

2007-10851

Copper Creek Replat 2

Lots 1 and 2

Being a replat of Lots 5 and 6, Copper Creek Replat, an addition as surveyed, platted and recorded in Sary County, Nebraska.

SARY COUNTY TREASURER'S CERTIFICATION

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

Rich James
County Treasurer
4-11-07
Date

CURRENT YEAR ARE NEITHER DUE NOR PAID BY THE ASSURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR



APPROVAL OF THE BELLEVUE PLANNING DIRECTOR

This plot of Copper Creek Replat 2 was approved by the Bellevue Planning Director this 13 day of April, 2007. This plat becomes null and void if not recorded within 90 days of the above date.

Candace
Bellevue Planning Director

APPROVAL OF THE BELLEVUE PUBLIC WORKS DIRECTOR

This plot of Copper Creek Replat 2 was approved by the Bellevue Public Works Director this 12 day of April, 2007.

James
Bellevue Public Works Director

REVIEW BY THE SARY COUNTY SURVEYOR

This plot of Copper Creek Replat 2 was reviewed by the Sary County Surveyor this 12 day of April, 2007.

Thomas A. Lynam
Sary County Surveyor

APPROVAL OF THE BELLEVUE CITY ENGINEER

This plot of Copper Creek Replat 2 was approved by the Bellevue City Engineer this 12th day of April, 2007.

David
Bellevue City Engineer

SURVEYOR'S CERTIFICATION

I, Michael J. Oehme, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found or set permanent markers for all corners of all lots in Copper Creek Replat 2, Lots 1 and 2, being a replat of Lots 5 and 6, Copper Creek Replat, an addition as surveyed, platted and recorded in Sary County, Nebraska.

Michael J. Oehme
Registered Land Surveyor
March 20, 2007
Date
Registration No. 15-582

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That I/we, the undersigned am/are the sole owner(s) of the property as described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as "Copper Creek Replat 2, Lots 1 and 2" and I/we do hereby ratify and approve of the disposition of my/our property as shown on this plat, and I/we do further hereby 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 and their reception, on, over, through, under and across a five (5) foot wide strip provided by a cable television system and their reception, on, over, through, under and across a five (5) foot wide strip of land abutting the front and side boundary lot lines except along party wall lot lines, and on eight (8) foot wide strip of land abutting the rear boundary lot line. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in said easement works, but the same may be used for gardens, shrubs, landscaping or other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

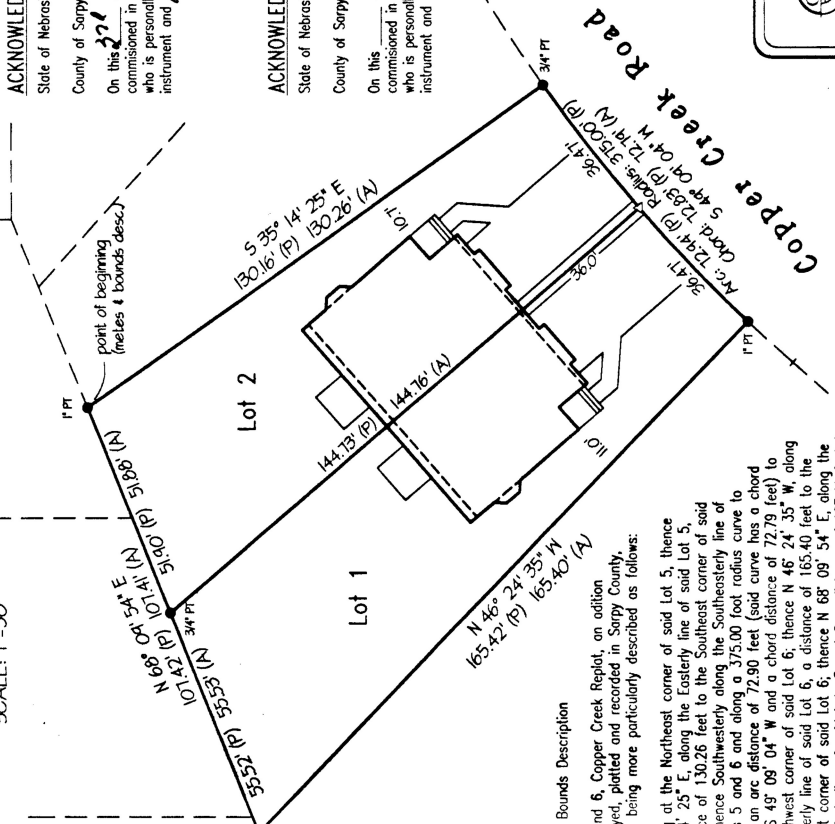
Pins set are 5/8" rebar with cap stamped "15-532"

- Pins found
- △ Pins set
- OT Open top pipe
- PT Pinch top pipe
- (P) Record distance
- (A) Measured distance

NORTH



SCALE: 1"=30'



Metes & Bounds Description

Lots 5 and 6, Copper Creek Replat, an addition as surveyed, platted and recorded in Sary County, Nebraska being more particularly described as follows:

Beginning at the Northeast corner of said Lot 5, thence S 35° 14' 25" E, along the Easterly line of said Lot 5 a distance of 130.25 feet to the Southeast corner of said Lot 5; thence Southwesterly along the Southwesterly line of said Lots 5 and 6 and along a 375.00 foot radius curve to the left, an arc distance of 72.90 feet (said curve has a chord bearing S 49° 09' 04" W and a chord distance of 72.79 feet) to the Southwest corner of said Lot 6; thence N 46° 24' 35" W, along the Westerly line of said Lot 6, a distance of 165.40 feet to the Northwest corner of said Lot 6; thence N 68° 09' 54" E, along the Northwesterly line of said Lots 5 and 6, a distance of 107.41 feet to the point of beginning.

ACKNOWLEDGMENT OF NOTARY

State of Nebraska }
County of Sary }

On this 20 day of April, 2007, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared *Rich James* who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and he did acknowledge the signing of the same to be their voluntary act and deed.

Rich James
owner

ACKNOWLEDGMENT OF NOTARY

State of Nebraska }
County of Sary }

On this 20 day of April, 2007, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared *Thomas A. Lynam* who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and she did acknowledge the signing of the same to be their voluntary act and deed.

Thomas A. Lynam
Notary Public

COUNTY VERIFY PROBE FEES CHG. MEASUREMENTS

BOUNDARYLINE SURVEYS
OEHME-NIELSEN & ASSOCIATES, INC.
4513 So. 133rd Street - Omaha, NE 68137 (402) 334-2032 - fax: 334-1646

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