CEDAR GROVE

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA

LOTS 1 THRU 75 INCLUSIVE & OUTLOTS "A", "B", "C" & "D"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CLEARWATER FALLS, L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CEDAR GROVE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT 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. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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 OR RIGHTS HEREIN GRANTED.

CLEARWATER FALLS L.L.C.

TIMOTHY W. YOUNG
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

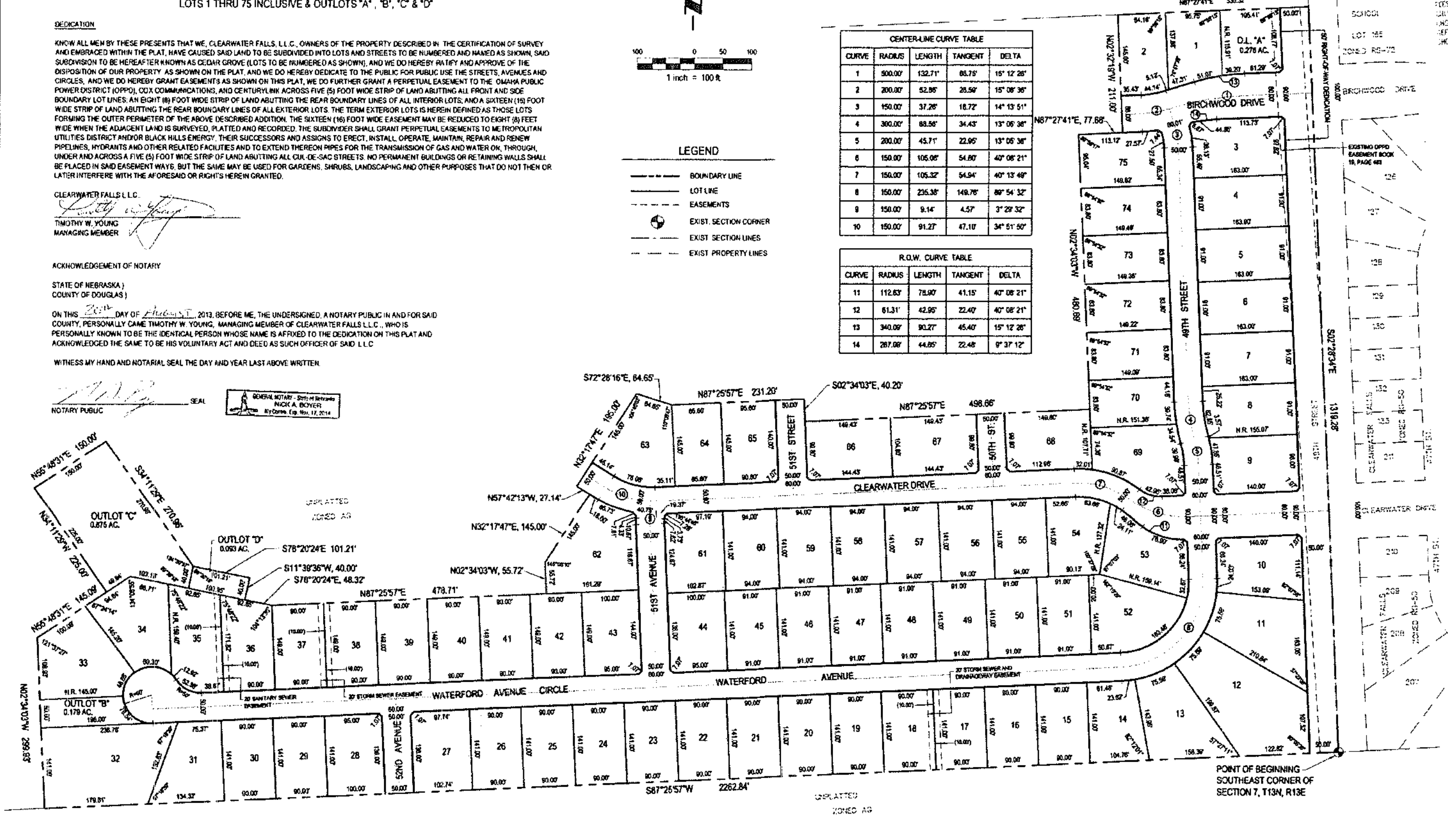
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 20th DAY OF August 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, MANAGING MEMBER OF CLEARWATER FALLS 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 SUCH OFFICER OF SAID L.L.C.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC SEAL

GENERAL NOTARY - State of Nebraska
NICK A. BOYER
My Comm. Exp. Nov. 17, 2014



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	500.00'	132.71'	66.75'	15° 12' 28"
2	200.00'	52.86'	26.59'	15° 08' 36"
3	150.00'	37.26'	18.72'	14° 13' 51"
4	300.00'	68.56'	34.43'	13° 05' 36"
5	200.00'	45.71'	22.95'	13° 05' 36"
6	150.00'	105.06'	54.80'	40° 08' 21"
7	150.00'	105.32'	54.94'	40° 13' 49"
8	150.00'	235.38'	149.76'	89° 54' 32"
9	150.00'	9.14'	4.57'	3° 29' 32"
10	150.00'	91.27'	47.10'	34° 51' 50"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	112.63'	78.90'	41.15'	40° 08' 21"
12	61.31'	42.95'	22.40'	40° 08' 21"
13	340.09'	90.27'	45.40'	15° 12' 28"
14	287.09'	44.65'	22.48'	8° 37' 12"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 48TH STREET FROM ANY LOTS ABUTTING SAID STREET.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF CEDAR GROVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

08/22/13
CHAIRMAN OF CITY PLANNING COMMISSION DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CEDAR GROVE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 16th DAY OF August 20 13.

COUNTY SURVEYOR/ENGINEER

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF CEDAR GROVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 12th DAY OF August 2013. 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

ATTEST
CITY CLERK

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.

DEPUTY 8/22/13
COUNTY TREASURER DATE

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-27395
08/27/2013 8:59:57 AM
REGISTER OF DEEDS

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 A BOND HAS BEEN FURNISHED TO THE CITY OF BELLEVUE TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN CEDAR GROVE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE SE1/4 OF SECTION 7; THENCE S87°25'57"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 7, SAID LINE IS ALSO THE SOUTH LINE OF SAID S1/2 OF THE SE1/4 OF SECTION 7, A DISTANCE OF 2262.84 FEET; THENCE N02°34'03"W, A DISTANCE OF 299.93 FEET; THENCE N55°48'31"E, A DISTANCE OF 145.09 FEET; THENCE N34°11'29"W, A DISTANCE OF 225.00 FEET; THENCE N55°48'31"E, A DISTANCE OF 150.00 FEET; THENCE S34°11'29"E, A DISTANCE OF 270.96 FEET; THENCE S78°20'24"E, A DISTANCE OF 101.21 FEET; THENCE S11°39'36"W, A DISTANCE OF 40.00 FEET; THENCE S78°20'24"E, A DISTANCE OF 48.32 FEET; THENCE N87°25'57"E, A DISTANCE OF 478.71 FEET; THENCE N02°34'03"W, A DISTANCE OF 55.72 FEET; THENCE N32°17'47"E, A DISTANCE OF 145.00 FEET; THENCE N57°42'13"W, A DISTANCE OF 27.14 FEET; THENCE N32°17'47"E, A DISTANCE OF 195.00 FEET; THENCE S72°28'16"E, A DISTANCE OF 64.65 FEET; THENCE N87°25'57"E, A DISTANCE OF 231.20 FEET; THENCE S02°34'03"E, A DISTANCE OF 40.20 FEET; THENCE N87°25'57"E, 498.66 FEET; THENCE N2°34'03"W A DISTANCE OF, 480.69 FEET; THENCE N87°27'41"E, A DISTANCE OF 77.68 FEET; THENCE N02°32'19"W, A DISTANCE OF 211.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE1/4 OF SECTION 7; THENCE N87°27'41"E ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 7, A DISTANCE OF 335.32 FEET TO A POINT ON THE EAST LINE OF SECTION 7, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID S1/2 OF THE SE1/4 OF SECTION 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF SECTION 7; THENCE S02°28'34"E ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1319.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,483,884 SQUARE FEET OR 34.068 ACRES, MORE OR LESS.

August 15, 2013
ERIC A. SCHABEN, LS 608 DATE

LOT AREAS	
LOT NO.	SQ. FOOTAGE
1	12026
2	12076
3	16756
4	14833
5	14833
6	14833
7	14833
8	14669
9	15206
10	19866
11	19882
12	30264
13	18412
14	13423
15	12690
16	12690
17	12690
18	12690
19	12690
20	12690

LOT AREAS	
LOT NO.	SQ. FOOTAGE
21	12690
22	12690
23	12690
24	12690
25	12690
26	12690
27	14474
28	14068
29	12690
30	12690
31	14763
32	26508
33	16162
34	16608
35	16936
36	14437
37	13410
38	13410
39	13410
40	13410

LOT AREAS	
LOT NO.	SQ. FOOTAGE
41	13410
42	13410
43	14667
44	14088
45	12831
46	12831
47	12831
48	12831
49	12831
50	12831
51	12831
52	17607
53	16616
54	14236
55	13264
56	13264
57	13264
58	13264
59	13264
60	13264

LOT AREAS	
LOT NO.	SQ. FOOTAGE
61	14467
62	21472
63	16694
64	12412
65	13846
66	15846
67	16646
68	15716
69	16677
70	12520
71	12468
72	12516
73	12521
74	12533
75	14217

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www.eacg.com
Engineering Answers

CEDAR GROVE
LOTS 1 THRU 75 INCLUSIVE & OUTLOTS "A", "B", "C" & "D"
BELLEVUE, NEBRASKA

FINAL PLAT

Proj No.	P2013.038.001
Date	8-21-13
Designed By	MAW
Drawn By	TRH
Scale	1" = 100'
Sheet	1 of 1

Revisions: No. | Date | Description