

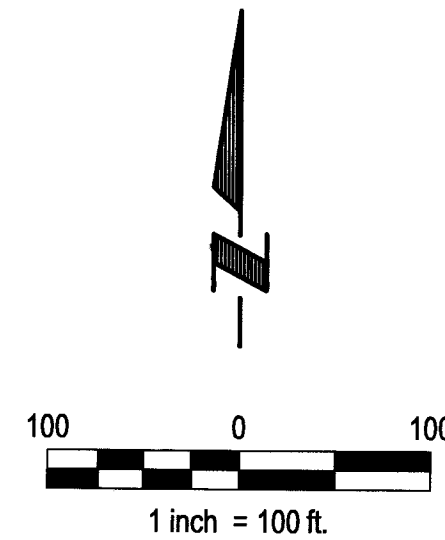
CEDAR GROVE

LOTS 76 THRU 133 INCLUSIVE AND OUTLOT "E"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 07, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

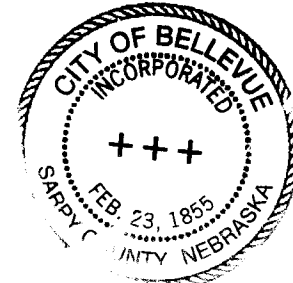
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES



BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF CEDAR GROVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS 13th DAY OF June 2016. 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:
Sabrina Ohmstedt
CITY CLERK



COUNTER 7 C.E. 3
VERIFY 7 D.E. 3
PROOF 52.00
FEES \$
GREEN
SPR 64A CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2016-22619

09/07/2016 12:16:31 PM

Clay J. Pauling
REGISTER OF DEEDS



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
TIMOTHY W. YOUNG
MANAGING MEMBER

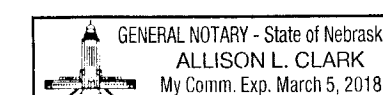
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 5th DAY OF September 2016 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.

Clay J. Pauling
NOTARY PUBLIC



BELLEVUE CITY ENGINEER

THIS PLAT OF CEDAR GROVE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE BELLEVUE CITY ENGINEER.

BELLEVUE CITY ENGINEER DATE

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.

Rich Jones
COUNTY TREASURER

DATE 9-2-16

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CEDAR GROVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 20th DAY OF September 2016.

Scott H. Hest
COUNTY SURVEYOR / ENGINEER

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



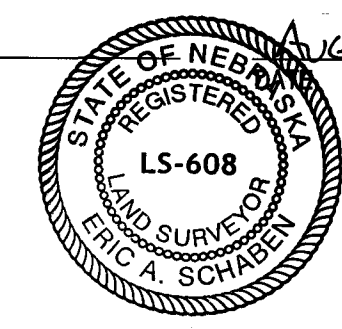
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN CEDAR GROVE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 07, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, CEDAR GROVE, A SUBDIVISION LOCATED IN SAID SECTION 07, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SE1/4 OF SECTION 07; THENCE ALONG THE NORTHERLY LINE OF SAID CEDAR GROVE ON THE FOLLOWING TEN (10) COURSES: THENCE S02°32'19"E (ASSUMED BEARING), A DISTANCE OF 211.00 FEET; THENCE S87°27'41"W, A DISTANCE OF 77.68 FEET; THENCE S02°34'03"E, A DISTANCE OF 480.69 FEET; THENCE S87°25'57"W, A DISTANCE OF 498.66 FEET; THENCE N02°34'03"W, A DISTANCE OF 40.20 FEET; THENCE S32°17'47"W, A DISTANCE OF 231.20 FEET; THENCE S57°42'13"E, A DISTANCE OF 27.14 FEET; THENCE S32°17'47"W, A DISTANCE OF 145.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 62, SAID CEDAR GROVE; THENCE N57°42'13"W, A DISTANCE OF 83.00 FEET; THENCE N77°54'31"W, A DISTANCE OF 66.47 FEET; THENCE N87°19'31"W, A DISTANCE OF 162.93 FEET; THENCE N83°36'12"W, A DISTANCE OF 76.08 FEET; THENCE N60°48'28"W, A DISTANCE OF 131.04 FEET; THENCE N38°00'44"W, A DISTANCE OF 131.04 FEET; THENCE N15°13'00"W, A DISTANCE OF 169.25 FEET; THENCE N22°14'02"E, A DISTANCE OF 310.21 FEET; THENCE N02°32'19"W, A DISTANCE OF 66.00 FEET; THENCE N87°27'41"E, A DISTANCE OF 130.32 FEET; THENCE N02°32'19"W, A DISTANCE OF 145.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 07; THENCE N87°27'41"E ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 07, A DISTANCE OF 1,374.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA 1,102,274 SQUARE FEET OR 25.305 ACRES, MORE OR LESS.

Eric A. Schaben
ERIC A. SCHABEN L.S. 608



APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

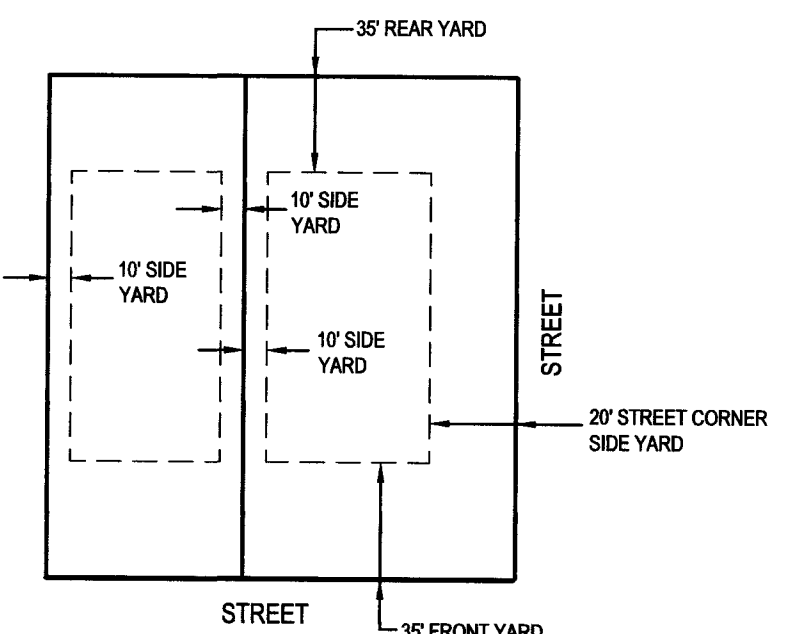
THIS PLAT OF CEDAR GROVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

Stephanie J. Orix
CHAIRMAN OF CITY PLANNING COMMISSION DATE 5/6/16

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR

THIS PLAT OF CEDAR GROVE WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR.

BELLEVUE PUBLIC WORKS DIRECTOR DATE



RS-120 ZONING SETBACK REQUIREMENTS

NOTES

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	81.64'	41.86'	31° 11' 02"
2	150.00'	303.61'	239.91'	115° 58' 14"
3	200.00'	103.40'	52.88'	29° 37' 18"
4	202.59'	88.38'	44.90'	24° 59' 44"
5	150.00'	79.09'	40.49'	30° 12' 32"

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
76	15,170	88	14,166	100	12,035	112	16,622	124	15,843
77	14,200	89	14,166	101	12,035	113	19,274	125	16,427
78	14,200	90	14,166	102	14,785	114	19,938	126	13,500
79	14,200	91	19,137	103	13,372	115	19,525	127	15,322
80	14,200	92	15,885	104	13,372	116	11,649	128	16,536
81	14,167	93	14,371	105	13,372	117	11,640	129	16,516
82	14,167	94	14,070	106	13,372	118	14,983	130	16,758
83	14,167	95	15,486	107	13,372	119	14,738	131	16,418
84	14,167	96	12,035	108	13,372	120	17,631	132	13,883
85	15,150	97	12,035	109	13,372	121	14,158	133	19,086
86	15,161	98	12,035	110	16,043	122	13,297		
87	14,166	99	12,035	111	23,028	123	16,993		