

*Pamela J. Petersen*  
Pamela J. Petersen  
Notary Public

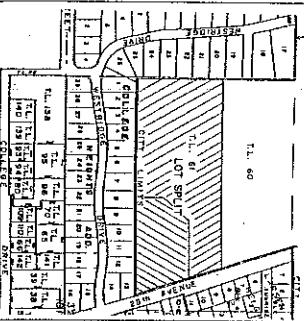
My Commission Expires: Sept 24, 2007  
(Date)



STAT  
ENTE  
THIS  
AT 1  
Plat Book  
Clerk  
Open

1/11/05  
for Tal  
LOT 2  
Shawn K.  
Pamela J.  
Petersen

2-1104



#### LEGAL DESCRIPTION:

TRACT 1  
Port of Tax Lot 61 lying in the SE 1/4 SS 1/4 of Section 3, Township 18 North, Range 11 East of the 6th Meridian, Washington County, Nebraska, and more particularly described as follows: From the Northwest corner of said Tax Lot 61, thence S 89°19'26"E, along the south line of said Tax Lot 61, a distance of 100.00 feet, to the northeast corner of said Tax Lot 61, and point lying on the Northeast corner of said Tax Lot 61, a distance of 100.00 feet, thence N 89°19'26"E, along the east line of said Tax Lot 61, a distance of 100.00 feet; thence S 89°19'26"E, a distance of 200.00 feet; thence N 89°19'26"W, along the west line of said Tax Lot 61, a distance of 100.00 feet, and returning said Tax Lot 61, a distance of 100.00 feet.

#### LOCATOR MAP

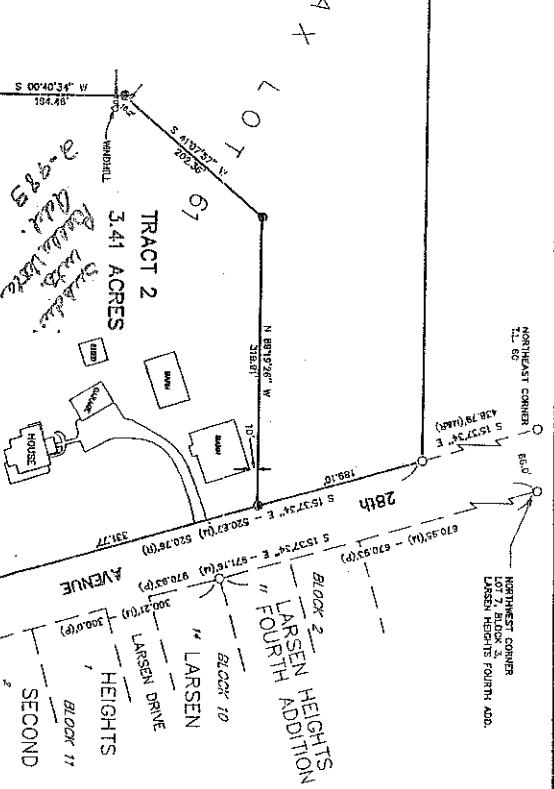
100  
0  
100 Feet

#### LEGEND

ONE INCH = 100 FEET

- △ SURFACE/SCATTERED PIPE FOUND (SEE NOTES)
- 1/2" REBAR FOUND
- 1/2" PITCH TOP PIPE FOUND
- SET 1/2" X 2" REBAR
- (P) HOLLOW DOWEL
- (R) DISTANCE OF RECORD

TRACT 1  
9.96 ACRES



TAX LOT 60

3 89°19'26"E

100' 100'



REGISTERED  
LAND  
SURVEYOR

RICHARD LEE  
HANSEN

L.S.-382

NEBRASKA

Hansen, L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Office No. 717-1887  
Client  
Job No. 87-175

#### ADDITIONAL INFORMATION

I hereby certify that the Survey shown above and described herein was made under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Nebraska.

ATTEST:  
City Clerk

Washington County Treasurer

#### INSTRUMENTS OR DOCUMENTATION

I hereby certify that I had no regular taxes due or documents against this property described in the Surveyor's certificate and annexed with this Plat or drawn by the Surveyor or his office on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

This Plat is signed and dated \_\_\_\_\_.

This Plat is signed and dated \_\_\_\_\_.  
This Plat is signed and dated \_\_\_\_\_.  
This Plat is signed and dated \_\_\_\_\_.

#### SWAMPING, CONCESSION, APPROPRIATION

This Plat is signed and dated \_\_\_\_\_.  
This Plat is signed and dated \_\_\_\_\_.

This Plat is signed and dated \_\_\_\_\_.

#### SWAMPING, CONCESSION, APPROPRIATION

This Plat is signed and dated \_\_\_\_\_.

Charter

Charter

Richard L. Hansen Registered Land Surveyor Registration No. LS-382 Office No. 717-1887 Client Job No. 87-175	B E S C O	BLAIR ENGINEERING & SURVEYING CO., INC. 1570 Washington St., P.O. Box 100 Blair, Nebraska, 68008-0100 (402) 428-8414
Job Number: 87-175		Job 11/14/87

ARSEN HEIGHTS

ADDITION

FOURTH ACT

81 Oct

— 15 —

54

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840

١٤

28th

AVENUE

331.78' (R&M)  
S 15°37'34" E  
261.00

~~261.00~~

LOT 3

1.13 Acres

49,431 SQ.FT.

LOT 3  
1.13 Acres  
49,431 SQ.FT.

Vacant  
Ord 453.635

52,480 SQ.FT  
1.20 Acres  
LOT 1

**52,480 SQ.FT**

LOT 2  
1.07 Acres  
46,493 SQ.FT.

286.20' N 89°19'26" W  
544.35'(R2M) 256.15'

A D I T I O N

HEIGHTS

2

2

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT: We, S. Michael Jensen and V. Gail Jensen, being the owners of the land described within the Land Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots and street to be numbered and named as shown hereon, said subdivision to be hereafter known as Bella Vista Addition; Addition in the City of Blair, Nebraska; and do hereby ratify and approve the disposition of said property as shown on this final plat; and further grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and Hunter Communications, and to any company which has been granted a franchise under the authority of the City Council of Blair, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, conduits, down guys, and anchors, cables, conduits, and other related facilities; and to extend thereon pipes for the transmission of gas and water or, through, under and across a five foot (5') wide strip of land abutting the rear boundary line of all lots. We do further grant a perpetual easement to the City of Blair, and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water or, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

S. Michael Jensen, Owner

V. Gail Jensen, Owner

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
WASHINGTON COUNTY ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_ 1999, A.D., before me, a Notary Public in and for said County, personally came the above named S. Michael Jensen and V. Gail Jensen, owners, who are known to me to be the identical persons whose names are affixed to the Dedication on this plat, and they acknowledged the execution thereof to be voluntary act and deed as owners.  
WITNESS my hand and official seal the date last aforesaid.

NOTARY PUBLIC My Commission Expires:	A SPECIAL NOTARY STATE OF NEBRASKA JOYCE E. JOHNSON Comm. Exp. Apr. 20, 1999
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**TREASURER'S CERTIFICATION:**

This is to certify that I find no regular taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records of this office on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1999.

164.46' (R&M)  
N 00°40'34" E  
111.06' 53.40'