90-14330

BLACKHAWK

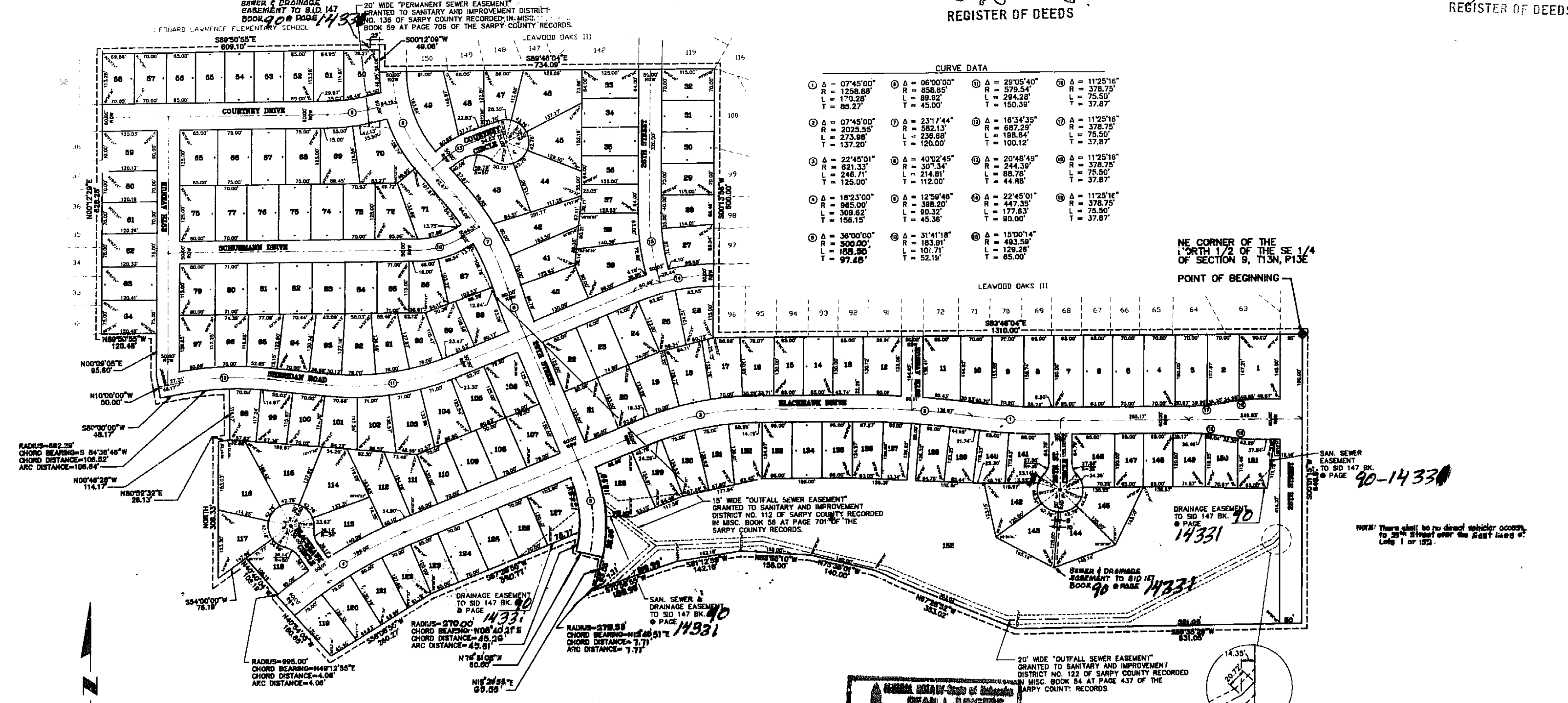
LOTS 1 THRU 152, INCLUSIVE

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE NE1/4 OF SECTION 9, T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF THE NORTH 1/2 OF THE SE1/4 OF SAID SECTION 9

FILED SARPY CO. NE.
INSTRUMENT NUMBER 90-14330
90 OCT -4 AM 9:56
REGISTER OF DEEDS

81 ℒ
25¢ copy

FILED SARPY CO. NE.
INSTRUMENT NUMBER 90-14093
90 OCT -1 AM 11:01
REGISTER OF DEEDS



CURVE DATA

Curve	Δ	R	L	T
1	07°45'00"	1258.88'	170.28'	85.27'
2	07°45'00"	2025.55'	273.98'	137.20'
3	22°45'01"	621.33'	246.71'	125.00'
4	18°23'00"	965.00'	309.62'	156.15'
5	36°00'00"	300.00'	188.50'	97.48'
6	06°00'00"	858.65'	89.92'	45.00'
7	23°17'44"	582.13'	236.68'	120.00'
8	40°02'45"	307.34'	214.81'	112.00'
9	12°59'46"	398.20'	90.32'	45.36'
10	31°41'18"	183.91'	101.71'	52.19'
11	29°05'40"	579.54'	294.28'	150.39'
12	16°34'35"	687.29'	198.84'	100.12'
13	20°48'49"	244.39'	88.78'	44.88'
14	22°45'01"	447.35'	177.63'	90.00'
15	15°00'14"	493.59'	129.26'	65.00'
16	11°25'16"	378.75'	75.50'	37.87'
17	11°25'16"	378.75'	75.50'	37.87'
18	11°25'16"	378.75'	75.50'	37.87'
19	11°25'16"	378.75'	75.50'	37.87'

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent markers have been found or set at all corners of said boundary and that a bond will be posted with the City of Bellevue, Nebraska to insure that iron pipes will be set at all lot corners within said subdivision to be known as Blackhawk, Lots 1 thru 152 inclusive, being a platting of part of Tax Lot 9 in the South 1/2 of the NE1/4 of Section 9, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, together with part of the North 1/2 of the SE1/4 of said Section 9, all more particularly described as follows: Beginning at the NE corner of the North 1/2 of the SE1/4 of said Section 9; thence S00°01'15"W (assumed bearing) 640.51 feet on the East line of said North 1/2; thence S89°35'29"W 631.05 feet; thence N67°28'52"W 351.02 feet; thence N75°35'01"W 140.00 feet; thence N85°[illegible]'10"W 155.00 feet; thence S81°12'59"W 142.10 feet; thence S7[illegible]°58'55"W 169.99 feet; thence Northeasterly on a 278.55 foot radius curve to the right, chord bearing N15°40'51"E, chord distance 7.71 feet, an arc distance of 7.71 feet to a point of tangency; thence N15°28'55"E 65.55 feet; thence N76°31'05"W 60.00 feet; thence Northeasterly on a 270.00 foot radius curve to the left, chord bearing N08°40'21"E, chord distance 45.26 feet, an arc distance of 45.81 feet; thence S67°28'55"W 350.77 feet; thence S50°08'55"W 260.27 feet; thence N40°54'05"W 180.65 feet; thence Northeasterly on a 995.00 foot radius curve to the right, chord bearing N49°12'55"E, chord distance 4.06 feet, an arc distance of 4.06 feet; thence N40°40'04"W 108.19 feet; thence S54°00'00"W 76.19 feet; thence North 306.33 feet; thence N80°52'32"E 26.13 feet; thence N00°46'20"W 114.17 feet; thence Southwesterly on a 662.29 foot radius curve to the left, chord bearing S84°36'46"W, chord distance 106.52 feet, an arc distance of 106.64 feet to a point of tangency; thence S80°00'00"W 48.17 feet; thence N10°00'00"W 50.00 feet; thence N00°09'05"E 95.60 feet; thence N89°50'55"W 120.48 feet to the West line of said Tax Lot 9; thence N00°12'29"E 628.25 feet on the West line of said Tax Lot 9 to the NW corner of said Tax Lot 9; thence S89°50'55"E 609.10 feet on the North line of said Tax Lot 9 to the West line of 29th Street; thence S00°12'09"W 49.06 feet on the West line of 29th Street; thence S89°46'04"E 734.09 feet on the North line of said Tax Lot 9 to the NE corner of said Tax Lot 9; thence S00°13'56"W 600.00 feet on the East line of said Tax Lot 9 to the SE corner of said Tax Lot 9; thence S89°46'04"E 1310.00 feet on the North line of the North 1/2 of the SE1/4 of said Section 9 to the point of beginning.

August 15, 1990
DATE

JAMES D. WARNER, NEBR. R.L.S. 308

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

DEDICATION

Know all men by these presents that we, HHC Limited Partnership, Chapultepec Corp. General Partner, being the Owners, and Norwest Bank N.A. being the mortgage holder of the land described within the Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Blackhawk and we do hereby ratify and approve of the disposition of our property as shown on this plat and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the 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 poles, wires, crossarms, down guys and anchors, 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 for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock 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.

HHC LIMITED PARTNERSHIP,
CHAPULTEPEC CORP, GENERAL PARTNER

PRESIDENT RICHARD "F." HOSKING

FOR NORWEST BANK, N.A.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Sarpy)

The foregoing instrument was acknowledged before me this 15 day of August 1990 by Richard "F." Hosking, President of Chapultepec Corporation.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
DEAN J. JUNGERS
My Comm. Exp. Oct. 25, 1993

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of Sarpy) ss

The foregoing instrument was acknowledged before me this 15 day of August 1990 by [signature], Norwest Bank, N.A., on behalf of said Bank.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
DEAN J. JUNGERS
My Comm. Exp. Oct. 25, 1993

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, this 16th day of August 1990.

Kathleen Ingram
SARPY COUNTY TREASURER

KATHLEEN A. INGRAM SARPY COUNTY TREASURER

DEPUTY

REVIEW BY SARPY COUNTY SURVEYOR/ENGINEER

This plat of Blackhawk was reviewed by the Sarpy County Surveyor/Engineer's office on this 16 day of August, 1990.

SARPY COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

This plat of Blackhawk was approved by the Bellevue City Planning Commission this 11th day of September, 1990.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

This plat of Blackhawk was approved and accepted by the Bellevue City Council this 24th day of Sept, 1990. Approval of this plat becomes null and void if not recorded within 90 days of the above date.

MAYOR

PRESIDENT

CITY CLERK

CITY OF BELLEVUE INCORPORATED FEB 23 1855 SARPY COUNTY NEBRASKA

14330

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
OMAHA, NEBRASKA 68154
TELEPHONE (402) 330-8860

BLACKHAWK	
	8-15-90
Final Plat	936-101