

2015-28585

# Final Plat Chandler Place Addition Lots 1 and 2

Being a replat of Lots 1E1, 1E2, 1E3 and 1C, Chandler Hills, together with Lot 2, Turner's First Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

### SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have made a ground survey of the subdivision described herein and that iron pins have been found or set at all corners of Chandler Place Addition, lots 1 and 2, being a replat of Lots 1E1, 1E2, 1E3 and 1C, Chandler Hills, together with Lot 2, Turner's First Addition, all located in the Northwest Quarter of Section 15, Township 14 North, Range 13 East of the 6th P.M. all as surveyed, platted and recorded in Sarpy County, Nebraska and being all more particularly described as follows:

Beginning at the Northeast corner of Lot 1E2, said Chandler Hills, thence S 89° 50' 00" E (assumed bearing) along the North line of said Lots 1E2 and 1E3, a distance of 200.45 feet to the Northeast corner of said Lot 1E3; thence N 00° 00' 58" E, along the West line of said Lot 2, Turner's First Addition, a distance of 155.03 feet to the Northwest corner of said Lot 2; thence S 89° 41' 52" E, along the North line of said Lot 2, a distance of 305.00 feet to an angle point in the North line of said Lot 2; thence S 00° 10' 45" E, a distance of 11.84 feet to an angle point in the North line of said Lot 2; thence S 44° 32' 24" E, a distance of 142.64 feet to an angle point in the North line of said Lot 2; thence S 89° 58' 06" E, a distance of 150.02 feet to the Northeast corner of said Lot 2; thence S 00° 05' 08" E along the East line of said Lot 2 and the East line of Lot 1C, said Chandler Hills, a distance of 87.55 feet to the Southeast corner of said Lot 1C; thence N 89° 42' 26" W along the South line of said Lot 1C and said Lot 2, a distance of 200.01 feet; thence S 00° 01' 08" E along the East line of said Lot 2, a distance of 200.15 feet to the Southeast corner of said Lot 2; thence N 89° 44' 07" W, along the South line of said Lot 2 and the South line of said Lots 1E3 and 1E1, a distance of 544.07 feet to an angle point on the South line of said Lot 1E1; thence N 63° 18' 05" W, along the South line of said Lot 1E1, a distance of 13.49 feet to an angle point on the South line of said Lot 1E1; thence N 00° 01' 22" W, along the West line of said Lots 1E1 and 1E2, a distance of 218.86 feet to the point of beginning, containing 209,616 square feet (4.8124 acres) more or less.

*Michael J. Gehne*  
Michael J. Gehne  
Date: March 31, 2015, Reg. No. LS-532



### DEDICATION

Know all persons by these presents that we, 25 Chandler LLC, being the sole owners of the property as described in 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 subdivision to be hereafter known as Chandler Place Addition, Lots 1 and 2, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to the Omaha Public Power District, 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, 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 including signals provided by a cable television system, 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; an eight-foot (8') wide strip of land abutting the rear boundary lines of all 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 subdivision. 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 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.

*Alan Agnew*  
Alan Agnew  
for 25 Chandler LLC

### APPROVAL OF THE BELLEVUE PLANNING DIRECTOR

This plat of Chandler Place Addition, Lots 1 and 2, was approved by the Bellevue Planning Director on this 27 day of October, 2015. This plat approval becomes null and void if not recorded within 90 days of this date.

*Christine Seel*  
Christine Seel  
Bellevue Planning Director

### APPROVAL OF THE BELLEVUE CITY ENGINEER

This plat of Chandler Place Addition, Lots 1 and 2, was approved by the Bellevue City Engineer on this 27 day of October, 2015.

*Chris R. Mohr*  
Chris R. Mohr  
Bellevue City Engineer

### APPROVAL OF THE BELLEVUE PUBLIC WORKS DIRECTOR

This plat of Chandler Place Addition, Lots 1 and 2, was approved by the Bellevue Public Works Director on this 27 day of October, 2015.

*Alfred*  
Alfred  
Bellevue Public Works Director

### REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Chandler Place Addition, Lots 1 and 2, was reviewed by the Sarpy County Surveyor's Office on this 26 day of October, 2015.

*Richard J. Jones*  
Richard J. Jones  
Sarpy County Surveyor/Engineer



### COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

*Richard Jones*  
Richard Jones  
County Treasurer

26 October 2015  
Date

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

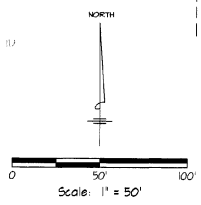
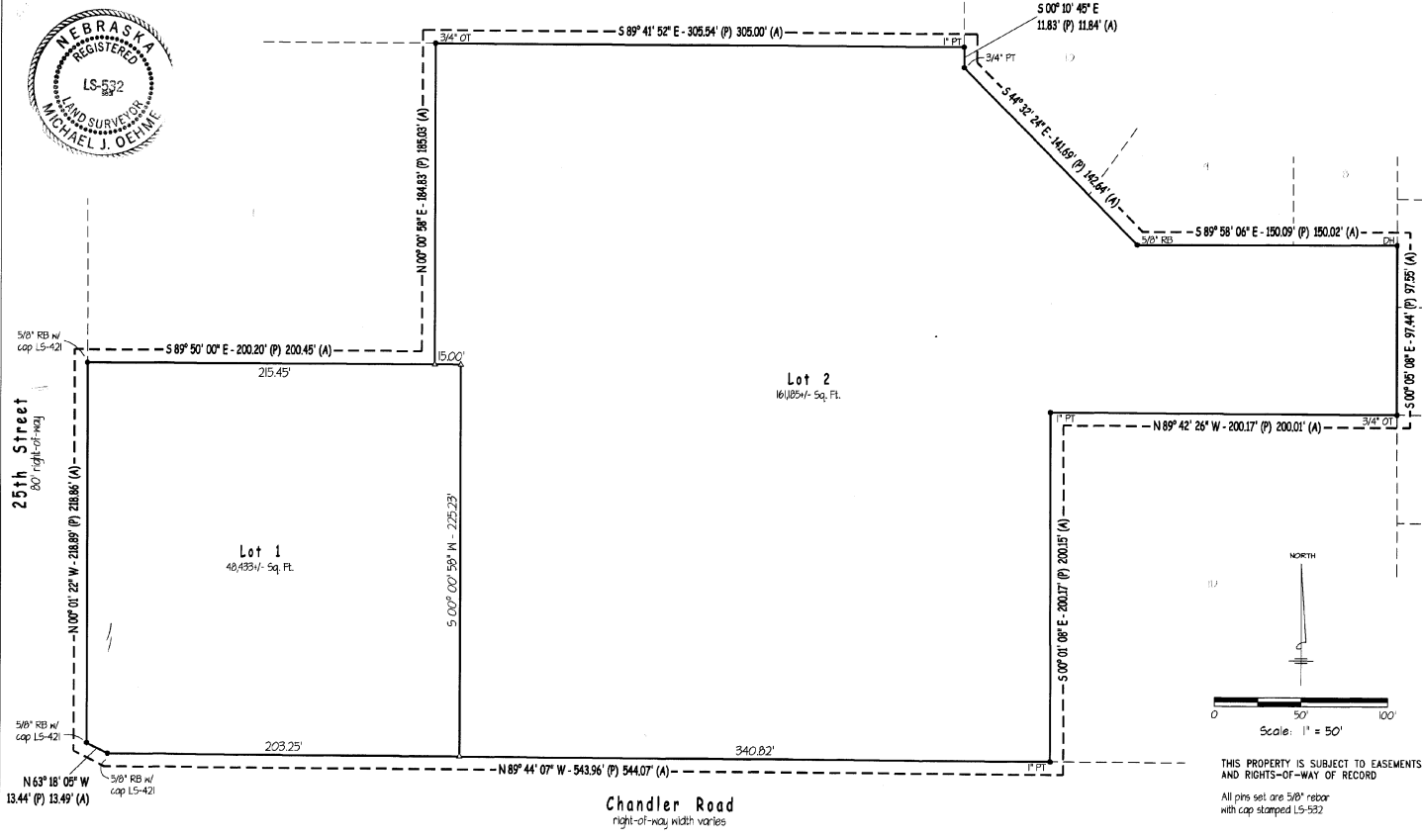
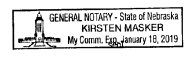
COUNTER LM C.E. LM  
VERIFY LM D.E. LM  
FEES \$ 2800  
CHECK#  
CHG. CASH 30.00  
REFUND 200 CREDIT  
SHORT NCR

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
  ) SS  
COUNTY OF DOUGLAS )

On this 27 day of October, 2015, before me, the undersigned, a Notary Public in and for said county, personally Alan Agnew, who are personally known by me to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed WITNESS my hand and Notarial Seal the day and year last above written.

*Krista Moore*  
Krista Moore  
Notary Public



THIS PROPERTY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD  
All pins set are 5/8\"/>

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2015-28585

11/20/2015 12:20:34 PM

*Richard J. Jones*  
Richard J. Jones  
REGISTER OF DEEDS



Chandler Place Addition  
Lots 1 and 2  
1314 Discovery Drive - Omaha, NE 68137 (402) 346-2025 - fax 334-1646

BOUNDARYLINE SURVEYS  
ORHEME-NIELSEN & ASSOCIATES, INC.  
1314 Discovery Drive - Omaha, NE 68137 (402) 346-2025 - fax 334-1646

Project: 046/255  
Date: 2/17/15

Field Book: 3029  
Page: 41

Sheet: 1 of 1  
Scale: 1\"/>